

# Regency Plaza

222 NE Monroe St | Peoria, IL | US | Peoria County

Available SF: 55,815 | Lease Terms: None | Sale Price: \$2,595,000



<b>Building Type:</b>	Commercial
<b>Available SF:</b>	55,815
<b>Total SF:</b>	272,875
<b>Number of Stories:</b>	7
<b>Expandable:</b>	Unknown
<b>Zoning:</b>	Commercial
<b>Specialty Features:</b>	TIF District, Opportunity Zone, Enterprise Zone
<b>Can Subdivide:</b>	Unknown
<b>Within City Limits:</b>	Yes
<b>Construction Type:</b>	Unknown
<b>Sale Price:</b>	\$2,595,000
<b>Lease Terms:</b>	None
<b>Last Updated:</b>	Apr 17, 2024

## Property and Area Description

**Property Description** Introducing 222 NE Monroe Street, Peoria, IL – a prime commercial investment opportunity. This sprawling 272,875 SF mixed-use property boasts a 7-story covered parking deck with 554± parking stalls, offering convenience for tenants and visitors as well as income for investors. With 55,815± SF of net rentable multi-tenant office spaces across the 1st, 8th, and 9th floors, this property presents a good investment opportunity in the thriving Downtown Business zone. Currently at 35.7% occupancy, there's significant potential for expansion and increased returns. Explore purchase incentives and investment advantages, and secure a promising future with this property. **Location Description** This commercial real estate opportunity is located in Peoria's Central Business District downtown. This location provides immediate access to Interstate 74 and with beautiful river views and picturesque cityscapes, this building is in the middle of the action. Sitting directly across from the Four Points by Sheraton, this building has nearby amenities of nearly every kind. From food to lodging to transportation, this opportunity is well positioned. Highlights 272,875 sf mixed use property 204,516 sf covered parking deck 7-story deck with 554± parking stalls 55,815± sf Net rentable multi-tenant office spaces Offices located on 1st, 8th, & 9th floors Purchase Incentives Link to Hospitality TIF Link to River Edge Development Contact Broker for financial information

## Economic Development Contact

**Debbie Van Sickle**

City of Peoria

419 Fulton St. Ste 207

Peoria, IL 61602

(309) 494-8943 | dvansickleATpeoriagov.org

## Population



Source: ESRI®, 2025

## Realtor/Owner Contact

**Rick Levin**

Rick Levin & Associates

312.440.2000

## Households



Source: ESRI®, 2025

## Transportation

**Nearest Highway:** Interstate 74 (0.1 mi.)

**Nearest Interstate:** Interstate 74 (0.1 mi.)

**Nearest Airport:** General Wayne A. Downing Peoria International Airport (6.7 mi.)

**Nearest Commercial Airport:** General Wayne A. Downing Peoria International Airport (6.7 mi.)

**Distance to Mass Transit:** 0.1

**Rail Served:** No

**Rail Accessible:** Unknown

**Rail Infrastructure in Place:** Unknown

**Short Line Contact Email:** 0.00

## Utilities

**Electric:** Ameren Illinois

**Natural Gas:** Ameren Illinois

**Water:** Illinois American Water

**Sewer:** Greater Peoria Sanitary District  
**Telecommunications:** AT&T, Verizon, ComCast

---

**Ameren Economic Development | Ameren**  
**1901 Chouteau Avenue | St. Louis, MO 63103 | (800) 981-9409 | [jeden@ameren.com](mailto:jeden@ameren.com)**

LocationOne® Copyright 2001-2025 Global Location Technologies. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information.