

RESTAURANT/RETAIL BUILDING

7715 N UNIVERSITY ST - PEORIA



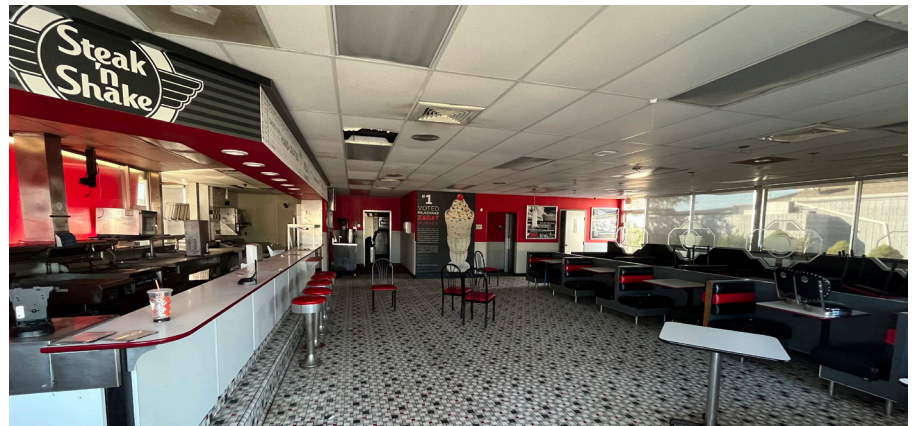
PRICE REDUCED!!!

**FOR SALE
or LEASE:**

3,300 SF FORMER RESTAURANT
~~\$700,000~~ NOW \$599,000

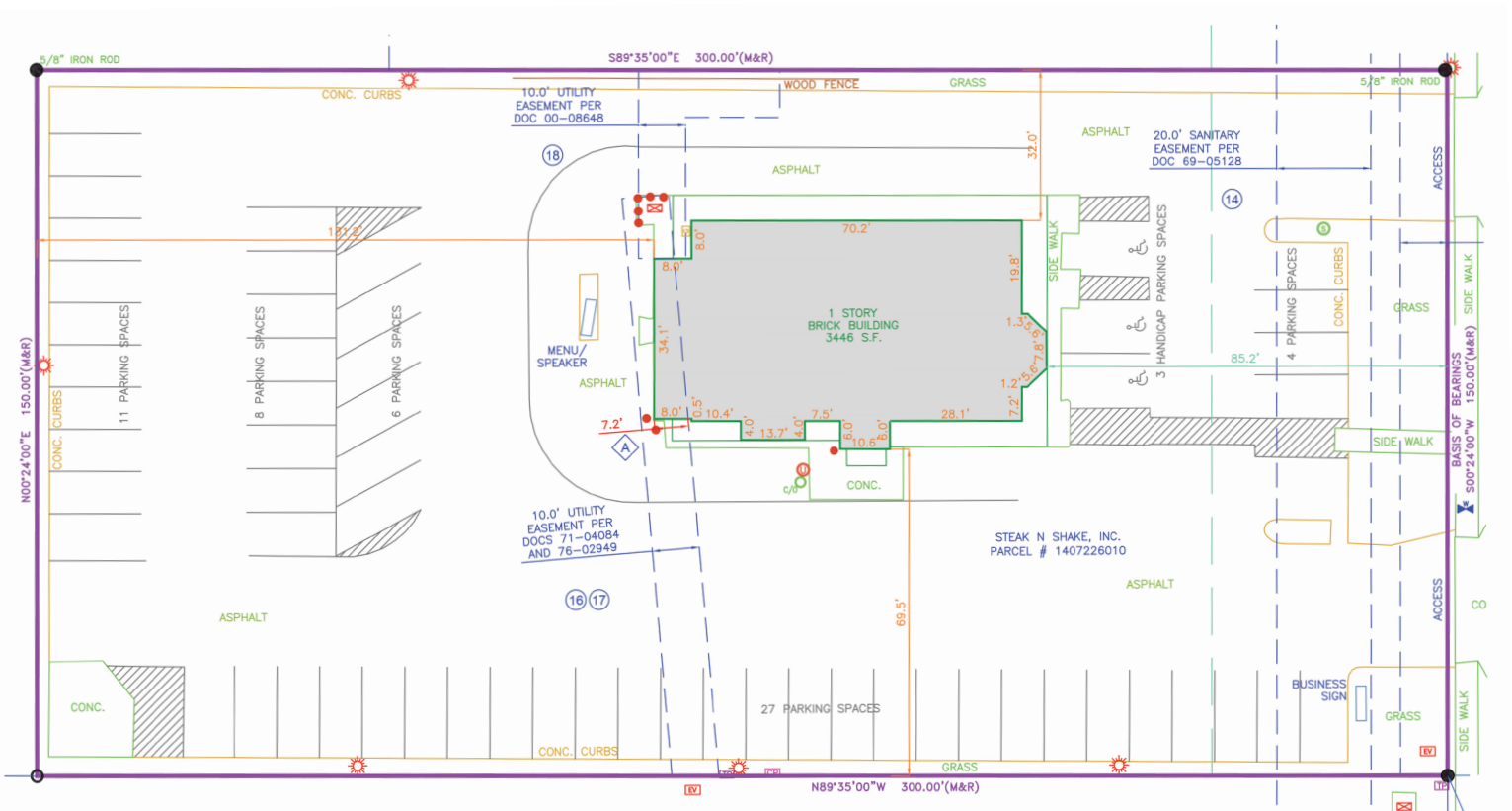
PROPERTY FEATURES

- Former Steak 'n Shake restaurant for sale or lease.
- According to tax records the property is a 3,300 SF freestanding building situated on approximately 1.03 acres on North University just South of Pioneer Pkwy.
- Property includes an existing single drive-thru lane, 56 onsite parking spaces and a large pylon sign out front.
- Prominent commercial corridor with 16,400 cars per day.
- Nearby businesses include McDonalds, Walgreens, numerous car dealerships and many other local and regional retail and office users.



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PROPERTY DETAILS

PROPERTY TYPE	RESTAURANT/RETAIL
BUILDING SIZE	3,300 SF
LAND SIZE	1.03 ACRES
ZONING	C-1
PARKING	59 SPACES
YEAR BUILT	1975
LEASE PRICE	NEGOTIABLE
LEASE TYPE	NNN
REAL ESTATE TAXES (2022)	\$10,692.20
SALE PRICE	\$599,000



Will Hayes

E-MAIL: Willhayes@josephcamper.com

CELL: 309-643-0717

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

WWW.JOSEPHCAMPER.COM