

THE LARKIN BUILDING

~ EST. 1932 ~

428 SW WASHINGTON STREET, PEORIA, ILLINOIS

FOR LEASE 6,361 - 7,749 SQ/FT

6,361 SQ/FT Main Floor
Plus 1,388 SQ/FT Basement

- ▶ *Central Business and Riverfront Redevelopment Districts*
- ▶ *Immediately adjacent to the Warehouse District and the Bob Michel Bridge.*
- ▶ *Bookended by two bridges to Interstate 74.*
- ▶ *Two blocks from Peoria Civic Center, Dozer Park, Peoria Riverfront Museum, and Caterpillar Museum*

Peoria & East Peoria Central Business Districts

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© 2026, Cohen Development Company

Peoria Central Business District -- Average Daily Traffic



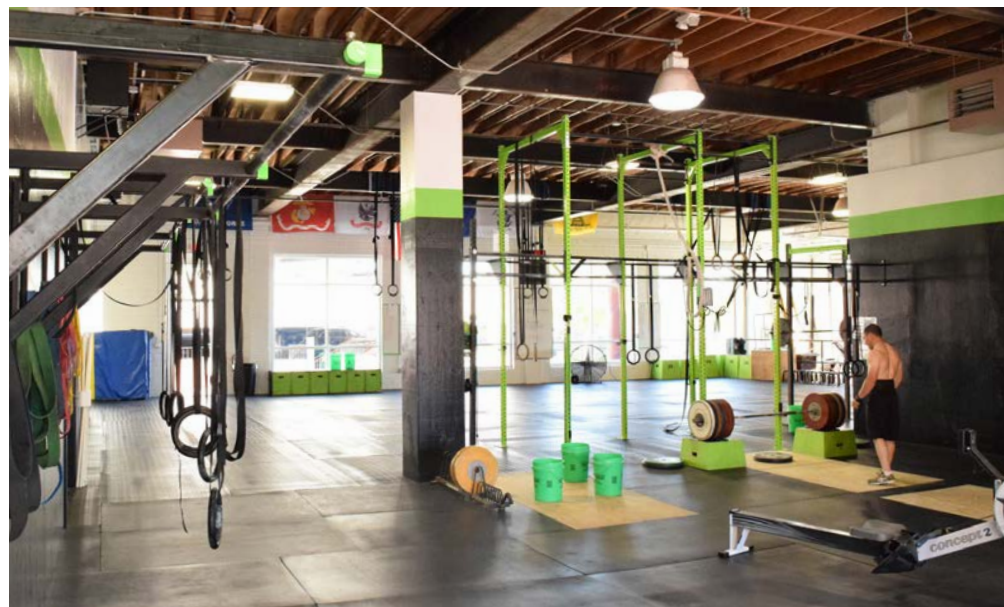
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Lease Areas

Lease Area 1 -- 4,480 SQ/FT



Redevelopment of 1932 Larkin Service Station
for Downtown Executive CrossFit



Lease Area 1 - Main Floor

4,480 SF -- 70' Wide X 70' Deep (Approximate)

Lease Area 2 -- 1,881 SQ/FT



Lease Area 2 - Main Floor

1,881 SF -- 45' Wide X 40' Deep (Approximate)

Lease Areas 1 & 2 Combined -- 6,361 SQ/FT



Lease Areas 1 & 2 Combined

Main Floor plus Basement

Main Floor: 6,361 SF

80' Wide X 80' Deep (Approximate)

