



- Two story brick building in North Peoria with three spaces available for lease
- Highly visible building located at the busy intersection of University St and Pioneer Parkway with traffic counts of approximately 35,600 cpd
- Flexible floor plan with competitive rental rates
- Abundant free parking available
- Numerous retailers and restaurants nearby
- Lift available in lobby for handicap accessibility to second floor



WILL HAYES

E-MAIL: willhayes@josephcamper.com | CELL: 309-643-0717

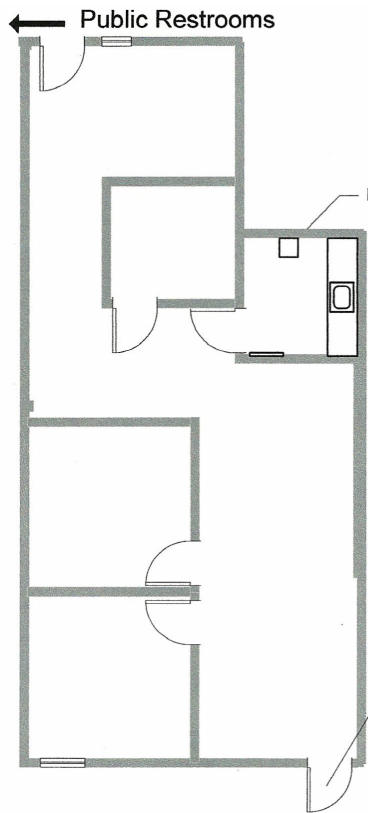
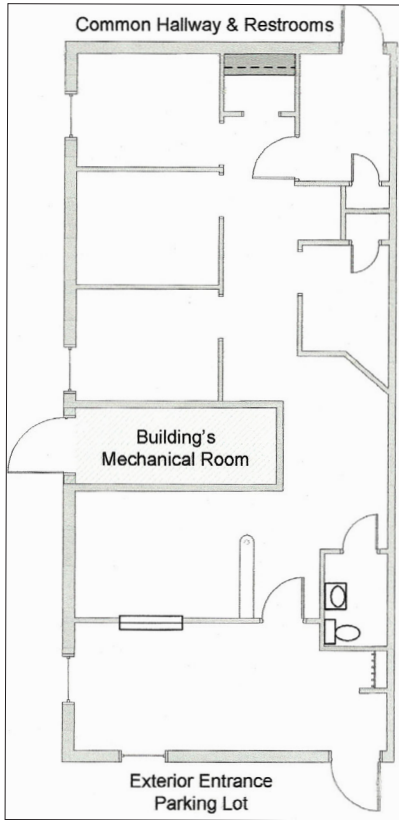


7820 N UNIVERSITY ST, PEORIA

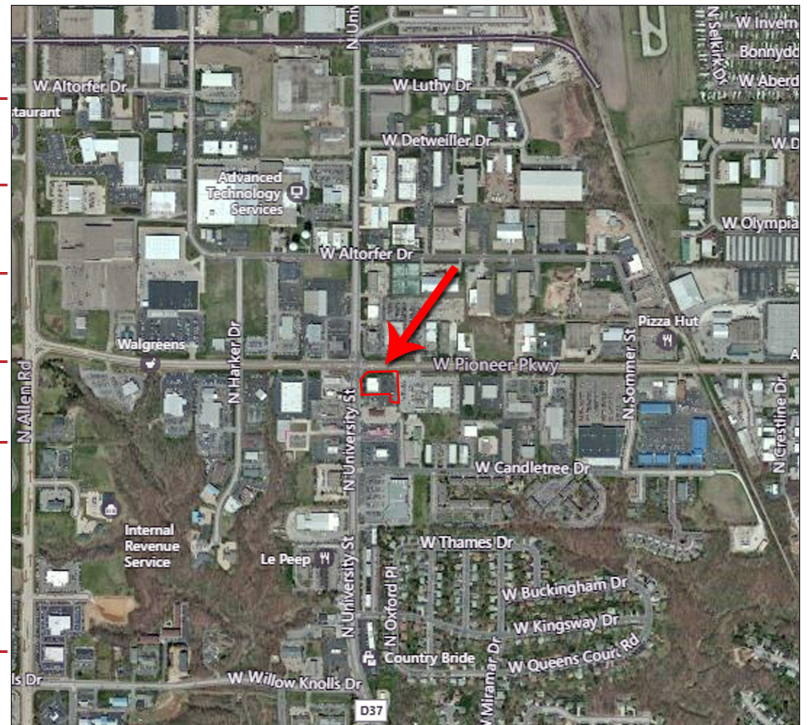
1,020-1,490 SF AVAILABLE FOR LEASE

SUITE 103 • 1,020 SF

A floor plan of a public restroom. The plan shows a large rectangular room with a thick black border. In the lower-left corner, there is a small rectangular area containing a 'Mop Sink' and a 'Furnace'. To the right of this area is a larger rectangular area labeled 'Cabinets'. Below the 'Cabinets' area are two smaller rectangular areas labeled 'MEN' and 'WOMEN', which are shaded with diagonal lines. A 'Public Hallway' is located at the bottom right of the plan, with an arched entrance leading into the main room. The plan also shows several doorways and a small alcove in the upper-left corner.



PROPERTY TYPE	OFFICE
YEAR BUILT	1978
BUILDING SIZE	18,000 SF
PARKING	FREE ON-SITE
<u>AVAILABLE UNITS</u>	<u>PRICE & LEASE TYPE</u>
101 1,050 SF	\$9.00 PSF NNN
103 1,020 SF	\$9.00 PSF NNN
108 1,490 SF	\$9.00 PSF NNN
NNN AMOUNT	APPROX. \$4.48 PSF



E-MAIL: willhayes@josephcamper.com | CELL: 309-643-0717

JOSEPH & CAMPER COMMERCIAL | 5001 N. UNIVERSITY PEORIA, IL | 309-691-5919 | WWW.JOSEPHCAMPER.COM