

OAK CLIFF PARK

MULTI-TENANT RETAIL CENTER

REMAX
TRADERS UNLIMITED

REMAX
COMMERCIAL

PEORIA | **FOUR** | **700 - 1,180**
ILLINOIS | AVAILABLE UNITS | AVAILABLE SF

OAK CLIFF PARK – FOR LEASE



Secure your spot at the Oak Cliff Park retail center at the bustling Knoxville Avenue (IL-40) and Lake Avenue intersection in Peoria. Spanning 46,620 SF with 172 parking spaces, this meticulously-maintained property offers four vacant units totaling around 3,710 square feet, perfect for retail, medical, or service businesses. With over 25,000 vehicles passing daily and a prime location near major employers and amenities, Oak Cliff Park ensures high visibility and easy access. The Property's blend of dining, shopping, beauty, and healthcare drives steady foot traffic and cross-business synergies, drawing loyal customers daily. Contact us to explore leasing options and elevate your business today.



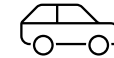
3,710
AVAILABLE SF



FOUR
VACANCIES



C-1
ZONING

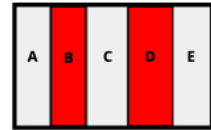


172
PARKING SPOTS

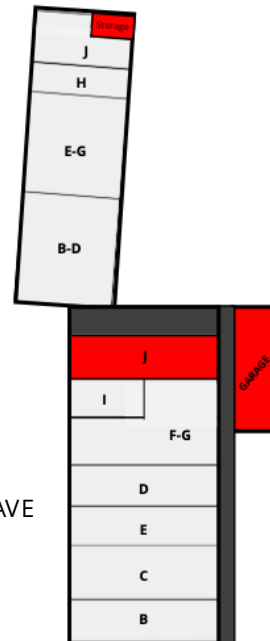


AVAILABLE UNITS

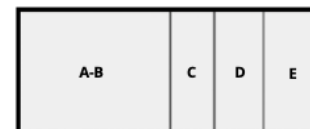
BUILDING	UNIT	SIZE (SF)	LEASE TYPE	BASE RENT	NNN CHARGES	NOTES
4410 N Knoxville Ave	B	1,030	NNN	\$12 / SF	\$3.00 / SF	Former clothing store w/ two changing rooms and a storage space.
4410 N Knoxville Ave	D	1,180	NNN	\$12 / SF	\$3.00 / SF	Office unit w/ 2 private offices, reception/waiting room and a kitchenette.
121 E Lake Ave	J	800	NNN	\$12 / SF	\$3.00 / SF	Office unit w/ 3 private offices, conference room & reception area.
121 E Lake Ave	Garage	700	Gross	\$5 / SF	-	Garage space w/ 9ft ceilings and one large drive-in garage door.