Basement: 1,388 SF

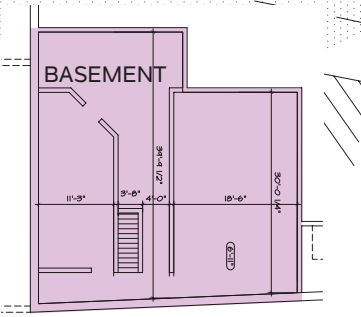
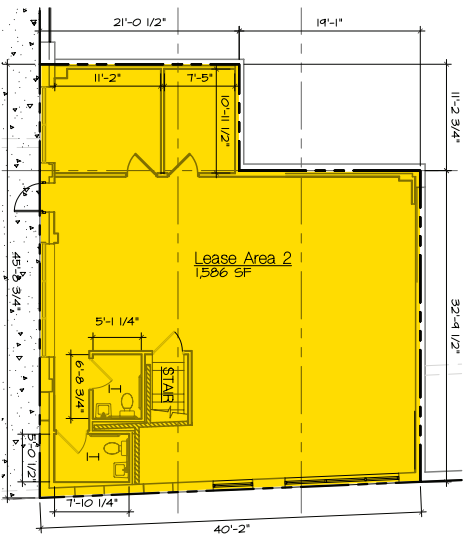
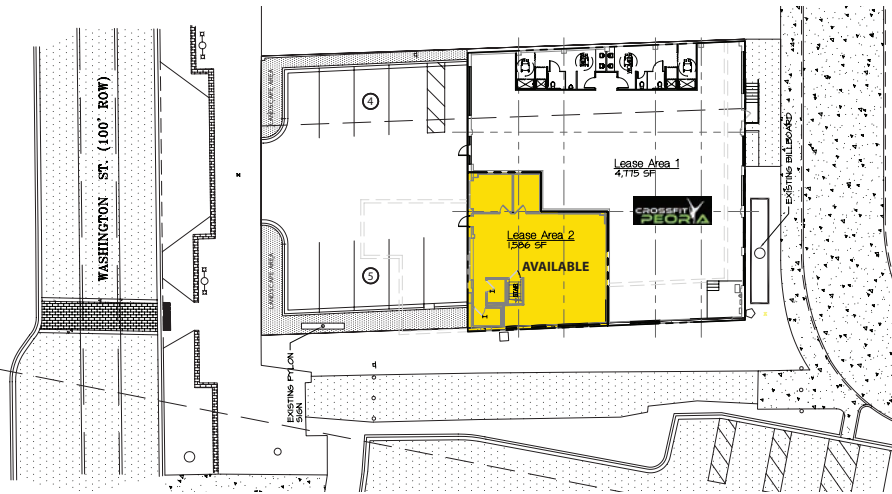
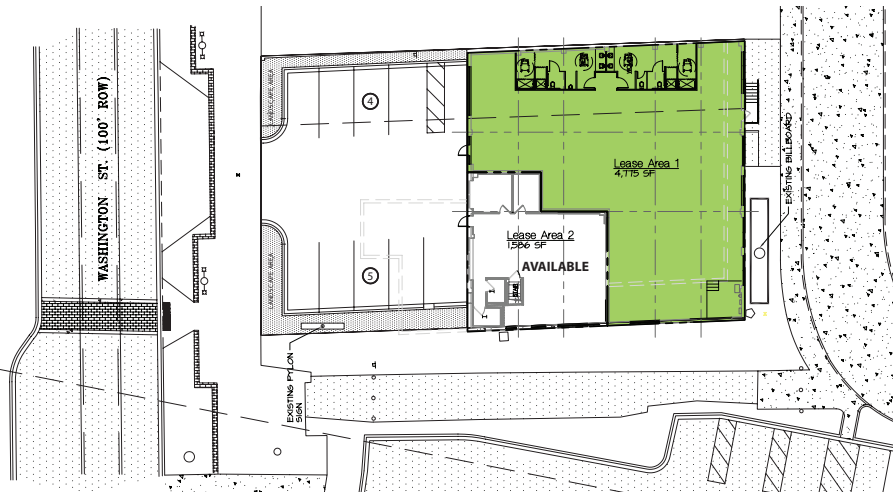
40' Wide X 34' Deep (Approximate)

Lease Plan

Lease Area 1 -- 4,480 SQ/FT

Lease Area 2 -- 1,881 SQ/FT

Lease Areas 1 & 2 Combined -- 6,361 SQ/FT



Lease Area 1 - Main Floor

4,480 SF

70' Wide X 70' Deep (Approximate)

Lease Area 2 - Main Floor

1,881 SF

45' Wide X 40' Deep (Approximate)

