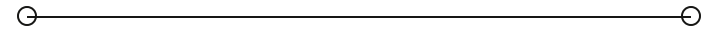


SALE

221 Robinhood Ln

221 ROBINHOOD LN

Bloomington, IL 61701



PRESENTED BY:

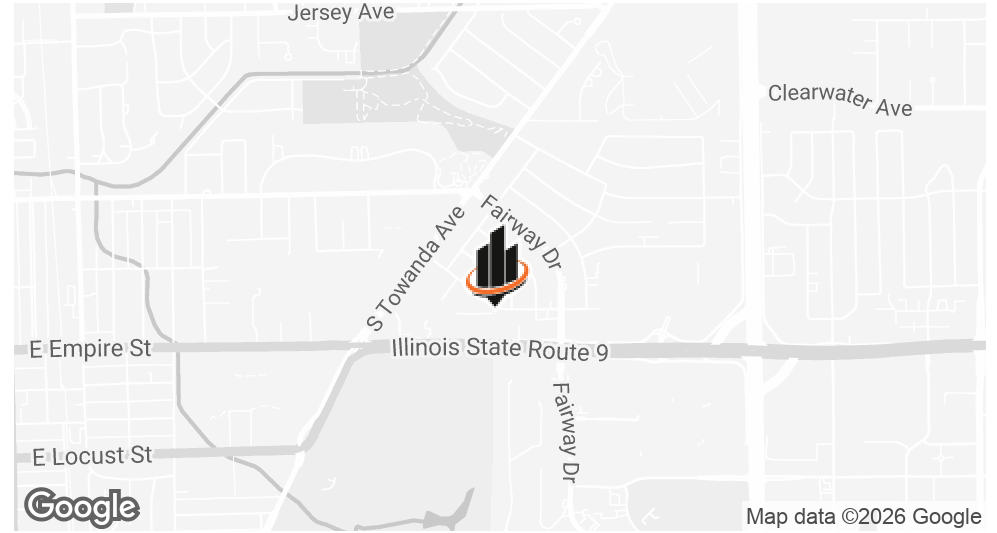
CARRIE TINUCCI-TROLL, CCIM

Phone: 309.590.7900 x383

carrie.troll@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$510,000
BUILDING SIZE:	7,840 SF
LOT SIZE:	0.19 Acres
PRICE / SF:	\$65.05
CAP RATE:	6.7%
NOI:	\$34,191
YEAR BUILT:	1960
ZONING:	R-3A

PROPERTY OVERVIEW

Excellent opportunity to acquire a fully leased 6-unit multifamily investment property in a desirable Bloomington location. Conveniently situated just off Route 9/Empire, the property provides tenants with easy access to shopping, dining, employment centers, and everyday amenities. This well-maintained asset offers stable occupancy and strong income potential, making it an attractive addition to any investment portfolio. Tenant amenities include on-site laundry facilities and garage parking for select units. Utilities are included in the rent, with tenants contributing utility reimbursements to help offset operating expenses. The property is currently professionally managed, providing a streamlined ownership experience. Whether you're looking to expand your portfolio or acquire a turnkey multifamily investment, this property presents an excellent opportunity in one of Bloomington's established rental markets.

PROPERTY HIGHLIGHTS

- Fully leased 6-unit investment property
- On-site laundry and garage parking for select units

