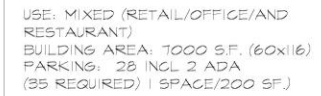


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DEVONSHIRE
REALTY



DATE:	04/20/2020
SCALE:	AS NOTED
DRAWN BY:	RTA
JOB:	19-081
SITE STUDY 4A	

**DEVONSHIRE
REALTY**

**COLDWELL BANKER
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CONFIDENTIAL INVESTMENT SUMMARY



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This Confidential Investment Summary ("CIS") is provided by Coldwell Banker Commercial Devonshire Realty ("CBCDR"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR.

This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CIS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

THE OFFERING



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Lease Price	\$18-\$25/ SF
Lease Type	NNN
Available SF	7,000 SF
Tax Pin	14-16-454-003
Zoning	B1 – General Business
Traffic Counts	W Raab Rd - 14,000 AADT US-51 - 18,000 AADT
Year Built	New Development
Tenancy	Multiple
Parking	28 Spaces

OFFERING HIGHLIGHTS

- High-Traffic Location - 32,000 combined AADT
- Proven Retail Destination - 132,000 monthly visitors
- Flexible Leasing Options - Customized suite ranges
- Surrounded by Illinois State University, residential developments, and business centers
- Landlord Buildout Assistance - Additional TI incentives for credit-worth tenants

Coldwell Banker Commercial Devonshire Realty is pleased to offer this 7,000 SF retail site development at 500 W Raab Rd, Normal, IL. Construction begins upon leasing, with 3-4 suites planned, including an endcap drive-thru. Positioned off of the signalized intersection of Raab Rd and N Main St (US-51) with 32,000 combined daily vehicles, the site offers prime visibility and easy access in front of Schnuck's-anchored Constitution Trail Centre, which attracts 132,000 monthly visitors. Additional Tenant specific buildout assistance is available for credit-worthy Tenants. Ideal for restaurants, retail, and service businesses. Now pre-leasing!

This 7,000 SF future retail development at 500 W Raab Rd, Normal, IL, offers a prime out lot location in front of the high-traffic Schnuck's center located within the greater Constitution Trail Centre. Positioned along W Raab Rd and N Main St (US-51), it provides excellent visibility, easy access, and shared parking. Surrounded by major retailers like Starbucks, Verizon, and McDonald's, it's minutes from Illinois State University, growing residential areas, and OSF St. Joseph Medical Center. Ideal for restaurants, retail, or service businesses, this site delivers strong demographics, steady traffic, and a thriving commercial environment.

AERIAL



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AERIAL



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BUILDING PLAN



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DESIGN INFORMATION:
USE: MIXED (RETAIL/OFFICE/AND RESTAURANT)
BUILDING AREA: 1000 S.F. (60x116)
PARKING: 28 INCL 2 ADA (35 REQUIRED) | 5 SPACE/200 SF.)

