



# University Plaza

3523 N University St  
Peoria, IL 61604



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## Property overview & demographics

- 6,000 SF retail space available for sublease
- Daily needs traffic drivers at the immediate intersection include Walmart and Aldi
- Situated in the middle of the University Street business corridor
- Located off one of the top trafficked streets in Peoria (N University St: 21,600 vpd)
- Signalized intersection allows easy direct access into center
- Convenient access to large parking lot with over 600 available parking spaces



Address	3523 N University St Peoria, IL 61604
Size	6,000 SF
Asking rent	\$10 PSF + NNN
Status	Vacant – Sublease
Possession	Immediate

### Co-tenants

**Dunham's**  
SPORTS

**Hardee's**

**HOBBY  
LOBBY**

**Valvoline**

**uscellular**

	3 miles	5 miles	7 miles
Population	79,843	118,743	165,211
Daytime population	102,247	161,668	200,123
Avg household income	\$67,128	\$72,113	\$82,268
Households	34,549	51,746	70,626





# Site plan

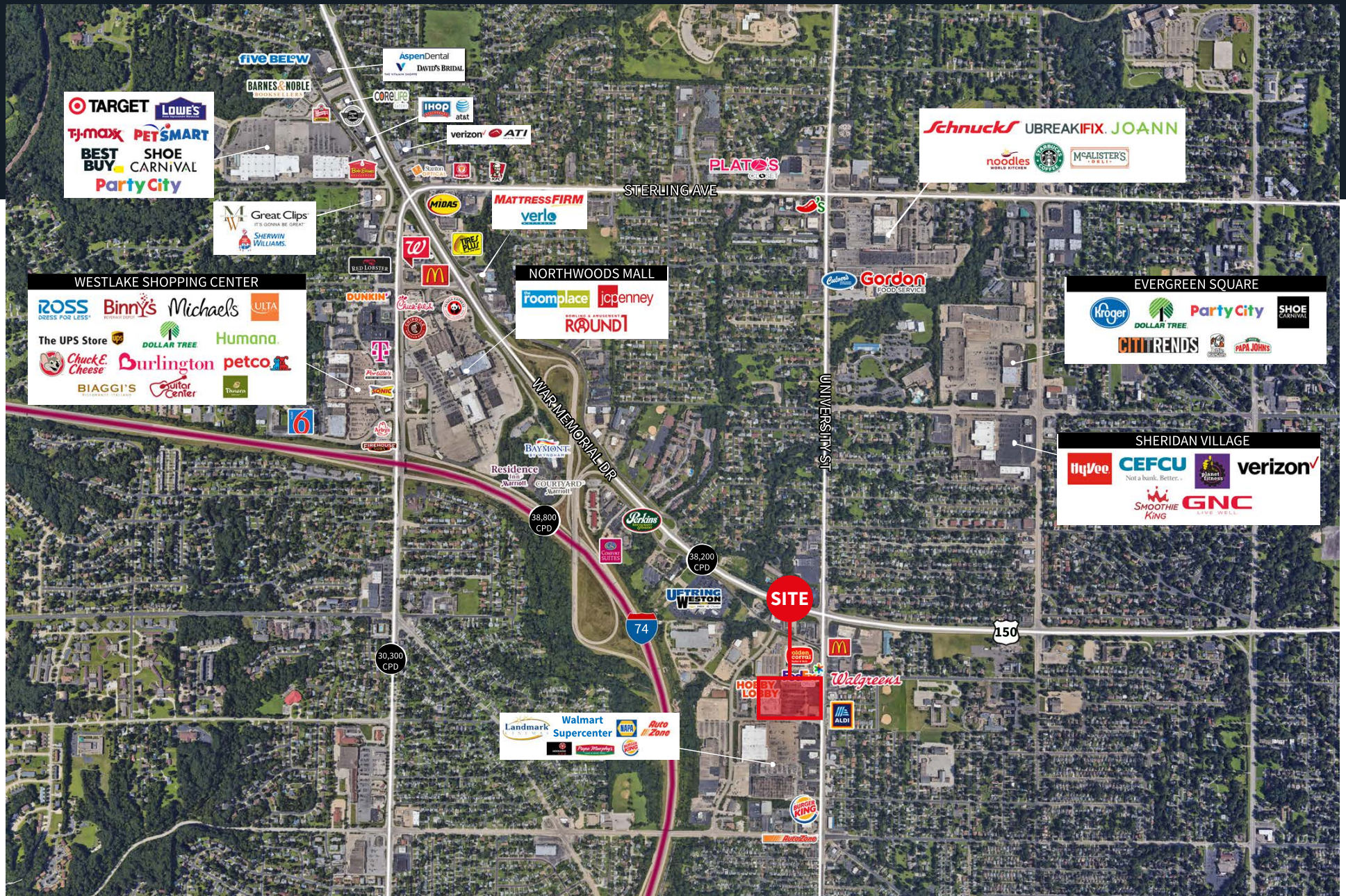
Available  
6,000 SF





# Peoria, IL

Retail trade area







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