

**FOR SALE**

*Perfect Space for*  
**Service/Contractor Business**

**707 N LUMBER ST**  
Bloomington, IL 61701

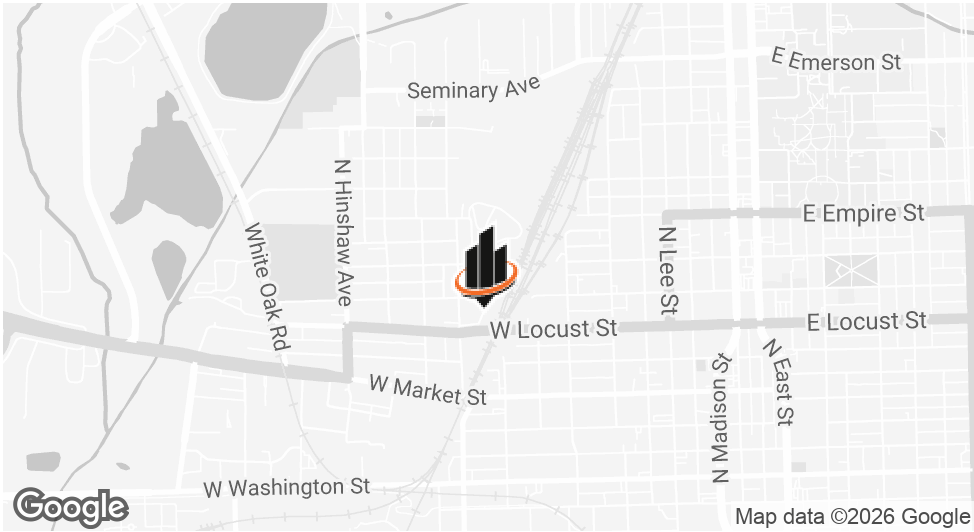
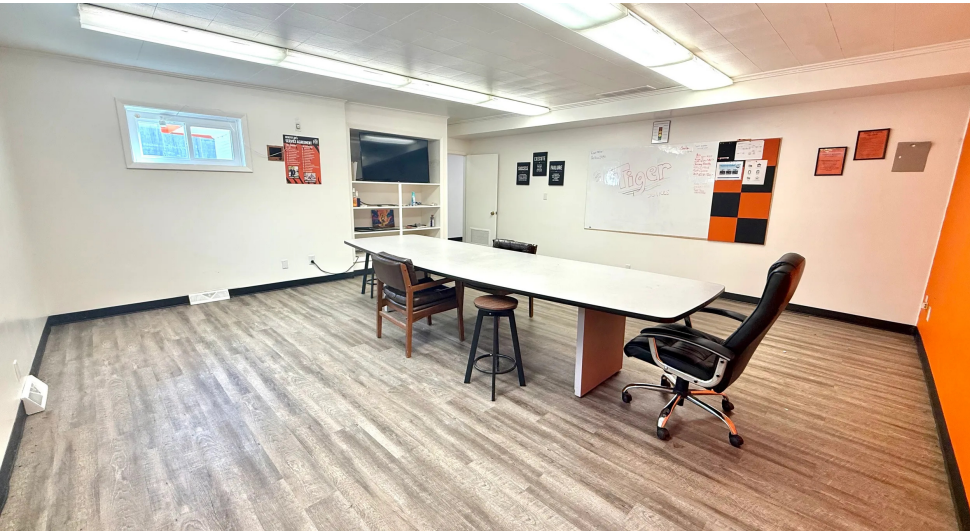
**PRESENTED BY:**

**TOM DIBBLE**  
Phone: 309.262.4535  
tom.dibble@svn.com

**Your New Business Location**



PROPERTY SUMMARY



OFFERING SUMMARY

|                |               |
|----------------|---------------|
| SALE PRICE:    | \$461,500     |
| BUILDING SIZE: | 7,100 SF      |
| LOT SIZE:      | .72 Acres     |
| PRICE / SF:    | \$65.00       |
| YEAR BUILT:    | 1958          |
| ZONING:        | M-1           |
| APN:           | 21-05-233-004 |

PROPERTY OVERVIEW

Such a rare combination of functionality, visibility, and privacy in a centrally located Bloomington setting. With four bay doors, three offices, attached warehouse, wrap around drive, multiple entry points, and ample on-site parking, the property is well-suited for contractors, logistics users, service companies, and other businesses needing flexible operational space. The land's location and positioning provides a real sense of ownership, creating a secure and professional environment without the congestion of a dense commercial park. Nearby bar and grill options add convenience for employees, customers, and visiting vendors.