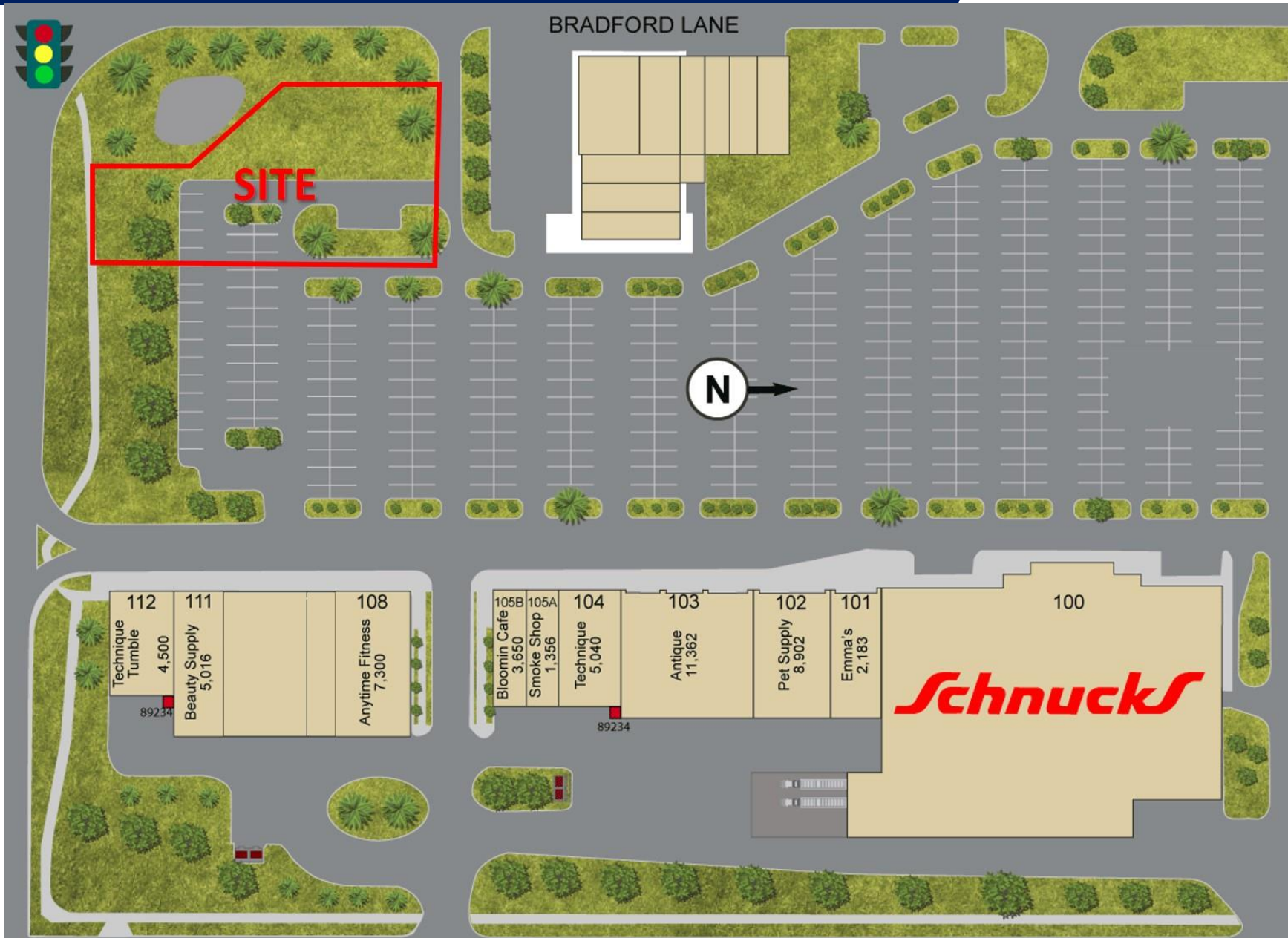
EA ARCHITECTURE & DESIGN, INC. 246 E WASHINGTON ST, SUITE C-3 BLOOMINGTON, ILLINOIS 61704 PHONE: (309) 663-1111 WWW.EA-AD.NET ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007110	
LOT 500 CONSTITUTION PLACE NORVAL, IL 61761	
DATE: 8.4.2020	
SCALE: AS NOTED	
DRAWN BY: RTA	
CHECKED BY: JH-QB	
SITE STUDY: 4A	
SHEET: C104	