Lease Areas 1 & 2 Combined

Main Floor plus Basement

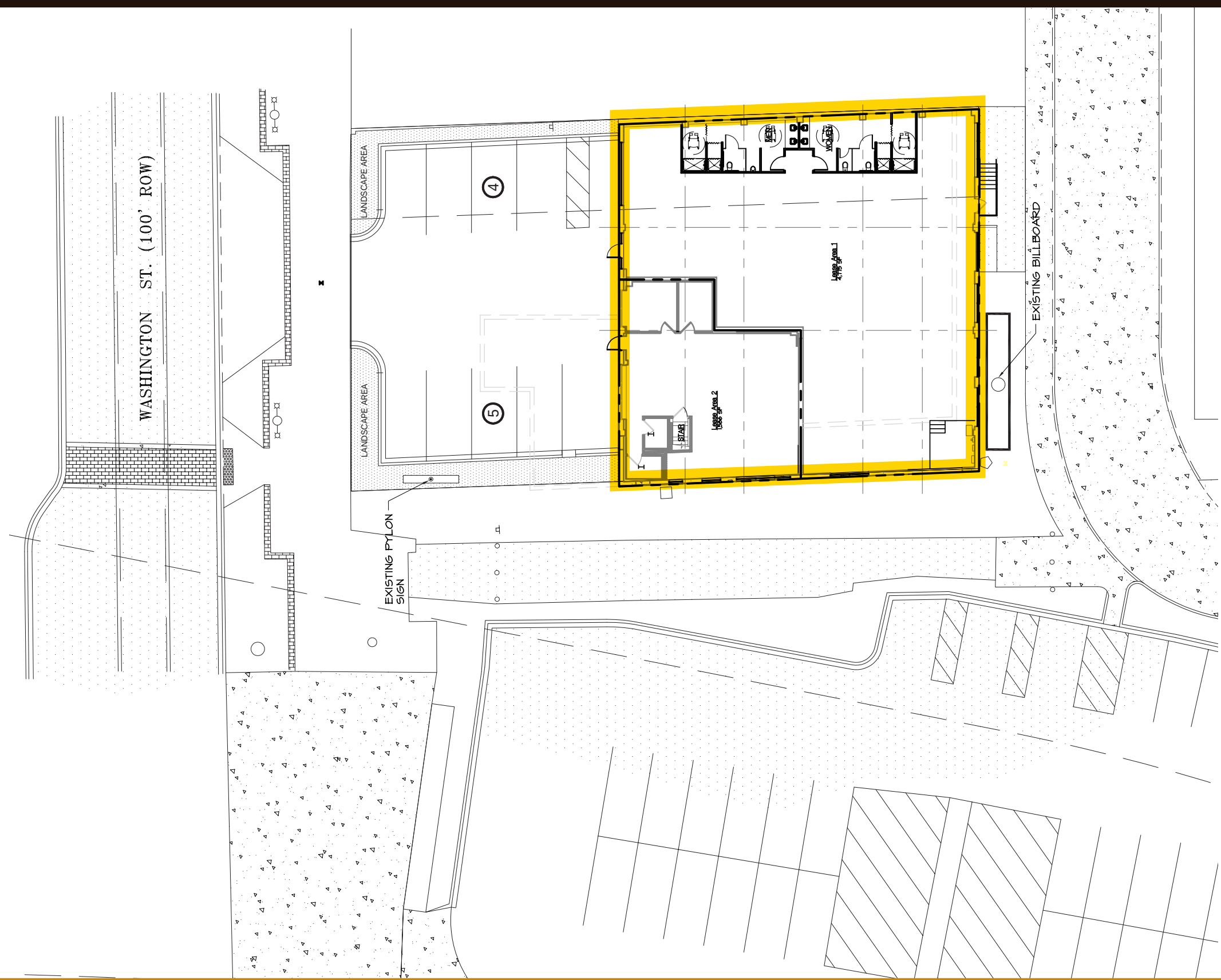
Main Floor: 6,361 SF

80' Wide X 80' Deep (Approximate)

Basement: 1,388 SF

40' Wide X 34' Deep (Approximate)

Site Plan



FOR LEASE 7,749 SQ/FT
Including Basement

MAIN FLOOR - Lease Areas 1 & 2
6,361 SQ/FT

80' Wide X 80' Deep
(Approximate)