4410 N. KNOXVILLE AVE



121 E. LAKE AVE



201 E. LAKE AVE

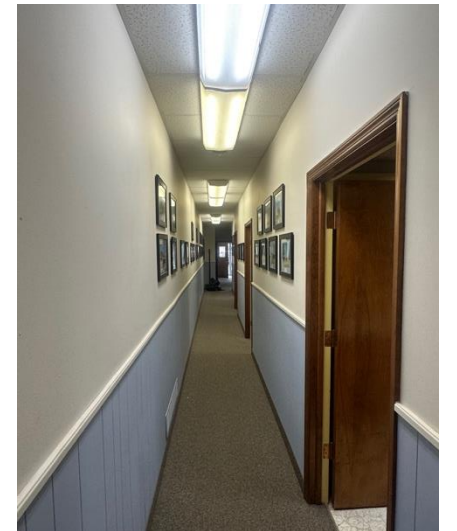
4410 KNOXVILLE UNIT B



4410 KNOXVILLE UNIT D



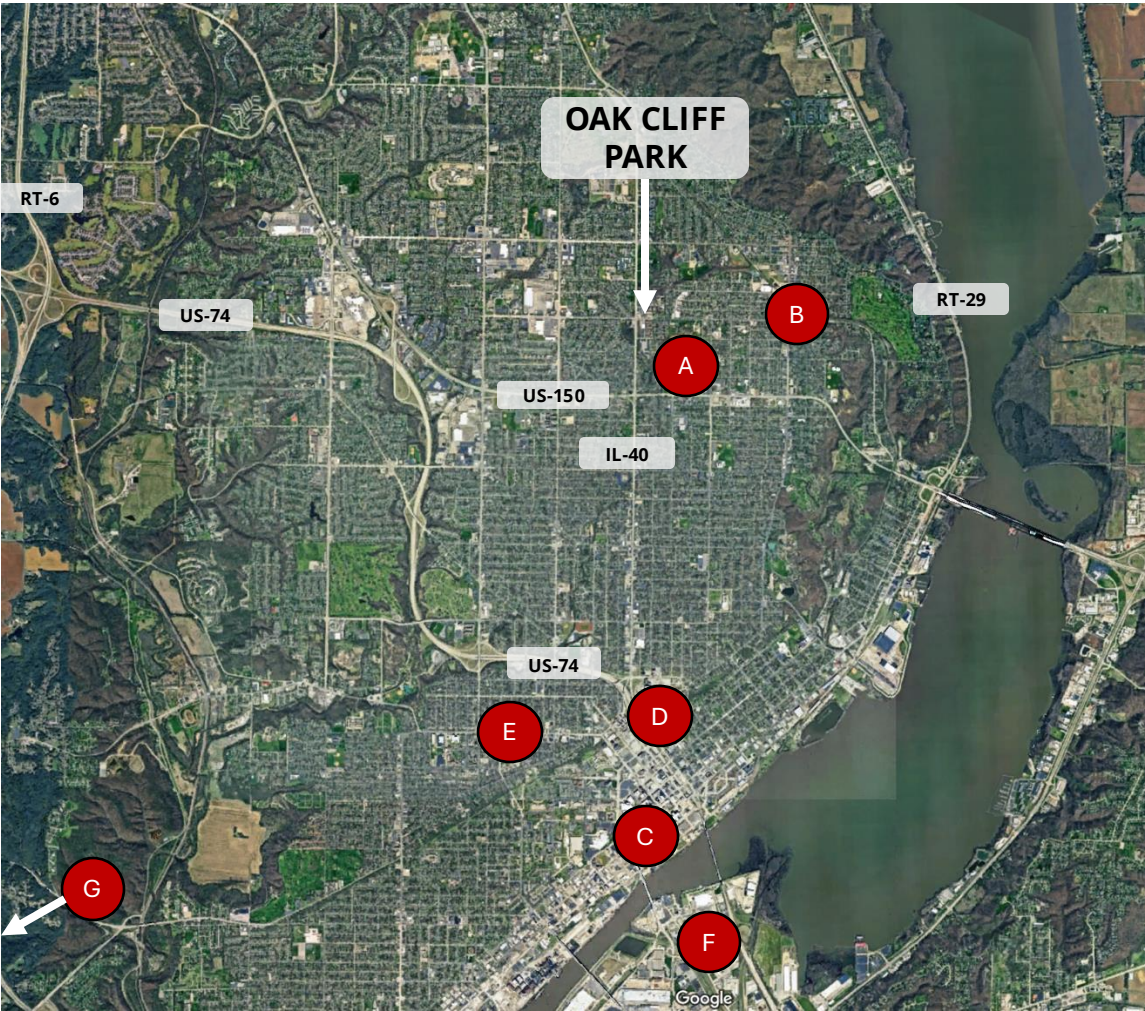
121 LAKE UNIT J



121 LAKE GARAGE



PEORIA MAP



DEMOGRAPHICS	PEORIA	PEORIA MSA
TOTAL POPULATION	113,000+	402,000+
TOTAL HOUSEHOLDS	49,577	153,577
TOTAL HOUSING UNITS	54,780	167,878
MEDIAN HOME VALUE	\$146,700	\$160,600
MEDIAN AGE	36.3	40.8
BACHELOR'S DEGREE OR HIGHER	38.8%	33.2%
MEDIAN INCOME	\$52,796	\$68,504

MAP LEGEND	DISTANCE FROM PROPERTY	
A. Peoria Stadium	1.0 Miles	3 Mins
B. Downtown Peoria Heights	1.5 Miles	4 Mins
C. Downtown Peoria's Central Business District	3.8 Miles	8 Mins
D. OSF Hospital System	3.2 Miles	8 Mins
E. Bradley University	4.0 Miles	9 Mins
F. Bass Pro Shops (East Peoria)	6.1 Miles	13 Mins
G. Peoria International Airport	12.6 Miles	19 Mins



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All information contained herein is deemed reliable but not guaranteed.
Each office is independently owned and operated.
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