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ADDITIONAL PHOTOS



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SVN | CORE 3 3

RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

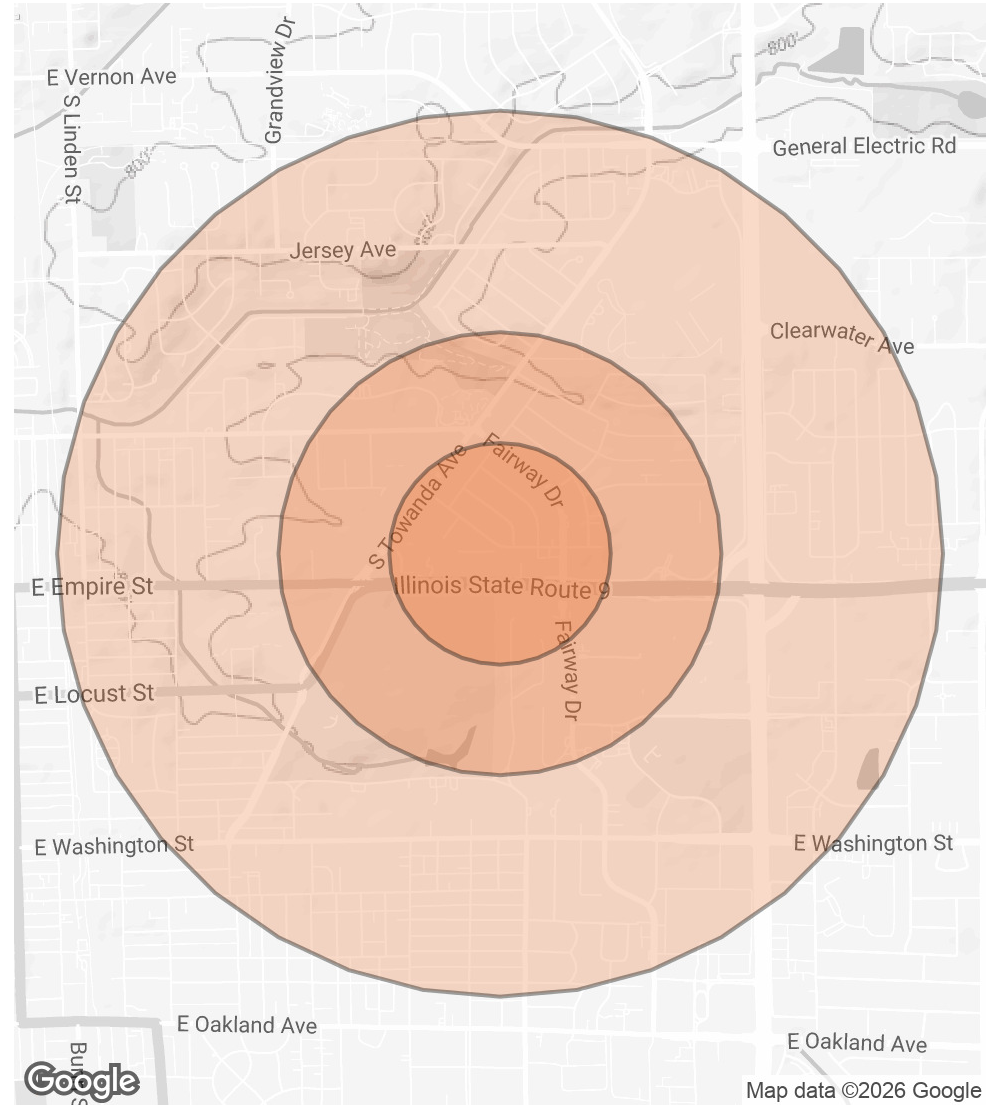
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	428	1,600	8,771
AVERAGE AGE	34.8	38.1	39.1
AVERAGE AGE (MALE)	41.0	42.6	39.6
AVERAGE AGE (FEMALE)	32.2	34.6	38.5

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	215	768	4,069
# OF PERSONS PER HH	2.0	2.1	2.2
AVERAGE HH INCOME	\$78,244	\$100,909	\$97,401
AVERAGE HOUSE VALUE	\$230,122	\$246,406	\$212,283

2023 American Community Survey (ACS)



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SVN | CORE 3 6

ADVISOR BIO



CARRIE TINUCCI-TROLL, CCIM

Advisor

carrie.troll@svn.com

Direct: **309.590.7900 x383** | Cell: **331.452.6860**

PROFESSIONAL BACKGROUND

Carrie Tinucci-Troll serves as an Advisor for SVN | Core 3 in Bloomington, IL. She works with business owners and investors in selling, purchasing, and leasing commercial property in the Central Illinois market.

Carrie's past work experience includes over 12 years in the education field, teaching Spanish at the elementary level. With her strong educational background, Carrie can apply many of the skills she used in the classroom to the real estate world. She is organized, friendly, hard-working, and determined to meet her client's needs.

After obtaining her real estate license in the spring of 2015, Carrie took an interest in the residential world, working with buyers and sellers. After transitioning to the commercial real estate field upon joining SVN Core 3 in the summer of 2020, Carrie now specializes in office and multifamily sales, leasing, and tenant representation.

Carrie is a member of the Mid Illinois Realtors Association, serving on multiple committees, as well as their Board of Directors. She also volunteers regularly with her local Kiwanis chapter, serving as the club's President. Carrie is also involved with Child Protection Network, where she serves as a Board Member. Carrie completed her CCIM designation October 2025 and was also a recipient of the Crexi Platinum Broker Award in 2022.

MEMBERSHIPS

Mid Illinois Realtors Association
National Association of Realtors
Kiwanis International
Certified Commercial Investment Member (CCIM) Institute

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