BASEMENT
1,388 SQ/FT

40' Wide X 34' Deep
(Approximate)

Peoria, Illinois - Market Analysis

Trade Area (60 Mile Ring)

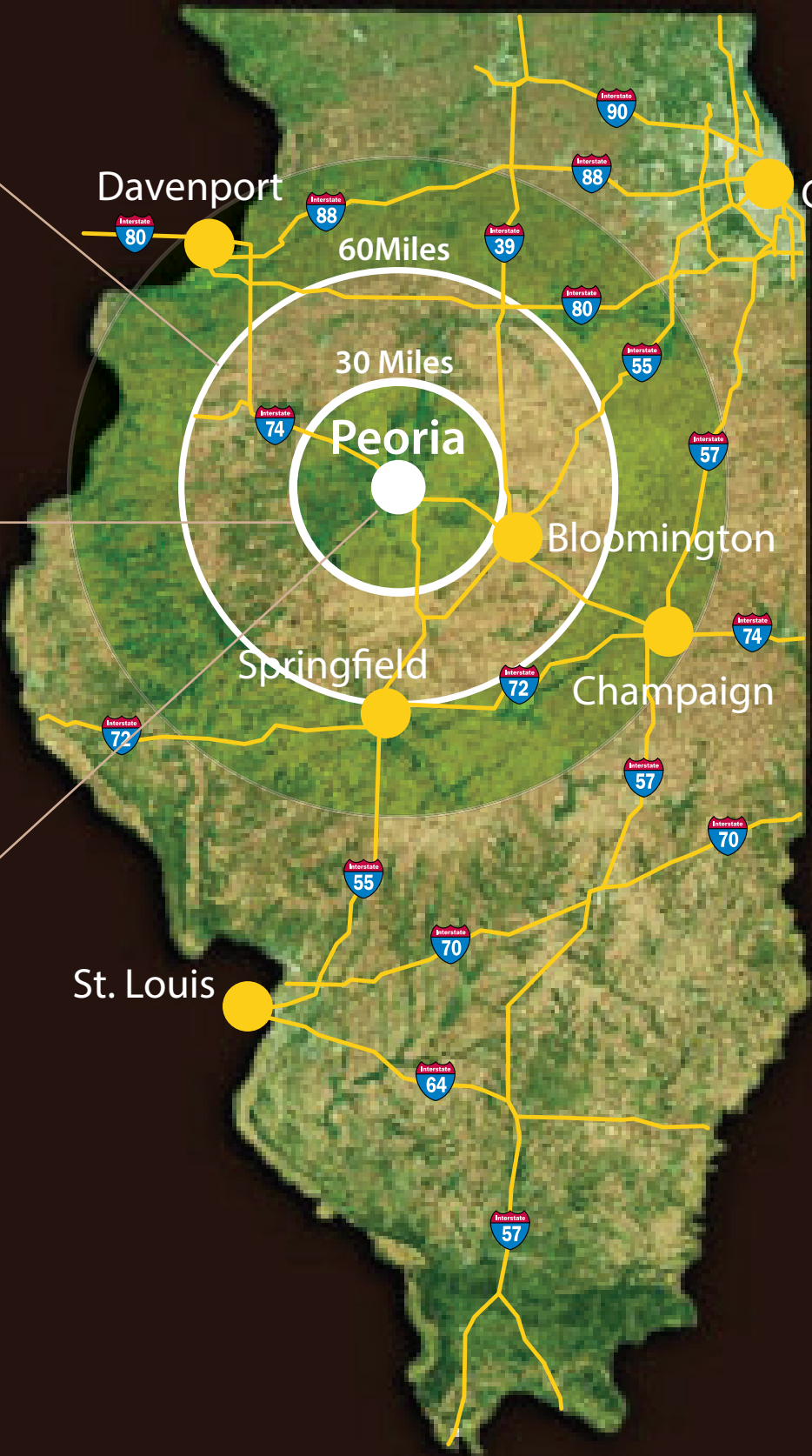
Population	910,016
Workforce Population	429,691
Median Age	39.0
Average HH Income	\$ 91,130
Median HH Income	\$ 69,233
Home Ownership	72.0%
College or Greater	62.0%