PROPERTY HIGHLIGHTS

- Perfect for contractors, logistics, service companies, or anyone needing flexible operational space!
- Four bay doors for efficient access, loading, and workflow
- Plenty of parking for employees, customers, and service vehicles
- Front, side, and rear entrances for flexible access and circulation.

**TOM DIBBLE**  
O: 309.262.4535  
tom.dibble@svn.com

## ADDITIONAL PHOTOS



4 bay doors for easy operations



Amazing Potential! \*Virtually staged/alterd photo



Open & Flexible layout



Office #1 of 3 with built-ins



Large conference/meeting room



Bright office #2 of 3 with built-ins

**TOM DIBBLE**

O: 309.262.4535

tom.dibble@svn.com

**707 N LUMBER ST** | Bloomington, IL 61701

**SVN | CORE 3** 3

## ADDITIONAL PHOTOS



Recently renovated women's restroom



Middle area for extra flexibility



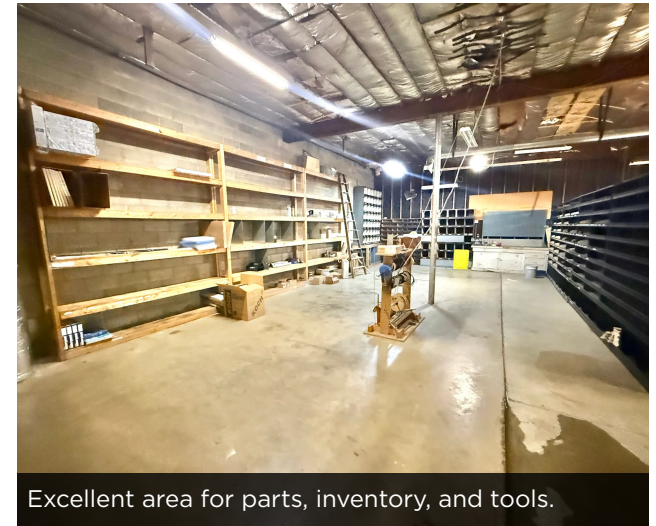
Recently renovated men's restroom



Workshop/inventory area



Perfect for receiving/inventory/day prep. 4-Doors



Excellent area for parts, inventory, and tools.

