

# COMMERCIAL BUILDING AVAILABLE

## 2504 N SHERIDAN ROAD - PEORIA

*Joseph & Camper*  
COMMERCIAL



# FOR LEASE:

## 10,044 SF RETAIL/OFFICE BUILDING (SPACE DIVISIBLE)

### PROPERTY FEATURES

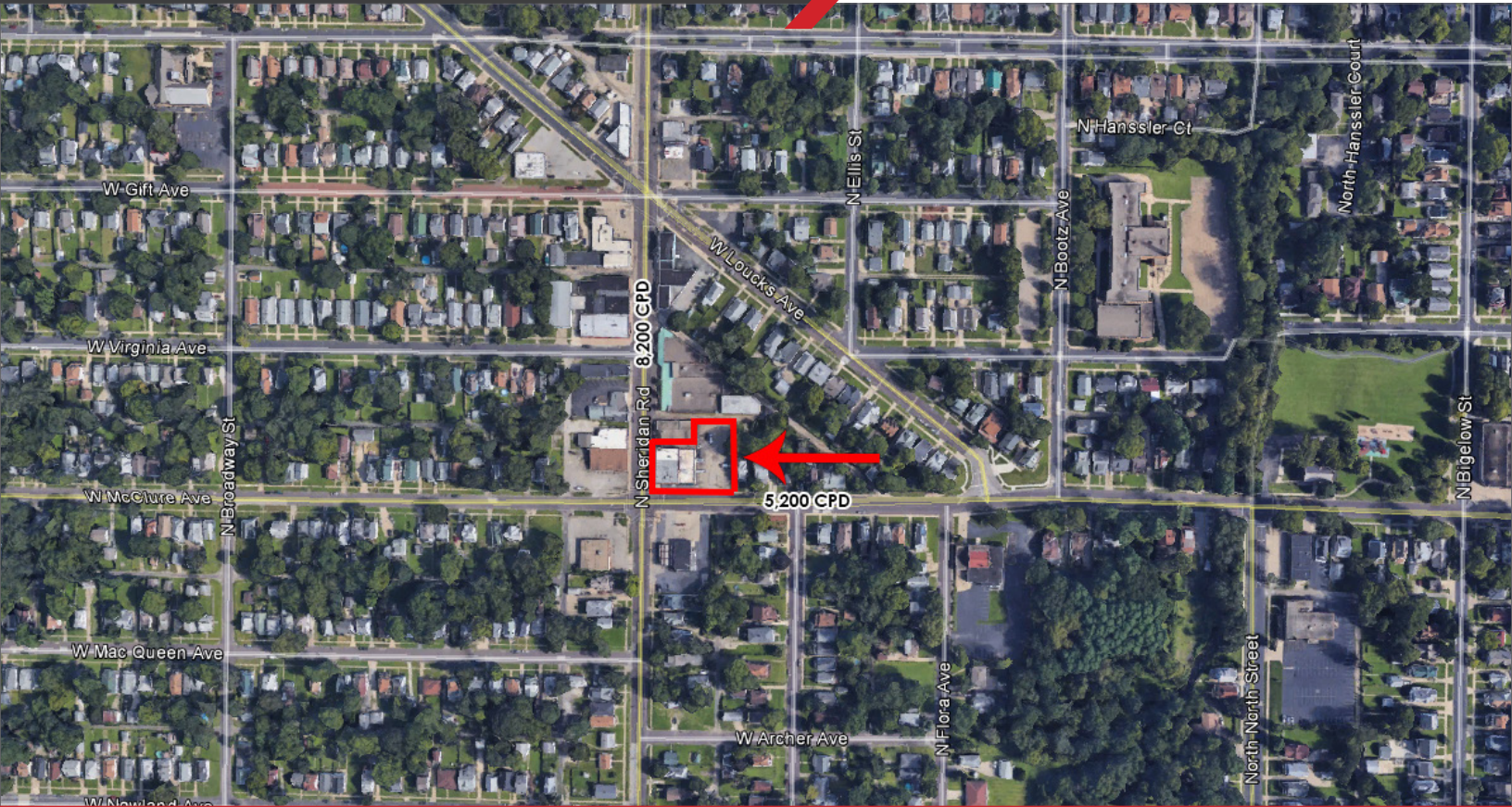
- 10,044 SF commercial building available for lease on the corner of Sheridan and McClure.
- First floor consist of 6,276 SF that is currently set up for two separate tenants.
- Available main floor units include a 1,000 SF former cellular store and a 5,276 SF former furniture store.
- Upper level offers an additional 3,768 SF was previously used as an additional showroom for the previous tenants.
- One overhead door slightly raised allows for semi deliveries.





# COMMERCIAL BUILDING AVAILABLE

## 2504 N SHERIDAN ROAD - PEORIA



## PROPERTY DETAILS

PROPERTY TYPE	RETAIL/OFFICE
BUILDING SIZE	10,044 SF
SPACE AVAILABLE	1ST FLOOR: 1,000 SF - 5,276 SF 2ND FLOOR: 3,768 SF
PARKING	ON-SITE LOT (16 SPACES)
ZONING	SHERIDAN TRIANGLE FORM DISTRICT
YEAR BUILT	1940
LOT SIZE	.35 ACRES
LEASE PRICE	5,276 SF - 9,044 SF: \$6.00 PSF 1,000 SF : \$1,000 P/MO.
LEASE TYPE	GROSS PLUS UTILITIES



**Will Hayes**

E-MAIL: [Willhayes@josephcamper.com](mailto:Willhayes@josephcamper.com)

CELL: 309-643-0717

5001 N. University St., Peoria, IL | 309-691-5919

[WWW.JOSEPHCAMPER.COM](http://WWW.JOSEPHCAMPER.COM)