Metropolitan Market (30 Mile Ring)

Population	382,596
Workforce Population	178,165
Median Age	40.2
Average HH Income	\$ 94,182
Median HH Income	\$ 70,816
Home Ownership	73.3%
College or Greater	64.1%

Downtown (5 Mile Ring)

Population	118,177
Workforce Population	53,906
Median Age	37.7
Average HH Income	\$ 71,146
Median HH Income	\$ 52,260
Home Ownership	63.3%
College or Greater	57.5%



“THE JET FLIES TO MAUI EIGHT DAYS A WEEK”

Metropolitan Peoria today is a predominantly white collar economy anchored by one of the largest regional medical hubs in the Midwest – including five major hospitals, multiple medical schools including The University of Illinois School of Medicine, two schools of nursing, multiple medical professional and research and innovation centers, and eight colleges and universities.

The US Bureau of Labor Statistics shows Peoria MSA population of 178,165 employed -- approximately 40,000 associated with the Healthcare industry.

Peoria is also home to Fortune 50 company headquarters of Maui Jim, Affina, and RLI.

With extensive parklands and recreation along the Illinois river and white oak valleys carved by glaciers -- with views rivaling the Hudson River Valley and average drive times to work and school less than 15 minutes, many have been inspired, such as the owners of Maui Jim, to locate their corporate headquarters in Peoria, and then fly their jet back to Maui, when needed. Always coming home to Peoria.

Source: Placer.ai 2026

Downtown Peoria's first fully permeable concrete paver parking lot.

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July 2015

Rethinking a lot . . . a parking lot

by Clare Howard

Les Cohen firmly believes part of the solution to Peoria's combined sewer overflow problem lies in rethinking the notion of parking lot.

He recently replaced the old asphalt lot at his building at 428 SW Washington Street with a permeable paved surface.

"This is Peoria's only 100 percent permeable paver parking lot in the downtown area," Cohen said, standing on the brick/umber/sienna colored surface. "No water from this lot ends up in the storm sewer system."

Peoria is facing a mandate from the U.S. Environmental Protection Agency to cease dumping raw sewage into the Illinois River, a phenomenon that happens when combined sewers are filled with storm water. Measures that reduce storm water from entering the combined sewer system, such as well designed permeable paver surfaces, leaves more capacity for sewage. Currently, the city is dumping about 160 million gallons a year of sewage into the river.



Several clients walk into CrossFit Peoria, 428 SW Washington St., as Les Cohen, left, and Chris Joos discuss vegetation for the planters bordering this new permeable paver parking lot. Cohen said he selected the color of the paver surface to match the bricks used for the 1930's building that once housed Larkin Service Station. The color of pavers defining the parking spots was selected to match limestone on the building façade. Cohen selected a graphite colored paver to define the border of the lot. One of the deep-rooted plants he and Joos are discussing for the bordering vegetation is Karl Foerster reed grass.

Cohen's new lot has been designed and constructed to take 8 inches of rain a day without saturation, said Chris Joos, owner of Joos Lawnsapes that installed the parking lot.

"I am so done with asphalt," said Cohen who cited problems with asphalt's petroleum, pollution, maintenance and runoff problems.

Asphalt also adds to the heat trapped over cities. The permeable lot at 428 SW Washington Street will actually cool the surface of the lot and the surrounding air because a detention pond under the surface traps water that cools as it evaporates.

Cohen also had a permeable paver lot installed at his company's West Lake Shopping Center. That lot was installed to replace an asphalt lot that was connected to the storm sewer system. Cohen's new downtown lot is not connected to the sewer system.