**TOM DIBBLE**

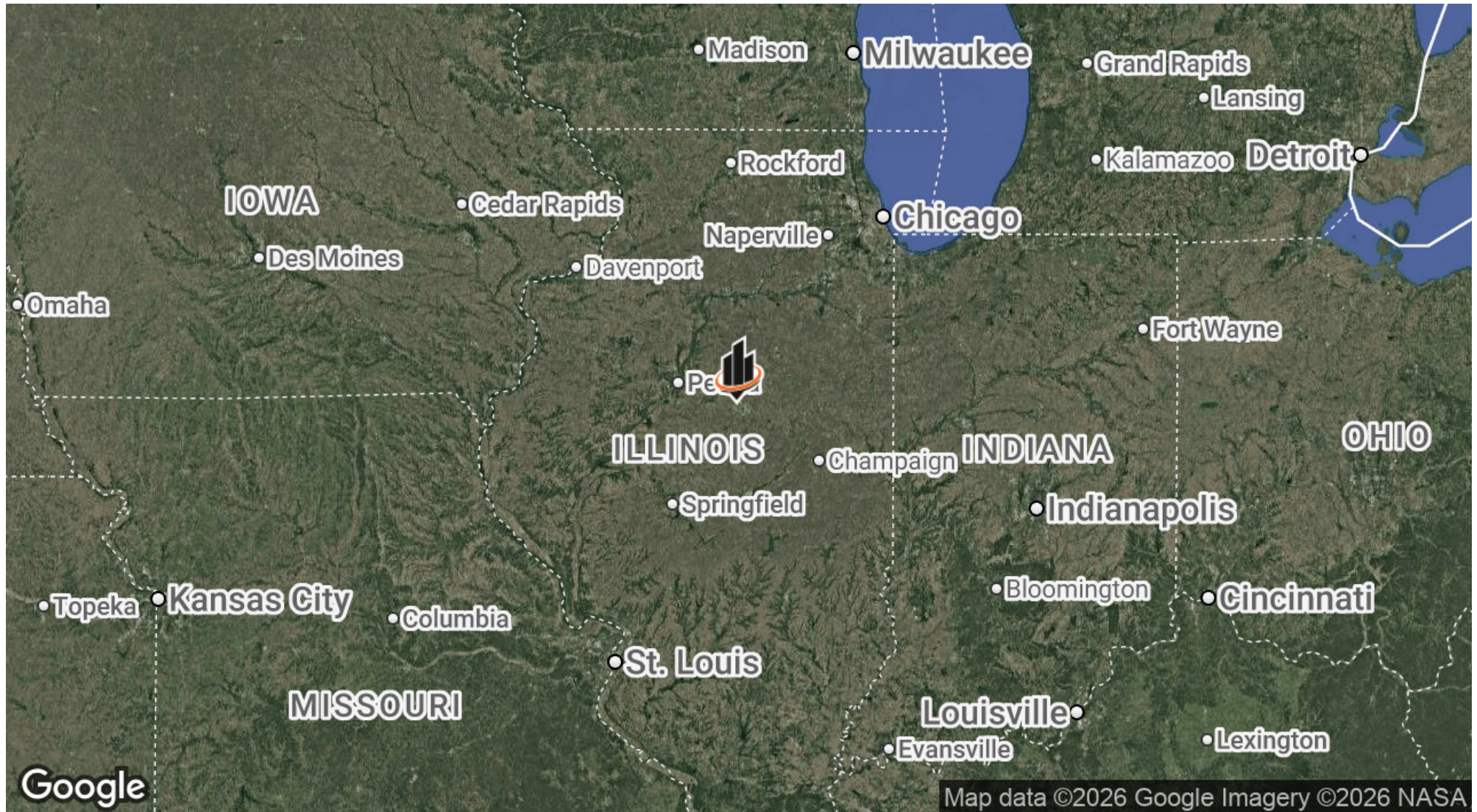
O: 309.262.4535

tom.dibble@svn.com

**707 N LUMBER ST** | Bloomington, IL 61701

**SVN | CORE 3** 4

## LOCATION MAP



**TOM DIBBLE**

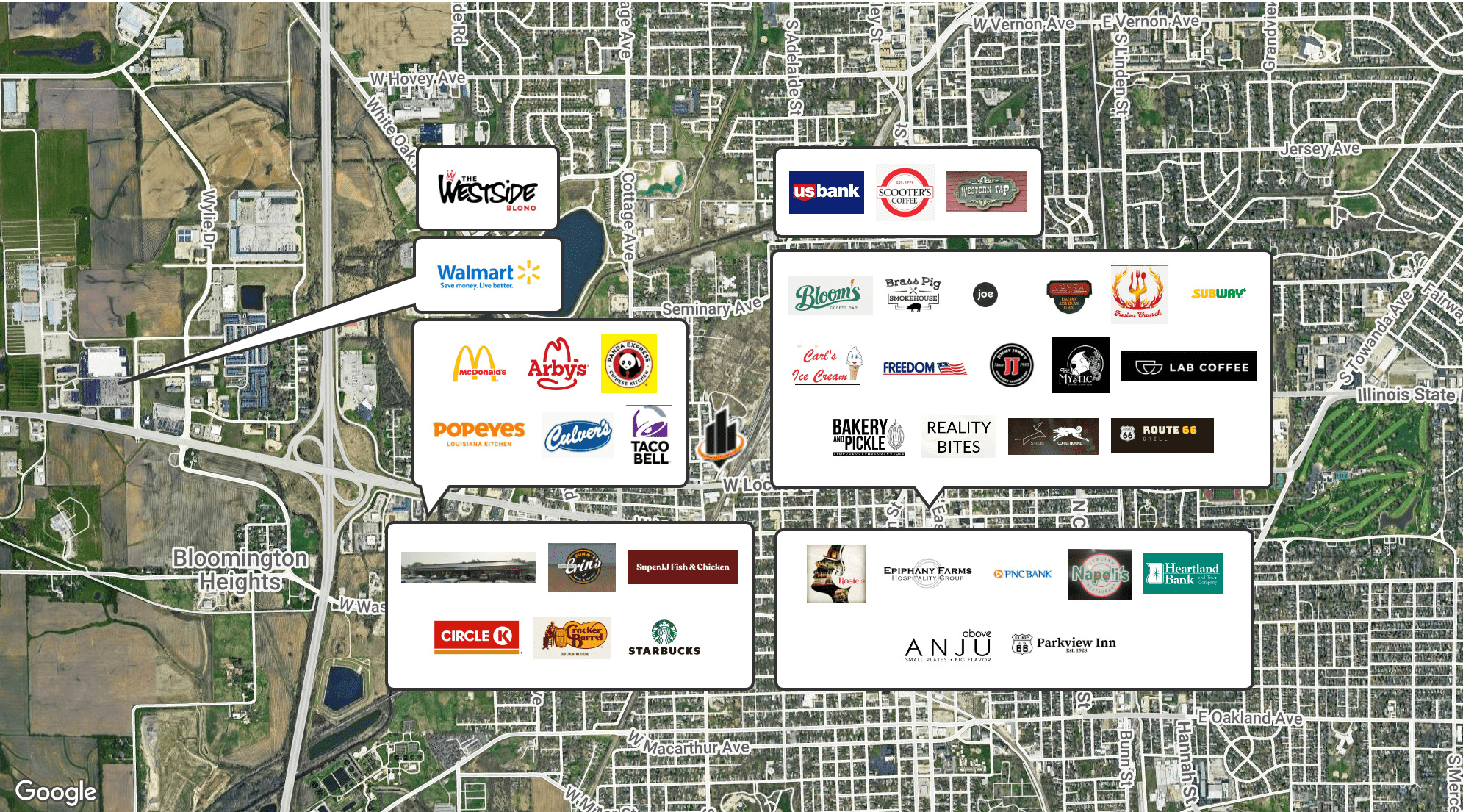
O: 309.262.4535

tom.dibble@svn.com

707 N LUMBER ST | Bloomington, IL 61701

SVN | CORE 3 5

RETAILER MAP



**TOM DIBBLE**  
O: 309.262.4535  
tom.dibble@svn.com

# DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES0.5 MILES1 MILE

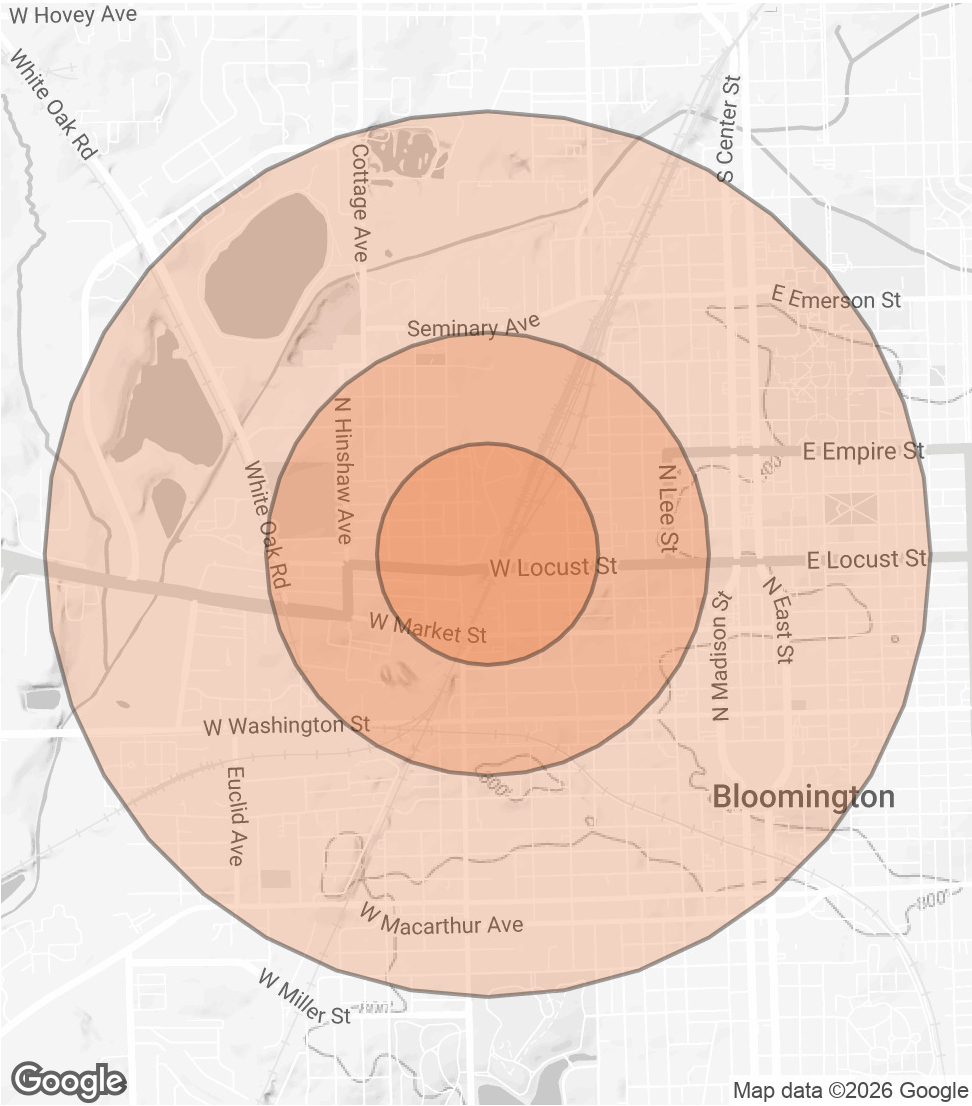
|                      |      |       |        |
|----------------------|------|-------|--------|
| TOTAL POPULATION     | 928  | 3,793 | 13,332 |
| AVERAGE AGE          | 37.2 | 35.9  | 32.2   |
| AVERAGE AGE (MALE)   | 43.8 | 40.3  | 33.9   |
| AVERAGE AGE (FEMALE) | 36.0 | 34.9  | 31.9   |

