

OFFERING MEMORANDUM

OFFICE/MIXED-USE BUILDING

2000 E Washington Street, East Peoria, IL 61611

**NEWLY
REDUCED
price**

FOR SALE: \$1,761,564



41,942 SF | 4.1 ACRES | 2-STORIES | 226 SURFACE SPACES

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OFFERING MEMORANDUM

2000 E WASHINGTON STREET

East Peoria, IL 61611

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.

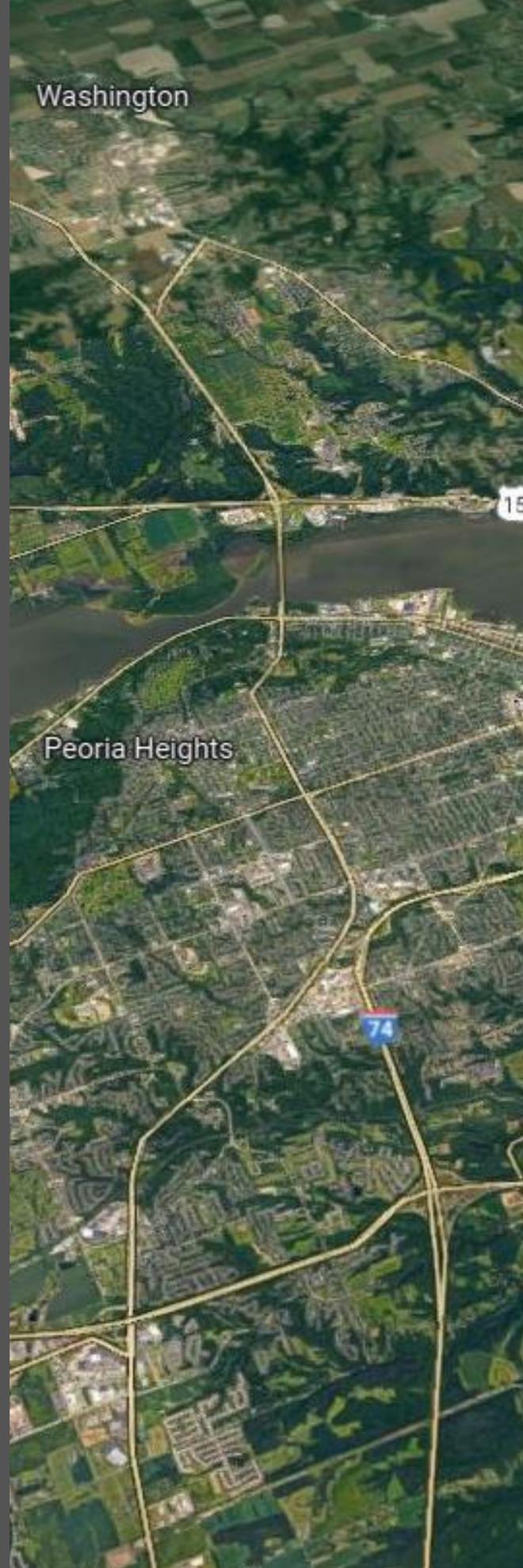




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EXECUTIVE SUMMARY

2000 E WASHINGTON STREET

East Peoria, IL 61611

2000 E Washington Street in East Peoria, IL, is a well-positioned mixed-use property, totaling 41,942 square feet and situated on a 4.1-acre lot. This office/mixed-use building was built in 1960 and benefits from 226 surface parking spaces and rail access. The property presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.



MARKET OVERVIEW



Peoria, Illinois

Peoria, IL is a city located in the heart of Illinois, along the Illinois River. It serves as the county seat of Peoria County and is the largest city in the region, known as the Peoria Metropolitan Statistical Area. With a rich history and a diverse population, Peoria has developed into a vibrant city offering a range of attractions, cultural experiences, and economic opportunities. Peoria has a long-standing reputation as an industrial and manufacturing hub. The city's economy also thrives in other sectors such as healthcare, education, technology, and finance. The city is home to a thriving sports culture. The Bradley Braves, the athletic teams of Bradley University, draw enthusiastic crowds for basketball games at the Carver Arena. Baseball fans can cheer for the Peoria Chiefs, a Class A affiliate of the St. Louis Cardinals. Overall, Peoria, IL, combines its industrial heritage, natural beauty, cultural offerings, and economic opportunities to create a dynamic and livable city in the heart of Illinois.