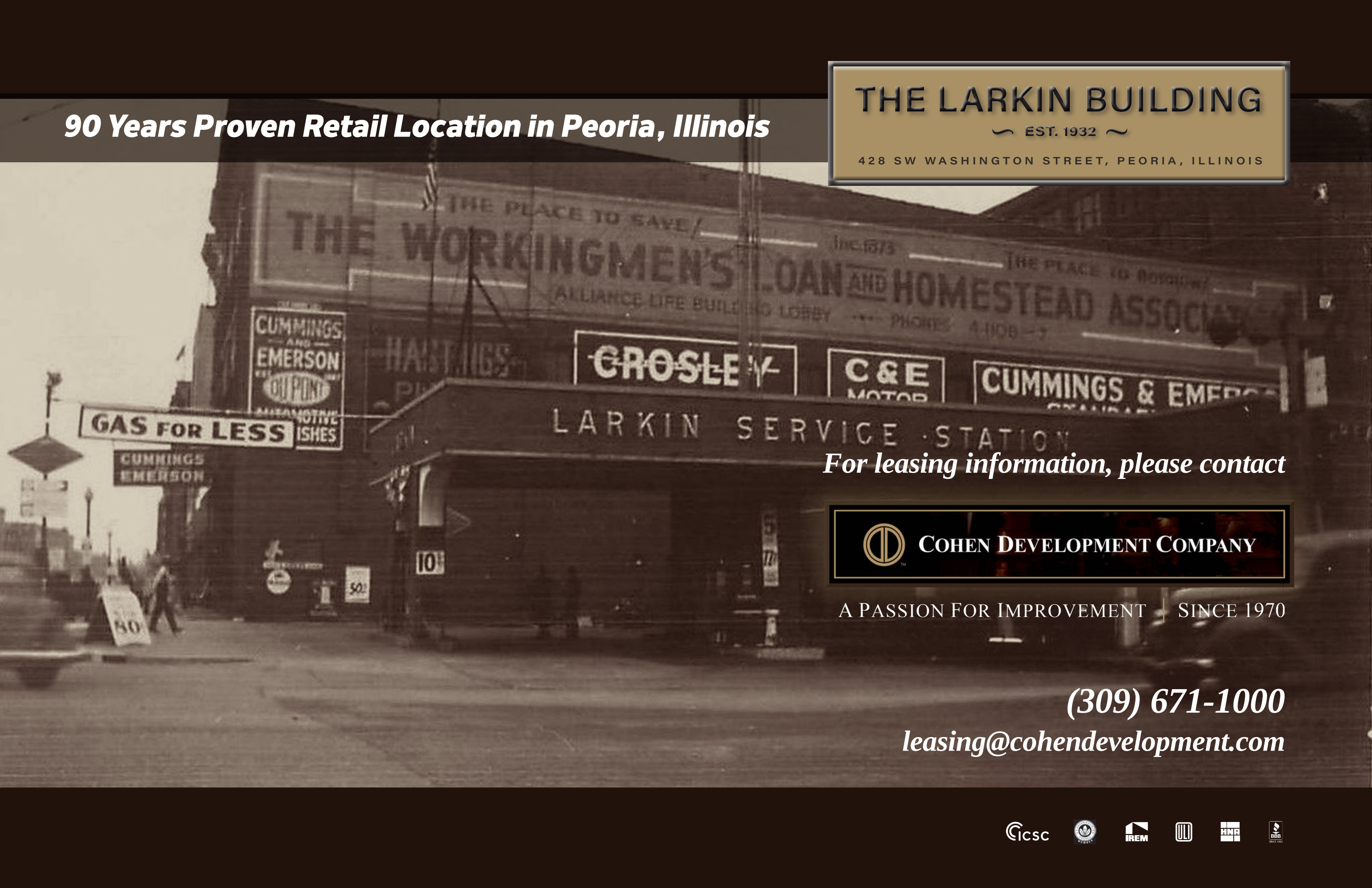
"This downtown lot is an important example for storm water management, especially since this area is so close to the Illinois River," he said.

The cost of the lot was \$34,000, he said. He has received no assistance in covering that cost, he said, despite the mitigation this construction provides for the overflow problem.

Joos said he's currently talking with about five property owners in the area who are considering permeable parking lots.

"Considering Peoria's CSO problem, we should have 100 projects in the works," Joos said.

He is expecting the manufacturer of the paver system, Belgard, to schedule a demonstration in the near future of the lot's permeability by dumping several fire trucks of water on the lot and measuring the water filtering through the system.



90 Years Proven Retail Location in Peoria, Illinois

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For leasing information, please contact

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