



FEATURES:

- 7,750 total sq. ft. building for sale
- 4,350 sq. ft. on mail level includes:
 - 7 exam rooms, 1 treatment room & 1 sono room
 - Large open laboratory area, reception/nurse station
 - 3 - 4 private offices & 3 bathrooms
- 3,400 sq. ft. on lower level, with separate entrance, includes:
 - Waiting/nurse station, laboratory area
 - 5 exam rooms, 1 sono room & 1 treatment room
 - 1 private office & 2 bathrooms
 - Fully Leased
- Sale Price: **\$514,999.00**

VICINITY MAP



CONTACT:

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Maloof Commercial Real Estate Company

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Office Building for Sale

2401 Broadway Road, Pekin

Main Level



Office Building for Sale

2401 Broadway Road, Pekin

Lower Level





AREA DEMOGRAPHICS:

	2016			2021		
	1 mile	3 miles	5 miles	1 mile	3 miles	5 miles
Average Population:	7,269	34,479	46,574	7,283	34,397	46,537
Average Household Income:	\$60,313	\$59,593	\$61,018	\$64,503	\$62,786	\$64,441
Median Age:	41.8	40.7	40.9	41.6	41.2	41.5

TRAFFIC COUNTS:

E Broadway @ Park Ridge Lane	9,100
E Broadway @ N. Parkway Drive	12,400