



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

FREESTANDING RETAIL - FORMER WALGREENS

\$12.00/ SF Gross



FOR SUBLEASE

2515 Knoxville Ave.

Peoria, IL 61604

13,500 SF

RETAIL

LEASE PRICE

\$12.00/ SF

LEASE TYPE

Gross

AVAILABLE SF

13,500 SF

YEAR BUILT

1994

TRAFFIC COUNTS

N. Knoxville Ave- 21,500
AADT

McClure Ave- 6,900 AADT

PARKING SPACES

65

PROPERTY DESCRIPTION

This 13,500 SF freestanding, former Walgreens building, offers an exceptional repositioning opportunity in one of Peoria's most established commercial corridors. Situated on 1.57 acres at the signalized intersection of Knoxville Avenue and McClure Avenue, the prominent corner is well suited for a wide variety of retail, medical, grocery, fitness, specialty, or service-oriented users. Features include an open floor plan and functional retail layout, 3 phase power with 800-amp service, a large storage area with overhead door, approximately 65 parking spaces, multiple points of ingress and egress, a two-lane drive-through, and outstanding visibility to more than 28,000 vehicles per day.

AREA DESCRIPTION

Located at the hard corner of N. Knoxville Avenue and McClure Avenue, just north of downtown Peoria. The property is situated along Knoxville Avenue/Illinois Route 40, a main north-south corridor with convenient access to I-74 and War Memorial Drive. The surrounding area includes established residential neighborhoods, healthcare facilities, restaurants, retailers, and service businesses. The location offers good visibility and convenient access to the surrounding Peoria market.



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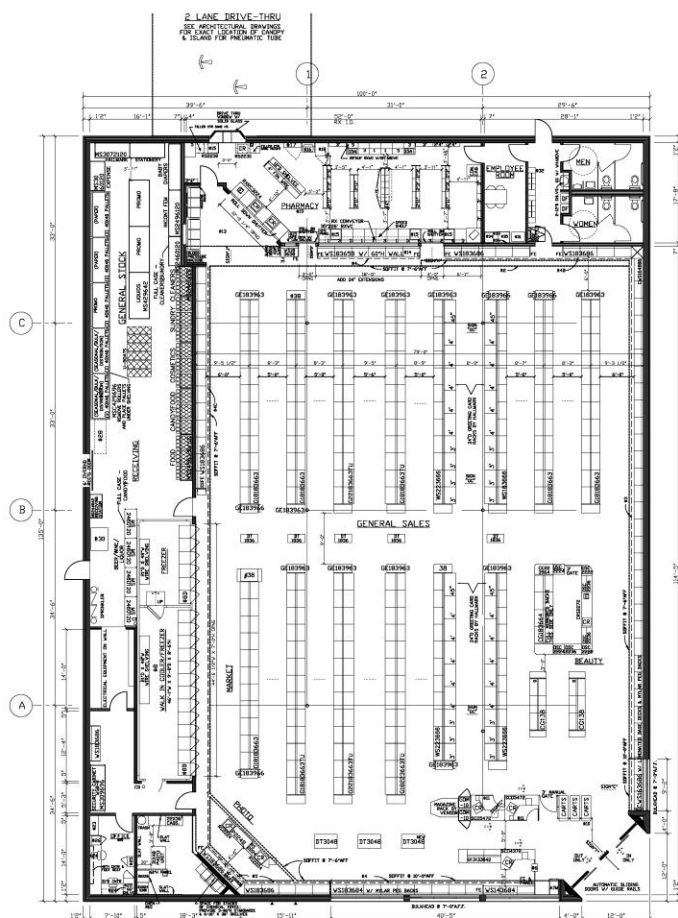


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201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

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FLOOR PLAN



1 FIXTURE FLOOR PLAN

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