



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY

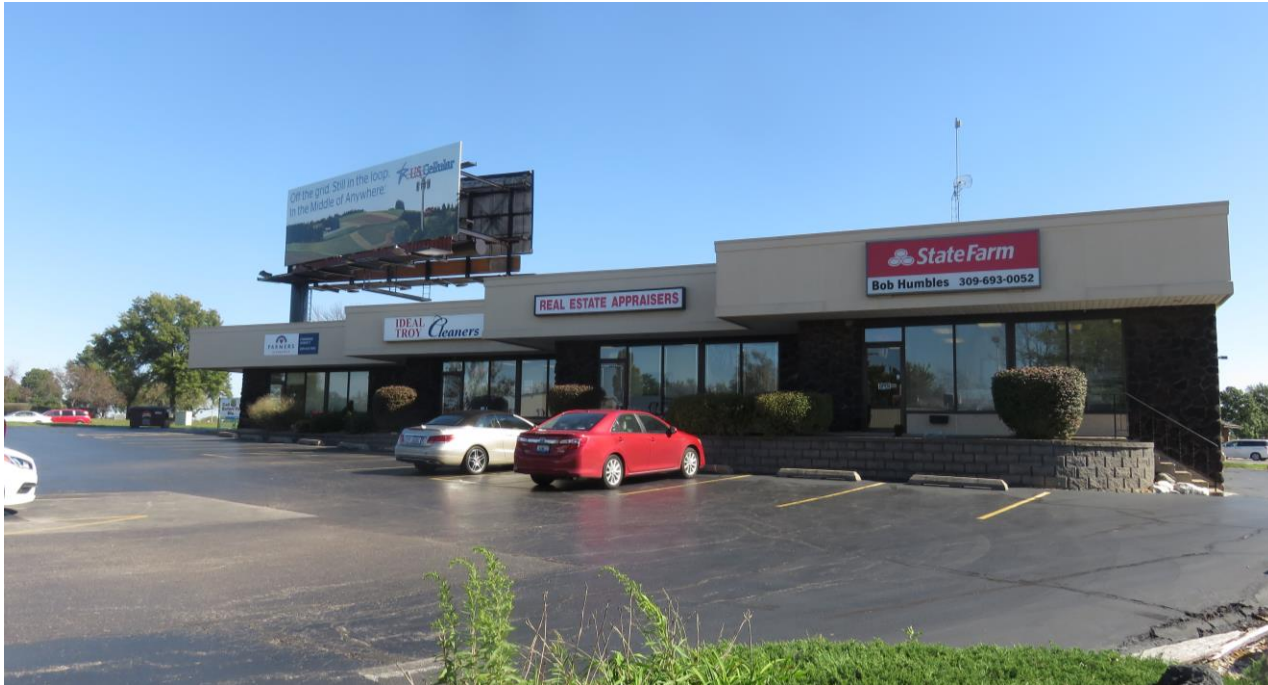
OFFICE SPACE FOR LEASE

\$9.50/SF NNN



OFFICE

FOR LEASE



6824 N Frostwood Pkwy,

Peoria, IL 61615

1,316 SF

OFFICE

LEASE PRICE

\$9.50 / SF

LEASE TYPE

NNN

YEAR BUILT

1974

AVAILABLE SF

1,316

BUILDING SIZE

4,912 SF

ZONING

C-1

PROPERTY DESCRIPTION

This property is a 4,912 SF office building located on War Memorial Dr. The available space is a 1,316 SF center office space which is available for lease. This space features four (4) private offices, one of which could be used as a conference room, a kitchenette, and one restroom. This is a quality strip center with tenants including two insurance agents and a dry cleaning business. Center includes 25 shared parking spaces for customers and clients. This location would be ideal for small business use and features easy access to War Memorial Dr.

AREA DESCRIPTION

This property is conveniently located near the intersection of W. War Memorial Dr. and Willow Knolls Dr. with easy access to War Memorial Dr. Surrounding business include: McDonald's, Olive Garden, Hardee's, Lazy Boy Furniture, CVS Pharmacy, Applebee's, and Office Max. This property boasts plentiful traffic counts, with War Memorial Dr. reaching 24,100 VPD and Frostwood Parkway 2,750 VPD.



ERIC HEARD

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