

Flex Space For Lease

1805 INDUSTRIAL PARK DRIVE, UNIT C

Normal, IL 61761

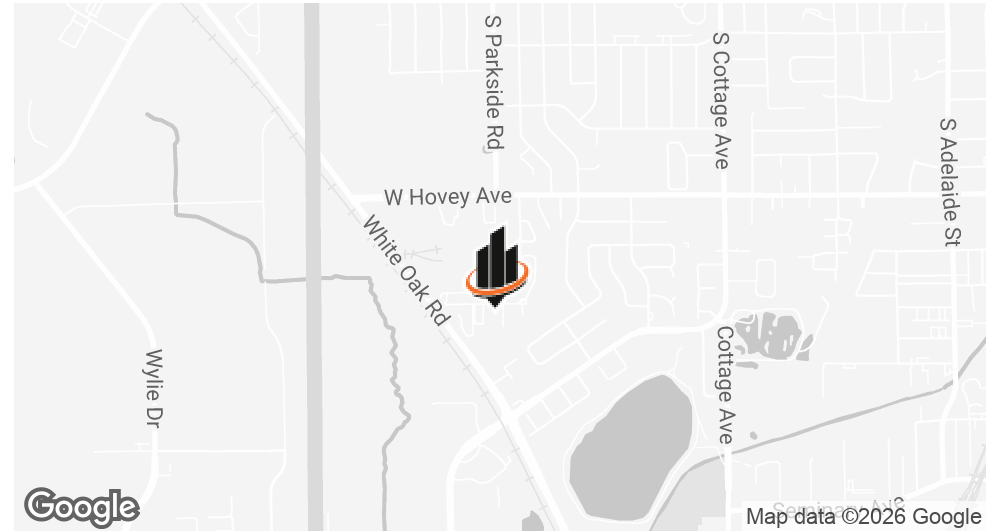
PRESENTED BY:

TOM DIBBLE

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$9.50 SF/yr (MG)
BUILDING SIZE:	12,600 SF
AVAILABLE SF:	1,500 SF

PROPERTY OVERVIEW

This clean and functional 1,500 SF flex unit offers the perfect blend of warehouse utility and open work space. Featuring tall ceilings, an oversized overhead garage door, and an open floor plan, the space is ideal for contractors, makers, service-based businesses, or anyone needing efficient shop, storage, or creative space. A set of stairs leads to a lofted storage area, providing valuable extra room while keeping your main floor clear and usable. The unit is well-lit and ready to accommodate a wide variety of business types.

PROPERTY HIGHLIGHTS

- 1,500 SF of open-use flex space
- Tall ceilings
- Tall garage door with excellent clearance

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ADDITIONAL PHOTOS



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LOCATION MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

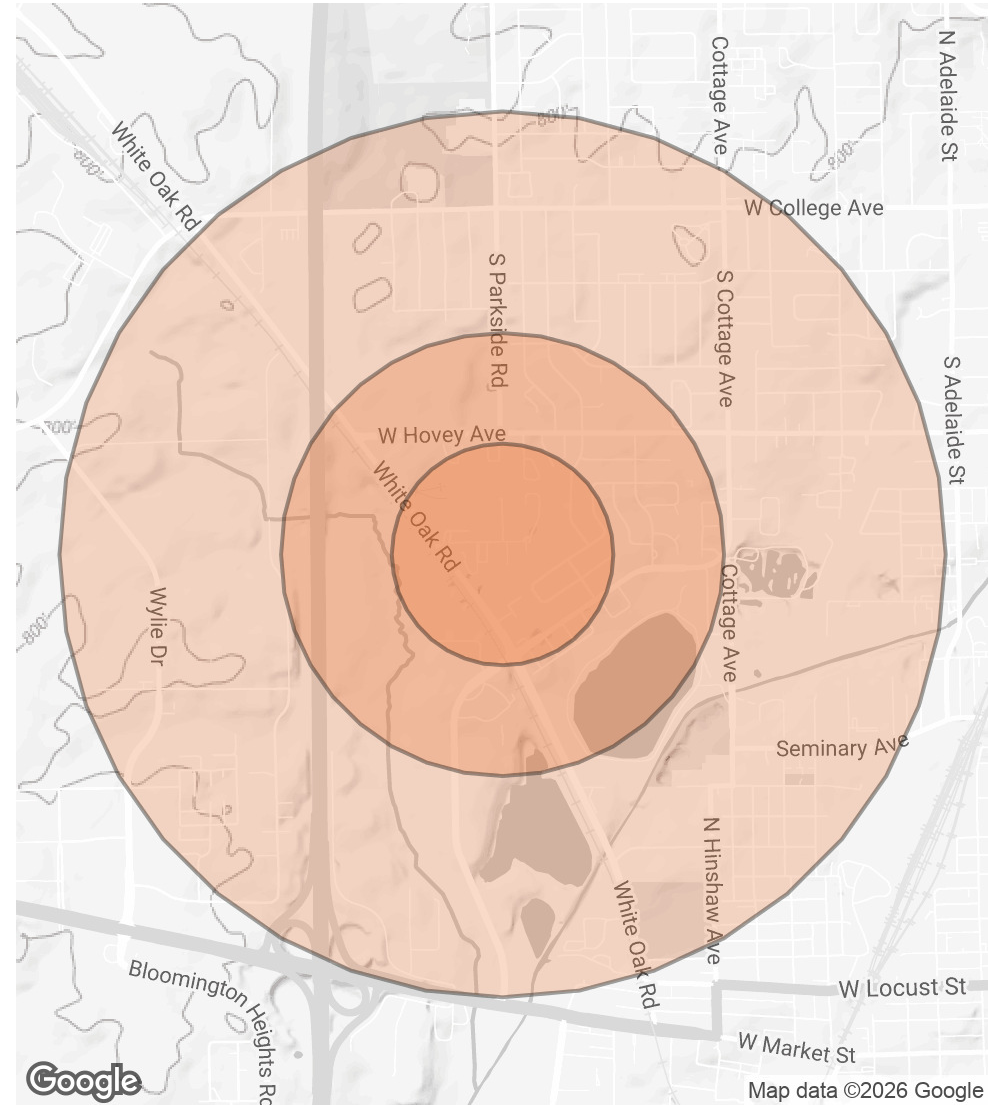
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	328	1,544	6,908
AVERAGE AGE	31.4	36.6	37.2
AVERAGE AGE (MALE)	30.8	34.8	35.7
AVERAGE AGE (FEMALE)	31.3	36.9	37.5

