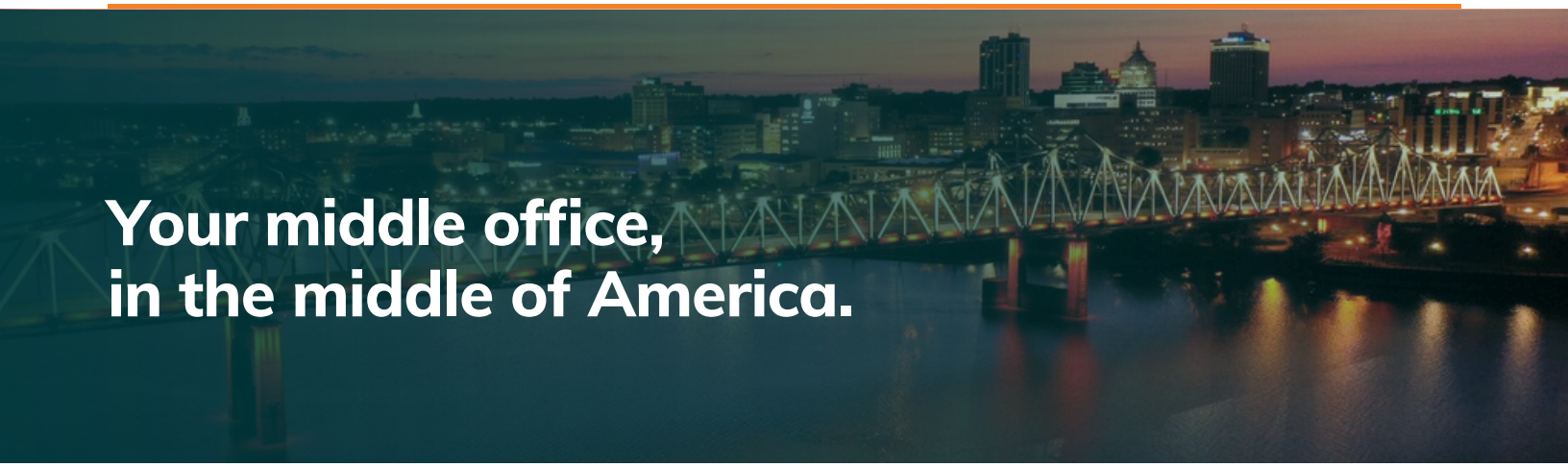


Your middle office, in the middle of America.

Keep your Charlotte headquarters where it is. Put your middle office (credit, finance and back-office teams) in Downtown Peoria, where the roles Charlotte pays most for cost the least.

Five things that are true in Peoria and not in Charlotte

01 **The same team costs less.** A 25-person office runs $178,600 a year less in base payroll than it does in Charlotte, 7.9% lower. Credit analysts cost a third less here. Over a five-year lease, roughly $893,000 stays in the business.

02 **Office rent is $18.89 a square foot.** These buildings run $15.50 to $18, against $35.82 in Charlotte — on 5,000 SF, $84,650 a year less.

03 **A home costs half as much.** The median sale price is $205,000 here against $410,000 in Charlotte. Median rent is $1,003 a month, about $590 less.

04 **The commute is 18.5 minutes.** That is nine minutes shorter each way than Charlotte's 27.5, or roughly 72 hours a year back for every employee.

05 **Cost of living index 89, against a national average of 100.** Charlotte sits at 97.4, so every salary goes further in Peoria.

THE SPACE

Five buildings between Main, Fulton, Adams and Monroe Streets. 45 suites available now, from a 280 SF starter suite to a 19,600 SF headquarters floor. Every listing is live in our property database.

THE OFFER

Tax Increment Financing toward tenant build-out, low-interest DDC financing, downtown parking, and free or discounted IT training for your team through Illinois Central College, assembled by GPEDC, not chased down by you. The incentives help you land. The economics are why you stay.

CLOSE TO EVERYWHERE

Nonstop on American into the CLT hub — a morning flight out, with afternoon and evening flights home. Chicago and St. Louis are each about 2½ hours by road, Indianapolis about three. Amtrak runs to both from Bloomington-Normal, 40 minutes away.

ONE CONTACT, START TO FINISH

Chris Setti · Chief Executive Officer
Greater Peoria Economic Development Council

csetti@greaterpeoriaedc.org
(309) 472-6291
greaterpeoriaedc.org/middle-office

PEORIA VS. CHARLOTTE

The same team. $178,600 a year less.

What a 25-person office costs in Charlotte, what it costs in Downtown Peoria, and what your people keep once they're paid.

SALARY

Priced across a representative 25-person office (managers, finance, IT, customer service and admin), base payroll in Peoria runs $178,600 a year below Charlotte. That is 7.9% less. Over a five-year lease, roughly $893,000.

PEORIA	CHARLOTTE	YOU KEEP, EVERY YEAR
$2,080,493	**$2,259,101**	**$178,600** 7.9%

Where the gap is widest against Charlotte

ROLE	PEORIA	CHARLOTTE	PEORIA PAYS
Credit Analysts	**$67,556**	$100,552	**33% less**
Financial & Investment Analysts	**$83,376**	$109,694	**24% less**
Procurement Clerks	**$41,822**	$53,610	**22% less**

QUALITY OF LIFE

	CHARLOTTE	PEORIA
Median home price	$410,000	**$205,000**
Median rent, monthly	$1,594	**$1,003**
Cost of living index (US = 100)	97.4	**89.0**
Commute, one way	27.5 min	**18.5 min**

Commute time you get back each year **3.0 days**

Parking

A monthly downtown parking permit in Peoria is **$75**. In Charlotte, $100–$200.

Getting here

Nonstop from Peoria International (PIA) on American, into the CLT hub.

AIRLINE	SCHEDULE
American Airlines	1 daily departure 2 daily returns

For a finance team

Charlotte is a banking town, and the roles Charlotte pays most for are the ones where Peoria's gap is widest: credit analysts cost a third less here, financial analysts a quarter less. A downtown office that leans on finance and back-office talent sees the biggest saving of any team we modeled.

Salary: Lightcast Q3 2026 Data Set, median annual earnings. Home price: local REALTOR® MLS closed-sale reports, Jul–Aug 2026. Residential rent: Census ACS 2024 1-year, B25064. Office rent: downtown Peoria and comparison-market averages, GPEDC research, November 2026. Cost of living: C2ER Index 2026 Q2. Commute: Census ACS 2024 mean travel time. Parking: SpotAngels downtown monthly estimates, September 2026. Flight schedules: Peoria International Airport (PIA) published schedule, September 2026; schedules change seasonally.

TALK TO US

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SEE THE SUITES