

105 N Main

105 N Main St | East Peoria, IL | US | Tazewell County

Available SF: 41,270 | Lease Rate: \$10 | Lease Terms: Negotiable



Building Type:	Retail
Available SF:	41,270
Total SF:	41,270
Number of Stories:	1
Ceiling Peak:	18 Ft.
Ceiling Eaves:	18 Ft.
Expandable:	Yes
Zoning:	Retail, Commercial, Business District
Site Size:	2.50 Acres
Year Built:	1985
Specialty Features:	None
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Concrete Block
Floor Type:	Unknown
Lease Rate:	\$10
Lease Terms:	Negotiable
Lease Rate Note:	10-14
Last Updated:	Mar 29, 2023

Economic Development Contact

Ty Livingston

City of East Peoria
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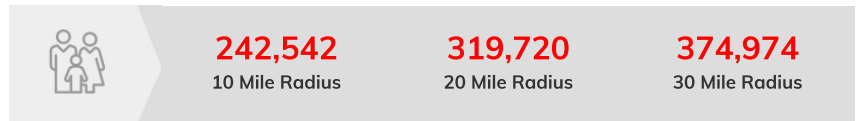
Property and Area Description

Town Center II is part of The Levee District at East Peoria Downtown. The 41,270 available square foot property is divisible to tenant specifications. The center includes newly opened tenants MC Sports and Planet Fitness. Street view:

<https://www.google.com/maps/place/105+N+Main+St,+East+Peoria,+IL+61611/@40.89.5805597>

Town Center II is adjacent to The Levee District at East Peoria Downtown, a vibrant new mixed-use center that when complete, will include over 500,000 sq. ft. of retail, restaurant, office, and hotel space anchored by Target, Costco and Gordmans. Neighboring businesses include Kohl's, CVS, Walgreens, ALDI, Kroger's, Holiday Inn Express and others. Area businesses include Buffalo Wild Wings, Panera Bread, TGI Friday's, Logan's Roadhouse, Granite City Food & Brewery, PetSmart, Walmart Supercenter, Caterpillar and the 60,000 square-foot, 226 room Embassy Suites and Conference Center. It is within minutes of downtown Peoria and area tourist attractions such as Par-A-Dice Hotel & Casino, Bass Pro Shops, Peoria Civic Center, O'Brien Field, the Peoria Medical Community, EastSide Centre, and newly opened Peoria Riverfront Museum. 105 North Main Street, East Peoria, Illinois

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: Interstate 74 (1.00 mi.)

Nearest Interstate: Interstate 74 (1.00 mi.)

Nearest Commercial Airport: General Wayne A. Downing Peoria International Airport (6 mi.)

Rail Served: No

Rail Served By: Other

Rail Infrastructure in Place: No

Short Line Contact Phone: N

Short Line Contact Email: 0.00

Utilities

Electric: Ameren Illinois

Natural Gas: Ameren Illinois

Water: City of East Peoria

Sewer: City of East Peoria

Telecommunications: iTV3, Comcast, AT&T