

**435 S WESTERN Avenue**

PEORIA, IL 61605



**RE/MAX**  
COMMERCIAL<sup>®</sup>  
TRADERS UNLIMITED

# FOR LEASE | 435 S WESTERN AVE

ASKING RATE: \$14.00/SF + NNN



## EXECUTIVE SUMMARY

This hard corner, 3,057 SF retail building/restaurant is ready for a new tenant business to completely remodel. Formerly Burger King, Maxx Tax and Boost Mobile, it includes a drive through, ample parking, traffic counts of 8650+ cars per day, and accesses on both S. Western and W. Millman. Lease rate is \$14.00/SF + NNN. This property is located in the Peoria Urban Enterprise Zone (PUEZ #9) that provides sales tax exemptions and property tax abatements to qualifying projects. Electric was recently updated but everything else is ready to be built out by the tenants.



**3,057**  
TOTAL SF



OFFICE  
RETAIL  
RESTAURANT  
WAREHOUSE  
PROP TYPE



**0.67**  
ACRES



**CN**  
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



**JUSTIN BALL**  
JUSTIN.BALL@REMAX.NET  
309.323.0399

**JESSICA BALL**  
JESSICABALL@REMAX.NET  
309.363.2929

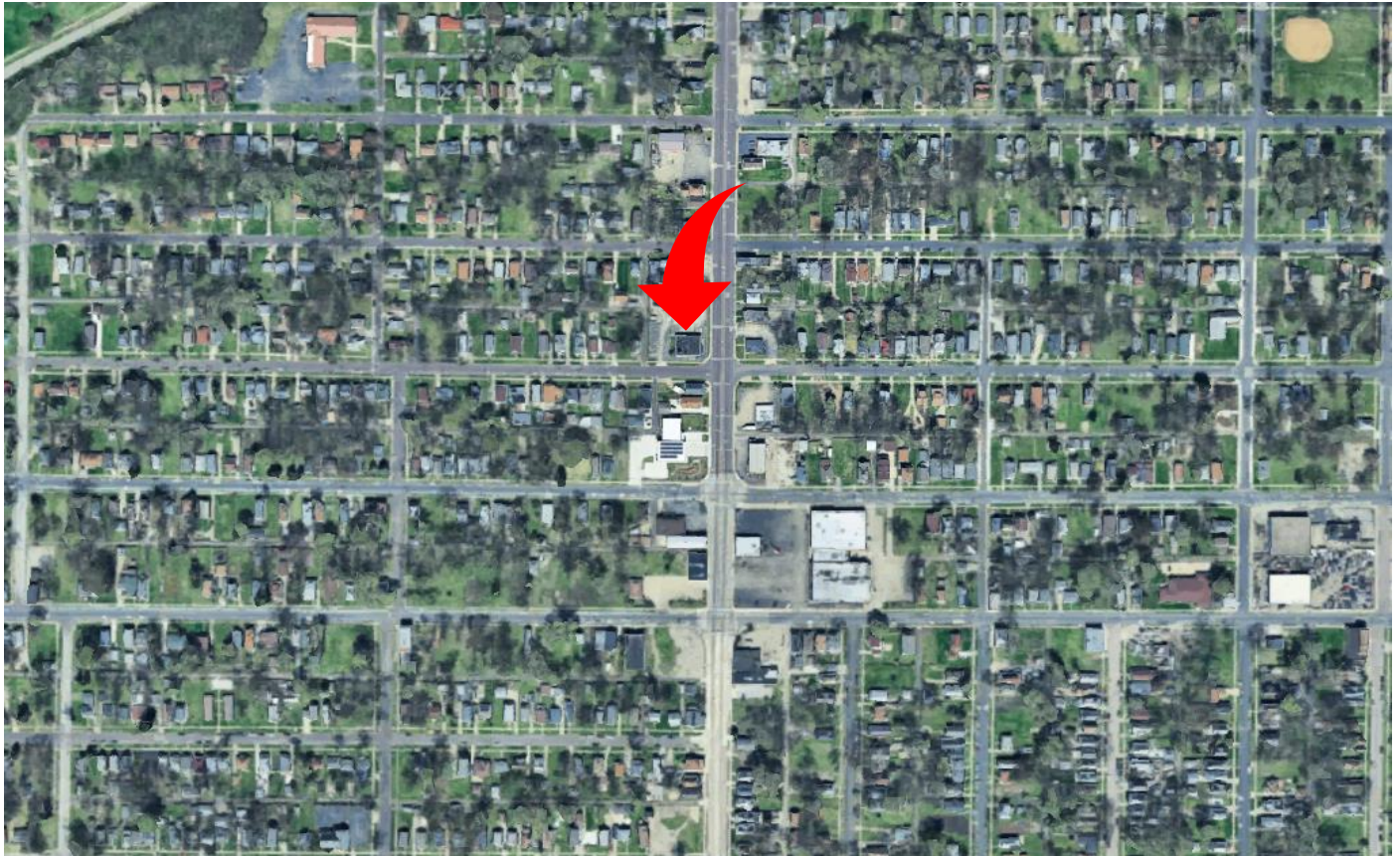
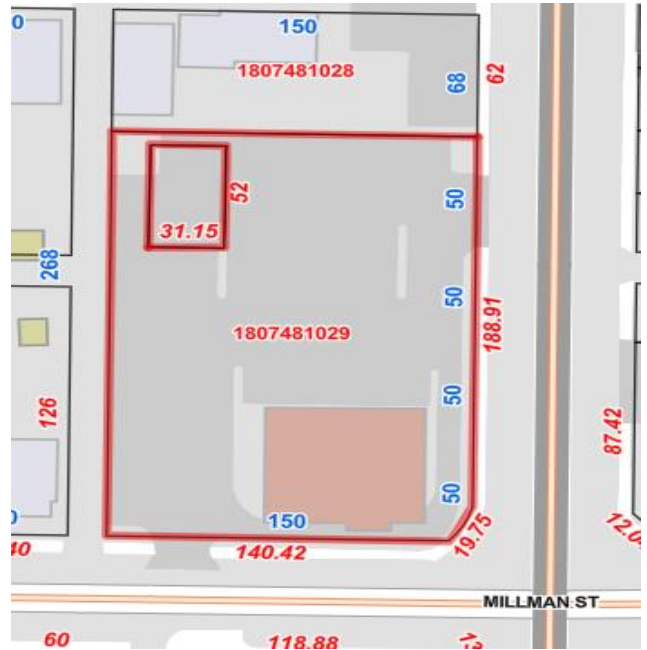
**STEVE REED**  
STEVENREED@REMAX.NET  
309.303.4730