POPULATION

City: Peoria

112,368

State: Illinois 12,067,000

Population 2023

2 Mile

9,358

5 Mile

98,302

10 Mile

243,601

Total Households

3,998

38,946

99,858

Avg Household Size

2.3

2.5

2.4

Avg Household Income

\$81,974

\$62,688

\$78,044

MEDIAN AGE

City: Peoria

42.7 Years

State: Illinois 38.3 Years

AVERAGE HOUSEHOLD INCOME

City: Peoria

\$81,932

State: Illinois \$100,719

ECONOMIC INDICATORS

4.4%

Peoria
Unemployment Rate

3.4%

U.S.
Unemployment Rate

HOUSEHOLDS

City: Peoria

9,658

State: Illinois 4,930,255

2.31

Average
Household Size

Kirksville

Population 22+ by Educational Attainment

Highest level of education among people aged 25 years and older as 80% more or less than Illinois at large.

Some High School, No Diploma	12%
High School Grad	30%
Some College, No Degree	31%
Associate's Degree	7%
Bachelor's Degree	13%
Advanced Degree	7%

PEORIA, IL - MSA

The Peoria Metropolitan Statistical Area (MSA) is a region located in central Illinois, United States.

The Peoria MSA encompasses several counties in central Illinois, with Peoria as its largest city and economic hub. The primary counties included in this MSA are Peoria, Tazewell, Woodford, Stark, and Marshall. The area is known for its proximity to the Illinois River and its fertile agricultural lands.

Historically, Peoria has had a strong industrial and manufacturing base. The healthcare and education sectors also play a vital role in the area's economy, with institutions like OSF Healthcare and Bradley University contributing to employment.

The Peoria area offers a range of cultural and recreational opportunities. It has a vibrant arts and cultural scene, including theaters, museums, and music venues. The Peoria Civic Center hosts various events and concerts. The region also offers outdoor activities, including parks, hiking, and boating along the Illinois River.

Peoria is home to several educational institutions, with Bradley University being a notable one. Additionally, the Peoria area has a well-regarded public school system and a variety of private schools.

The region is well-connected with transportation infrastructure, including highways (Interstate 74, Interstate 474, and others) and the General Wayne A. Downing Peoria International Airport.

The Peoria MSA is characterized by a diverse population, with a mix of urban and rural areas. The region has seen demographic changes over the years, including population growth and shifts in industries.

The area has a robust healthcare system, with several hospitals and medical facilities serving the community. OSF Healthcare, in particular, is a prominent healthcare provider in the region.

SITE OVERVIEW

SITE

Property Type:	Office
Building Class:	Class C
Year Built:	1960
Total SF:	41,942
1st Floor:	22,027
2nd Floor:	20,914
Total Acreage:	4.1
Building Height:	2 Stories
Parking:	226 Surface Spaces Upper parking lot repaved in 2021
Construction:	6" Reinforced Concrete
Walls:	Metal w/1.5" insulation and drywall
Columns:	Steel I-Beams
Roof:	25 Ft.
Ceiling Type:	Metal Insulated
Clear Ceiling Height:	1st Floor - 7.5'
Power:	2nd Floor - 8.0 480V
Lighting:	T8 Florescent
HVAC:	Air Cooled condensing w/Hot Water Heat Condensing units & cooling coils replaced in 2021 throughout the entire building
Natural Gas:	Line Size - 2" Pressure - Not Gauged
Water:	Line Size - 2" Water Pressure - 90 psi
Elevator:	(1) 6K Capacity Freight
Docks:	Ground Level (no levelers)
Dock Doors:	(1) 15'H x 14'W
Security:	Exterior and Interior Cameras (3) Badge Readers (1) Turnstile

