LEASE

Flex Space for Lease

1805 INDUSTRIAL PARK DR, NORMAL, UNIT 1-2

Normal, IL 61761

PRESENTED BY:

TOM DIBBLE
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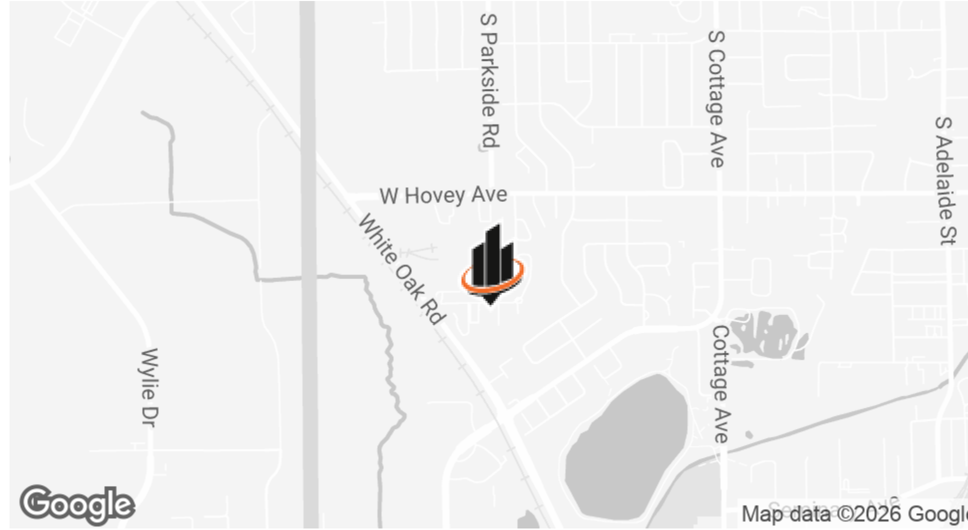

OFFERING SUMMARY

LEASE RATE:	$9.50/Sf/Year
NUMBER OF UNITS:	1
AVAILABLE SF:	1,200
LOT SIZE:	44,538 SF
BUILDING SIZE:	26,400 SF

PROPERTY DESCRIPTION

Bring your small business or workshop to life in this versatile 1,200 SF flex unit at 1805 Industrial Park Dr in Normal. This clean, open L-shaped layout sits on a corner with easy access and visibility, right next door to White Oak Brewing Co. and minutes from Walmart, Jewel-Osco, and other high-traffic retailers.

PROPERTY HIGHLIGHTS

- Open, Flexible Layout – Clean L-shaped floor plan with 1,200 SF of usable space, ideal for a workshop, small trade business, or light industrial use.
- Corner Location with Strong Visibility – Positioned on the corner for easy access and high visibility from Industrial Park Dr.
- Affordable Lease Rate – Priced at $9.50/SF/Year, offering a cost-effective entry point in a well-connected commercial corridor.

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ADDITIONAL PHOTOS

Open Flooplan with 2 bay doors

Enough room for a vehicle

Plenty of room

Streen off entry

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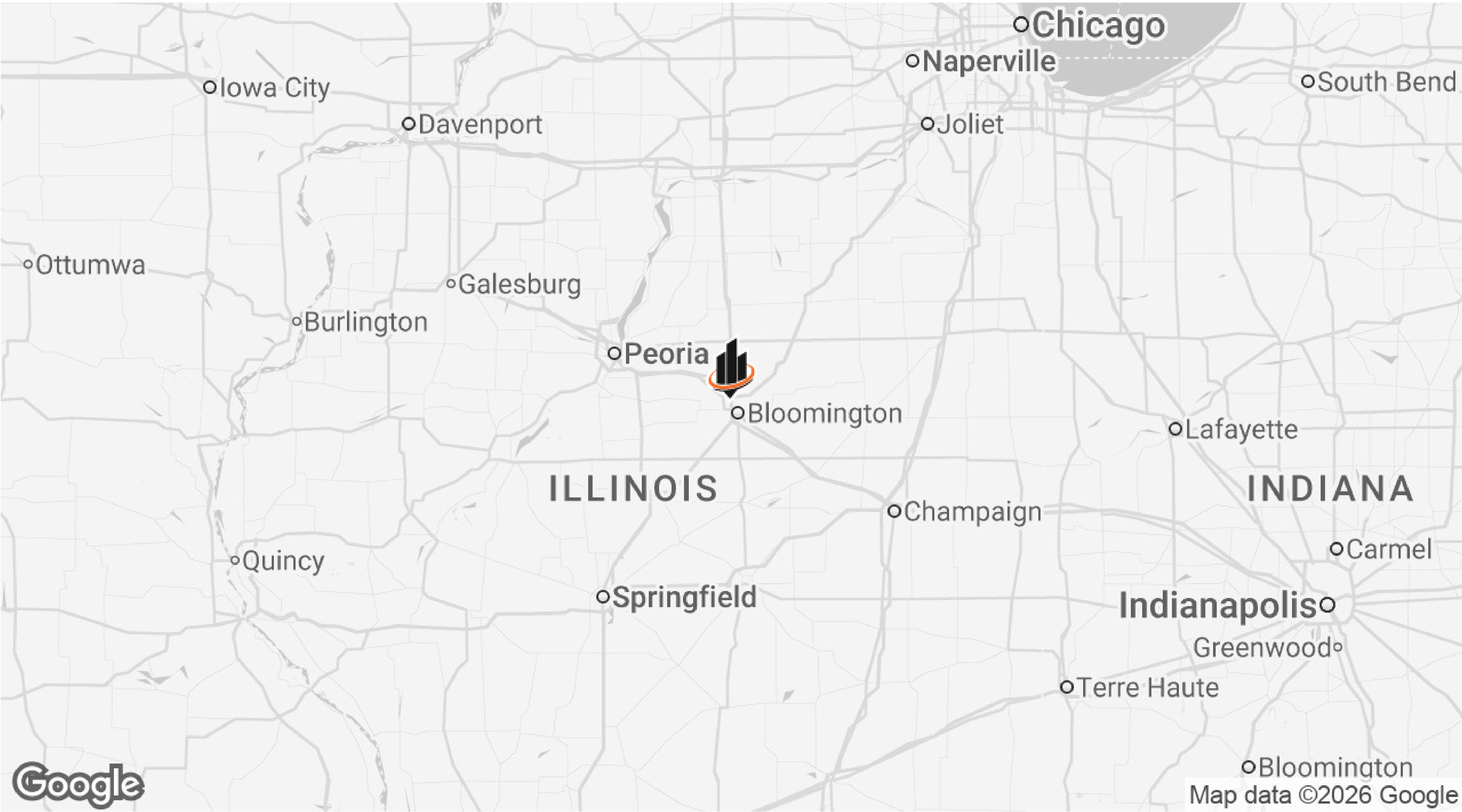
LOCATION MAP



