

RESTAURANT SPACE AVAILABLE

319 MAIN STREET - PEORIA



FOR LEASE:

2,272 SF RESTAURANT/RETAIL SPACE
\$2400 PER MONTH

PROPERTY FEATURES

- 2,272 sq ft equipped restaurant on main floor.
- Attached parking deck in rear.
- Located across the street from the Courthouse, adjacent to Caterpillars Admin Building, and one block from the new OSF Headquarters.
- Additional 1,824 sq ft in basement for storage.
- New compressor on 2 walk-in coolers.
- New kitchen with NSF approved wall coverings & flooring.
- Rear access for deliveries.
- Lit sign box over unit.



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PROPERTY DETAILS

PROPERTY TYPE	RESTAURANT/RETAIL
BUILDING SIZE	5,920 SF
SPACE AVAILABLE	2,272 SF
ZONING	B-1
YEAR BUILT	1910
LEASE PRICE	\$2400 PER MONTH
LEASE TYPE	MODIFIED GROSS

PROPERTY DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	8,040	75,113	148,395
HOUSEHOLDS	3,531	29,496	61,340
INCOME	\$37,869	\$47,376	\$54,731
TRAFFIC COUNTS	Main Street - 4,750 CPD Jefferson Street - 7,600 CPD Adams Street - 8,100 CPD		

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