TAXES (PAYABLE 2023)

Taxes: \$57,254.60



PARCEL OVERVIEW

BUILDING SPECIFICATIONS

Building Size:

Total: 41,942 SF

Acreage:

Total: 4.1 acres

Year Built: 1960

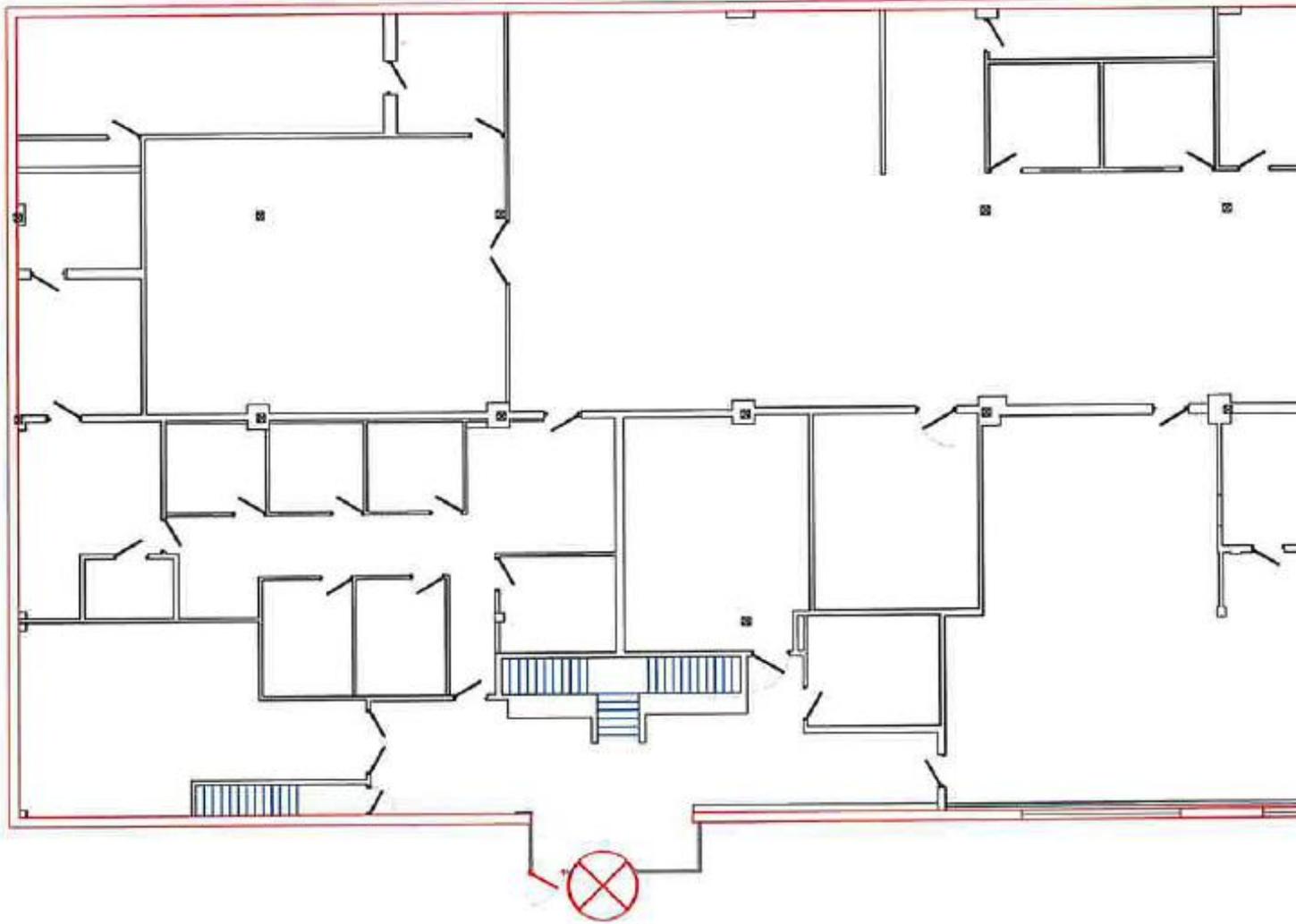
PARCEL MAP

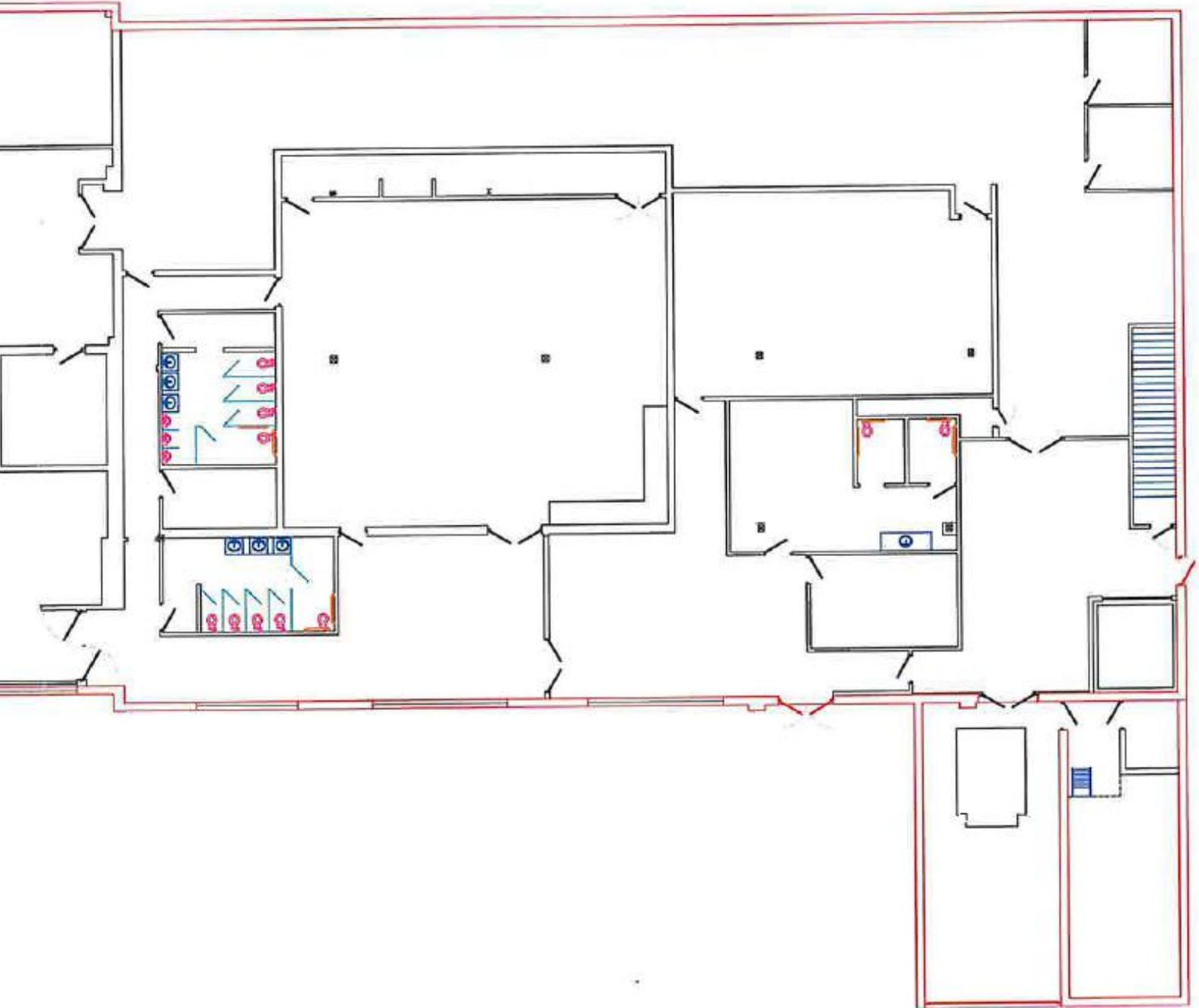