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## PROPERTY INFORMATION

ADDRESS	435 S Western Ave
CITY / STATE / ZIP	Peoria, IL 61605
PARCEL ID(s)	1807481029
PROPERTY TYPE	Office, Retail, Restaurant, Warehouse
ZONING	CN
TOTAL LOT ACRES	0.67
TOTAL SF	3,057
LEASE TYPE	Net



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**EXTERIOR PICTURES**



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**INTERIOR PICTURES**



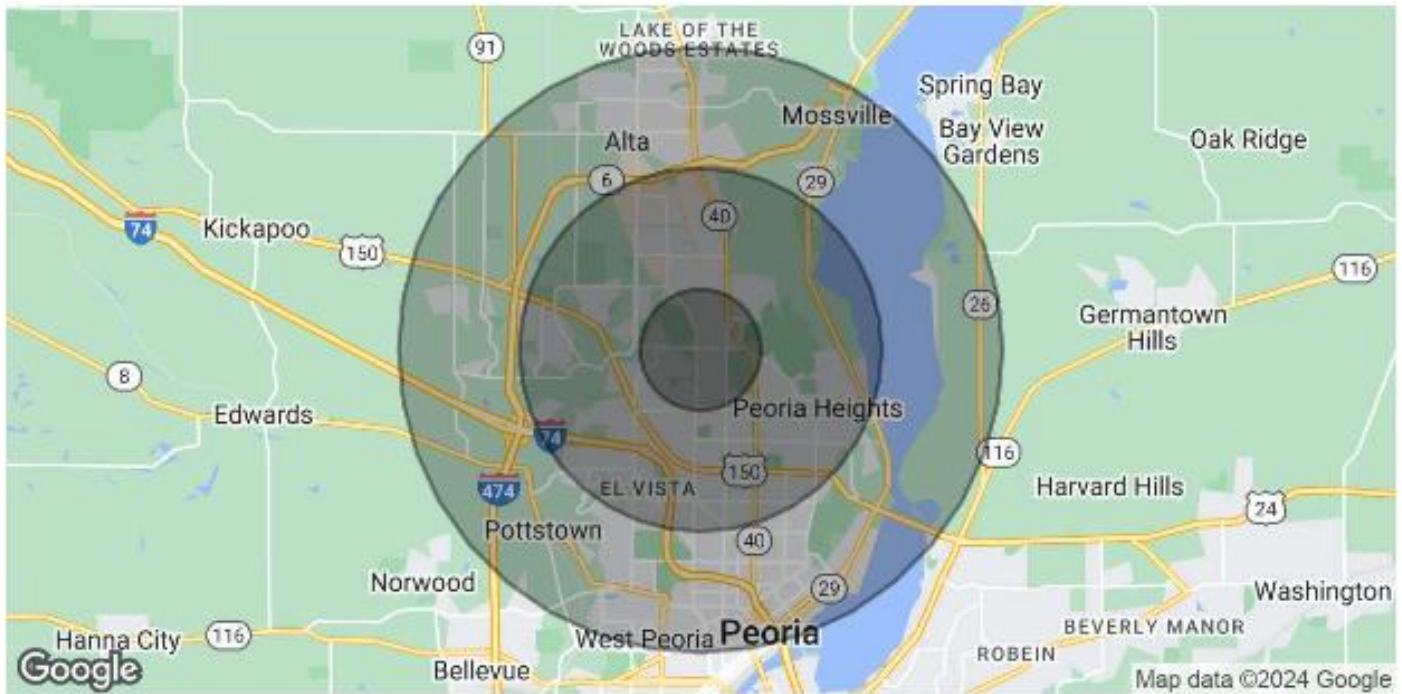
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## PEORIA AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,961	56,008	112,408
Average Age	43	42	40
Average Age (Male)	41	40	38
Average Age (Female)	45	44	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,613	25,801	48,171
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$81,064	\$79,136	\$84,840
Average House Value	\$184,218	\$167,525	\$177,845

Demographics data derived from AlphaMap

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**JUSTIN BALL**  
Broker, REALTOR  
Tel: (309) 323-0399  
Justin.Ball@Remax.net  
Lic #475.175281



**JESSICA BALL**  
Broker, REALTOR  
Tel: (309) 363-2929  
JessicaBall@Remax.net  
Lic #475.175281



**STEVE REED**  
Broker, REALTOR  
Tel: (309) 303-4730  
StevenReed@Remax.net  
Lic #475.181829

All information contained herein is deemed reliable but not guaranteed.  
Each office is independently owned and operated.  
Office: 3622 N Knoxville Avenue, Peoria, IL 61603