HOUSEHOLDS & INCOME

0.25 MILES0.5 MILES1 MILE

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 384       | 1,623     | 5,868     |
| # OF PERSONS PER HH | 2.4       | 2.3       | 2.3       |
| AVERAGE HH INCOME   | \$65,864  | \$62,537  | \$59,635  |
| AVERAGE HOUSE VALUE | \$117,469 | \$120,936 | \$123,785 |

2023 American Community Survey (ACS)



**TOM DIBBLE**  
O: 309.262.4535  
tom.dibble@svn.com

# BLOOMINGTON-NORMAL CITY INFORMATION

## BLOOMINGTON-NORMAL IL

- Prime Location: Situated in the heart of Central Illinois, Bloomington-Normal is ideally located within a few hours' drive of major cities including Chicago, St. Louis, Indianapolis, and the state capital, Springfield.
- Innovative Manufacturing: Rivian's 3.3 million square foot manufacturing campus is located in Normal, IL. This cutting-edge facility is a key player in the production of electric vehicles, positioning the area as a leader in the green economy.
- Population: The combined population of the "Twin Cities" stands at around 130,000, offering a vibrant community with a small-town feel and big-city amenities.
- Insurance Industry Leaders: Bloomington is proud to host two national insurance hubs—State Farm, one of the largest insurance companies in the U.S., and Country Financial, both of which have their headquarters here.
- Educational Institutions: This is home to three renowned educational institutions—Illinois State University, Illinois Wesleyan University, and Heartland Community College—providing a highly educated workforce and contributing to the region's vibrant cultural scene.

## LOCATION DETAILS

|        |        |
|--------|--------|
| COUNTY | McLean |
|--------|--------|



**TOM DIBBLE**  
O: 309.262.4535  
tom.dibble@svn.com

707 N LUMBER ST | Bloomington, IL 61701



MEET THE ADVISOR



**TOM DIBBLE**

Associate Advisor

tom.dibble@svn.com

Direct: 309.262.4535

PROFESSIONAL BACKGROUND

Tom Dibble has been helping clients buy, sell, lease, and invest in real estate since 2009. Born and raised in Bloomington, Illinois, he brings deep local market knowledge, strong community connections, and firsthand business ownership experience to every client relationship.

As a Commercial Broker/Advisor with SVN Core 3 and a local business owner, Tom understands the challenges and opportunities facing business owners, investors, landlords, and property owners. His background in real estate, entrepreneurship, and property valuation allows him to provide practical advice and strategic guidance tailored to each client’s goals.

Known for his straightforward communication, responsiveness, and relationship-focused approach, Tom is committed to helping clients make informed and confident decisions. Over the years, he has built a strong network of local lenders, attorneys, contractors, inspectors, and business professionals, providing valuable resources that extend beyond the transaction.

A proud father of two, Tom remains actively involved in the Bloomington-Normal community he has called home his entire life. Whether buying, selling, leasing, or investing, his goal is simple: provide exceptional service, honest advice, and results that help clients achieve their real estate objectives.

SVN | Core 3  
1707 E Hamilton Rd., #1A  
Bloomington, IL 61704

**TOM DIBBLE**  
O: 309.262.4535  
tom.dibble@svn.com

## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

**TOM DIBBLE**

O: 309.262.4535

tom.dibble@svn.com