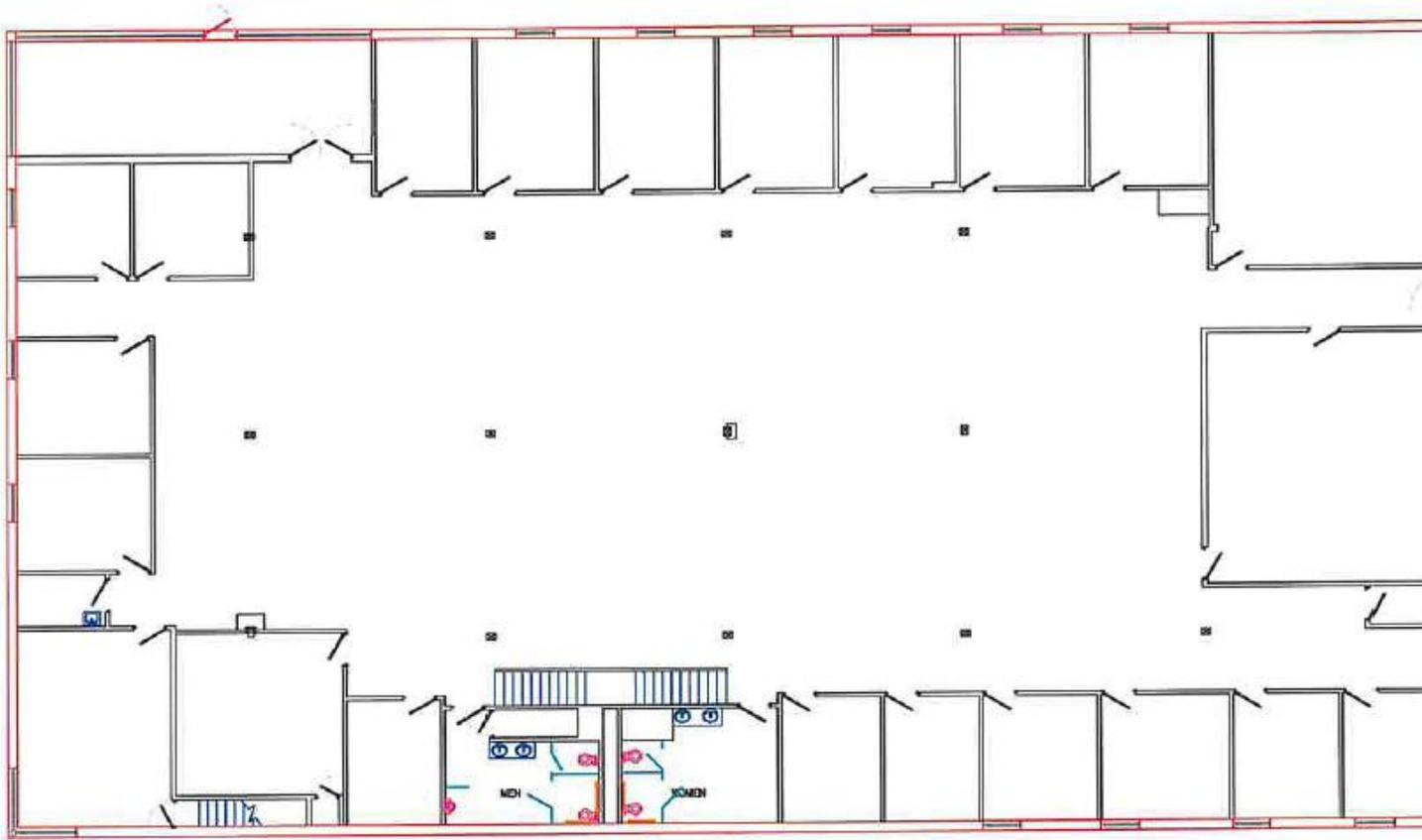
FLOOR PLANS

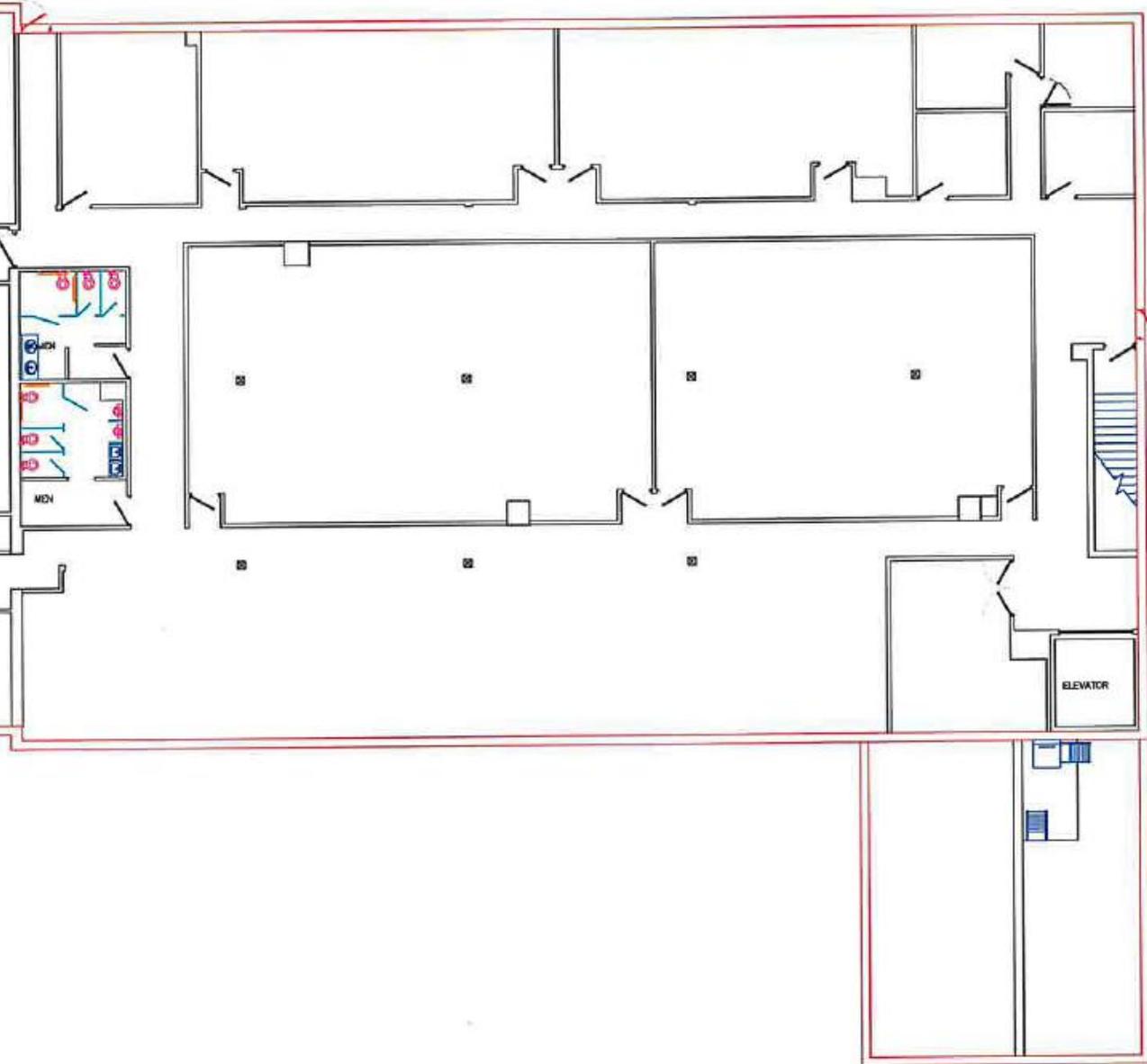
Lower Level





Upper Level













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Buildings. *FAST.***

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