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SITE PLAN



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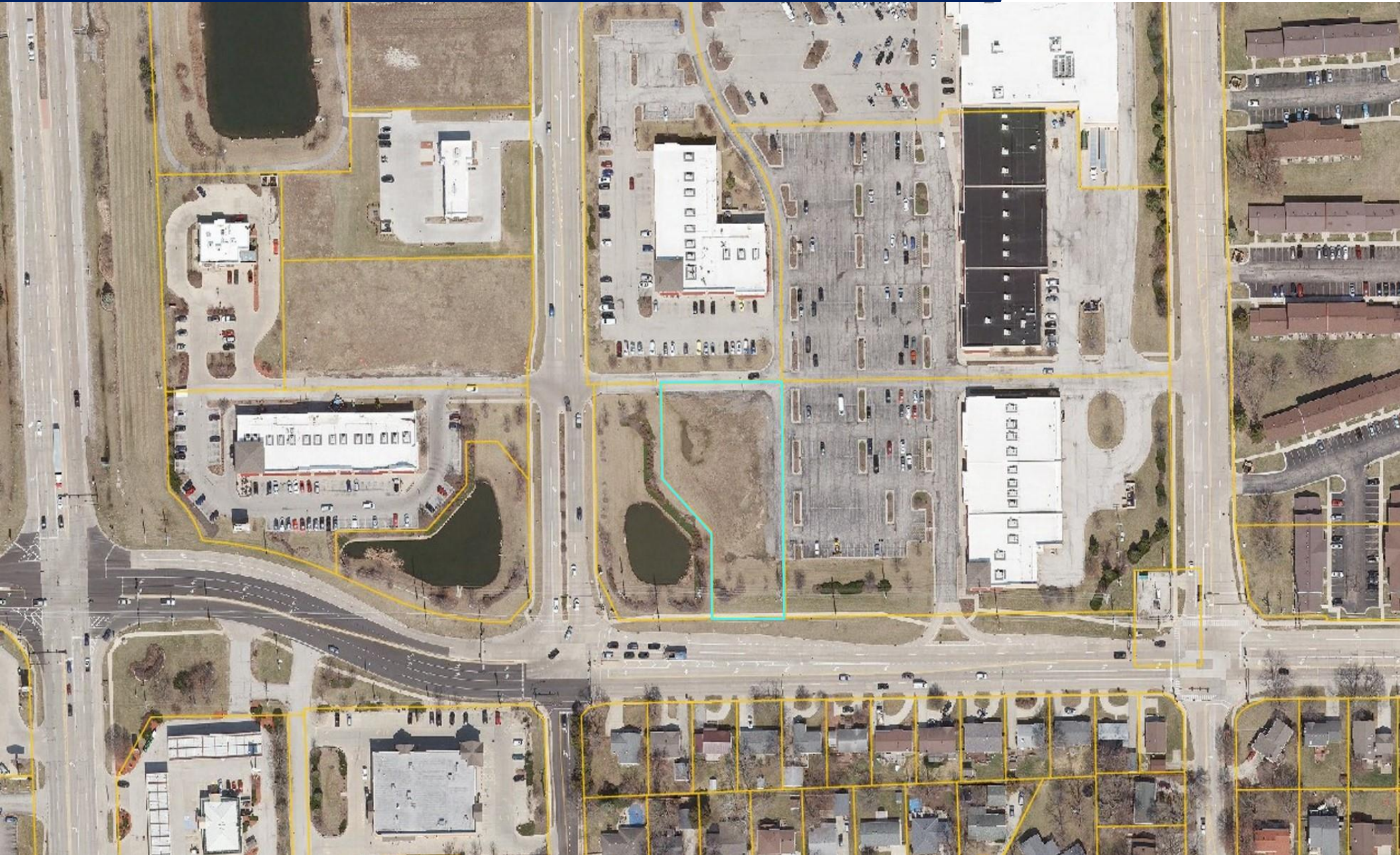
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GIS MAP



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DEMOGRAPHICS



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POPULATION

	1-MILES	3-MILES	5-MILES
2010 Population (Census)	9,379	55,832	109,890
2024 Population	9,595	57,381	110,389
2029 Population (Projected)	10,240	61,185	115,711

HOUSEHOLDS

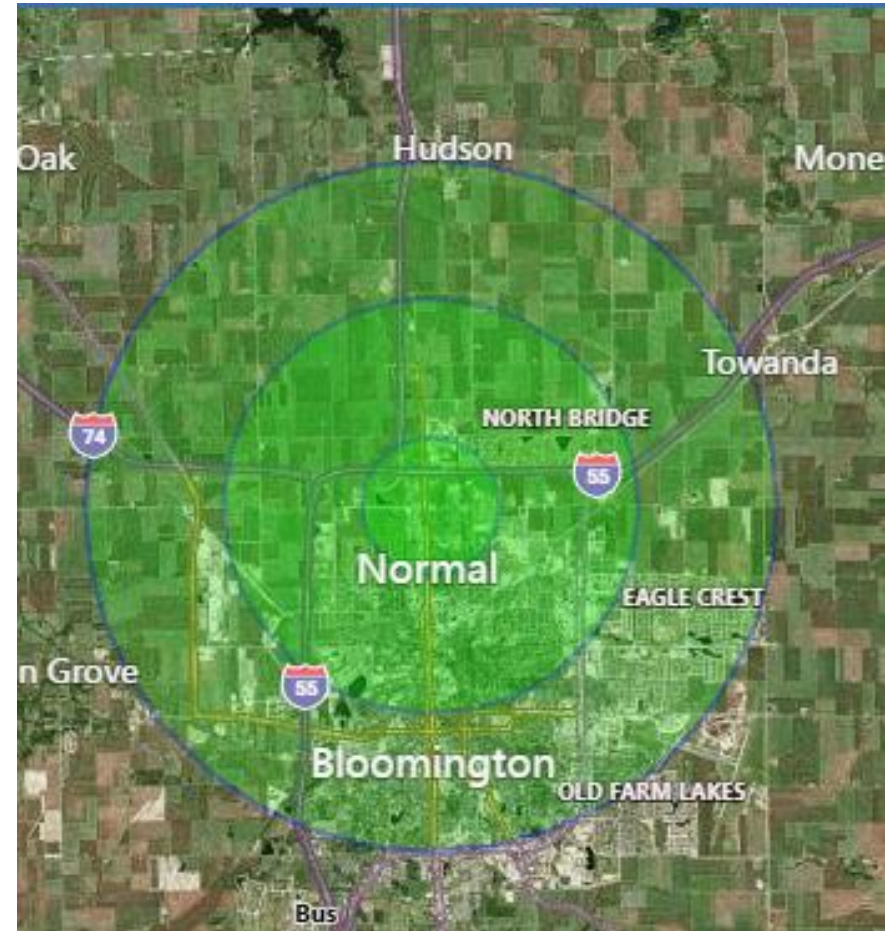
	1-MILES	3-MILES	5-MILES
2024 Households	3,859	22,136	45,128
2029 Households (Projected)	4,149	23,839	47,476