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RETAILER MAP

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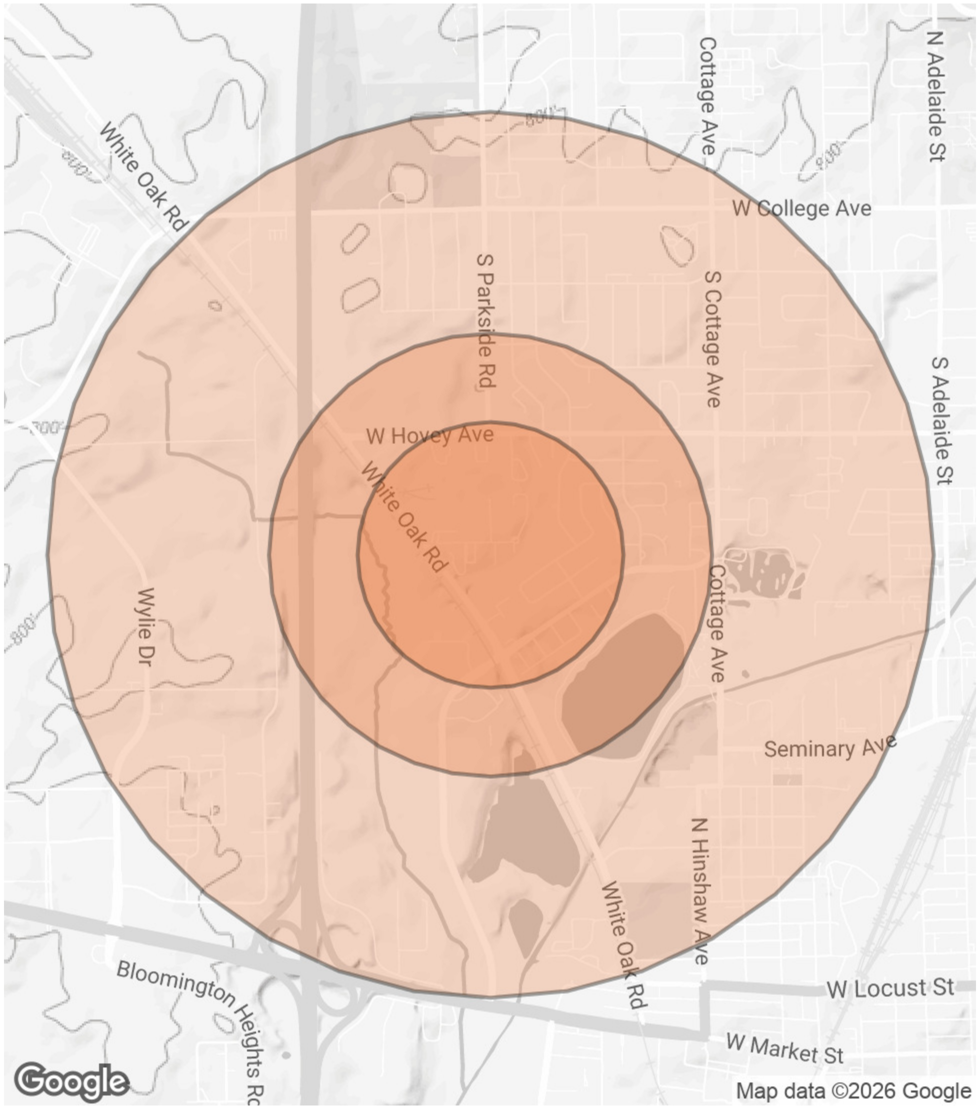
DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	536	1,386	6,839
AVERAGE AGE	39	40	38
AVERAGE AGE (MALE)	38	39	37
AVERAGE AGE (FEMALE)	40	40	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	235	605	2,978
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	$86,580	$92,940	$92,893
AVERAGE HOUSE VALUE	$178,059	$178,144	$191,657

2020 American Community Survey (ACS)



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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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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.

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DISCLAIMER

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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.

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