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	146	708	3,067
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$83,013	\$112,543	\$110,223
AVERAGE HOUSE VALUE	\$187,362	\$184,680	\$174,047

2023 American Community Survey (ACS)



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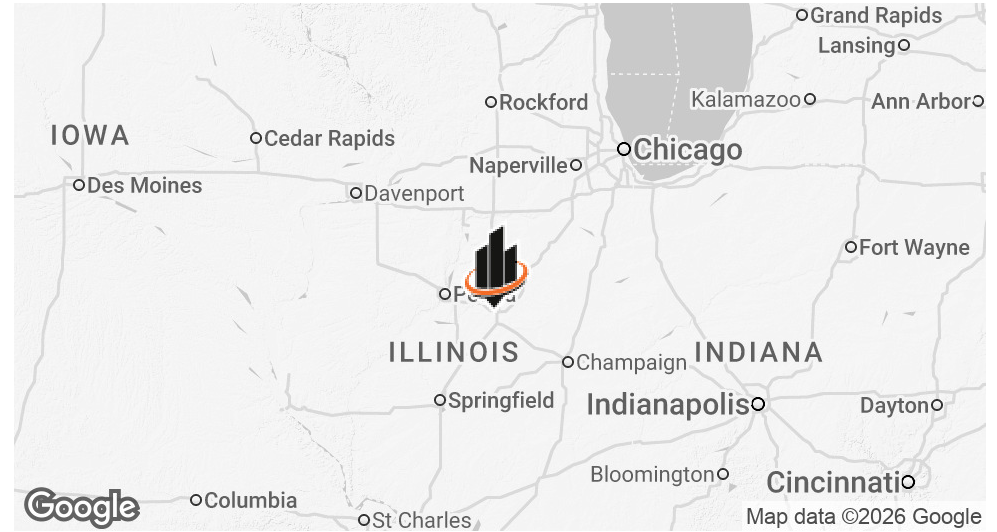
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CITY INFORMATION - BLOOMINGTON-NORMAL

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:** The area 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.



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ADVISOR BIO 1



TOM DIBBLE

Associate Advisor

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Direct: **309.242.8502**

PROFESSIONAL BACKGROUND

I've been in real estate since 2009, helping people buy, sell, and lease property. I like keeping things simple, honest, and low-stress for my clients. When you work with me, you're getting someone who knows the market, but also someone who actually listens and makes the process easier (and maybe even a little fun).

Over the years, I've built strong relationships with local vendors, inspectors, lenders, and contractors — so when you need a solution, I will have someone you can trust. I believe good communication is everything, and I'm not here to pressure you — I'm here to guide you, advocate for you, and help you make smart, confident decisions. Whether it's your first home, your next investment, or a commercial space for your business, I've got your back!

SVN | Core 3

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