INCOME

	1-MILES	3-MILES	5-MILES
2024 Per Capita Income	\$35,913	\$34,337	\$38,662
2024 Median Household Income	\$66,076	\$66,836	\$75,280
2024 Average Household Income	\$89,300	\$89,009	\$94,573

BUSINESS

	1-MILES	3-MILES	5-MILES
2024 Total Businesses	100	1,016	2,691
2024 Employees	2,667	30,296	72,057



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AREA PROFILE



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Normal, Illinois, is a vibrant town located in the heart of McLean County. It is part of the Bloomington-Normal metropolitan area, often referred to as the "Twin Cities." With a population of around 53,000 people, Normal offers a blend of small-town charm and urban amenities. Its central location along Interstate 55 makes it a convenient stop between Chicago and St. Louis.

One of the town's most notable features is Illinois State University (ISU), the oldest public university in Illinois. ISU brings a youthful energy to Normal, with a diverse student population and a wide range of cultural and athletic events. The university's campus is home to the historic Milner Library and the Center for the Performing Arts, which hosts concerts, plays, and other performances throughout the year.

Normal is also known for its commitment to sustainability and innovation. Uptown Normal, the town's central business district, underwent major redevelopment to become a model for green urban planning. The area features the striking Uptown Station, a multi-modal transportation hub that connects residents to Amtrak, local buses, and intercity travel. Uptown Normal also offers an array of shops, restaurants, and public spaces like the scenic Circle Park.

Families and outdoor enthusiasts will find plenty to enjoy in Normal. The town maintains a network of parks, trails, and recreational facilities, including the sprawling Constitution Trail. This popular multi-use trail spans over 45 miles, linking Normal with neighboring Bloomington. Attractions like the Children's Discovery Museum and Ironwood Golf Course provide entertainment for all ages.

With its rich educational foundation, eco-friendly initiatives, and welcoming community, Normal, Illinois, is a dynamic town with much to offer. Whether you're exploring its cultural institutions, enjoying the outdoors, or attending a Redbirds game, Normal combines a progressive spirit with Midwestern hospitality.



ILLINOIS STATE UNIVERSITY PROFILE



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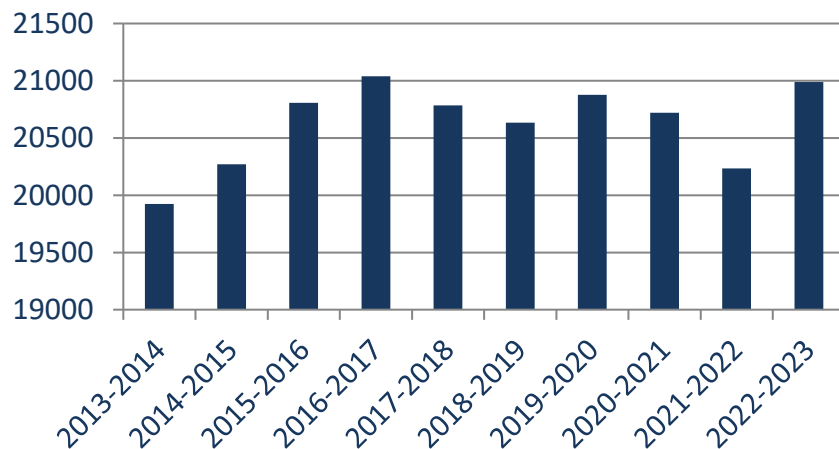


ILLINOIS STATE UNIVERSITY

20,683
18,055
2,628
3,612

Total Enrollment (2022-2023)
Undergraduate Enrollment
Graduate Enrollment
Faculty & Staff

ISU Enrollment



Illinois State University (ISU), founded in 1857, is the oldest public university in Illinois. Located in Normal, ISU emphasizes teaching excellence and offers over 200 degree programs across seven colleges, serving more than 21,000 students.

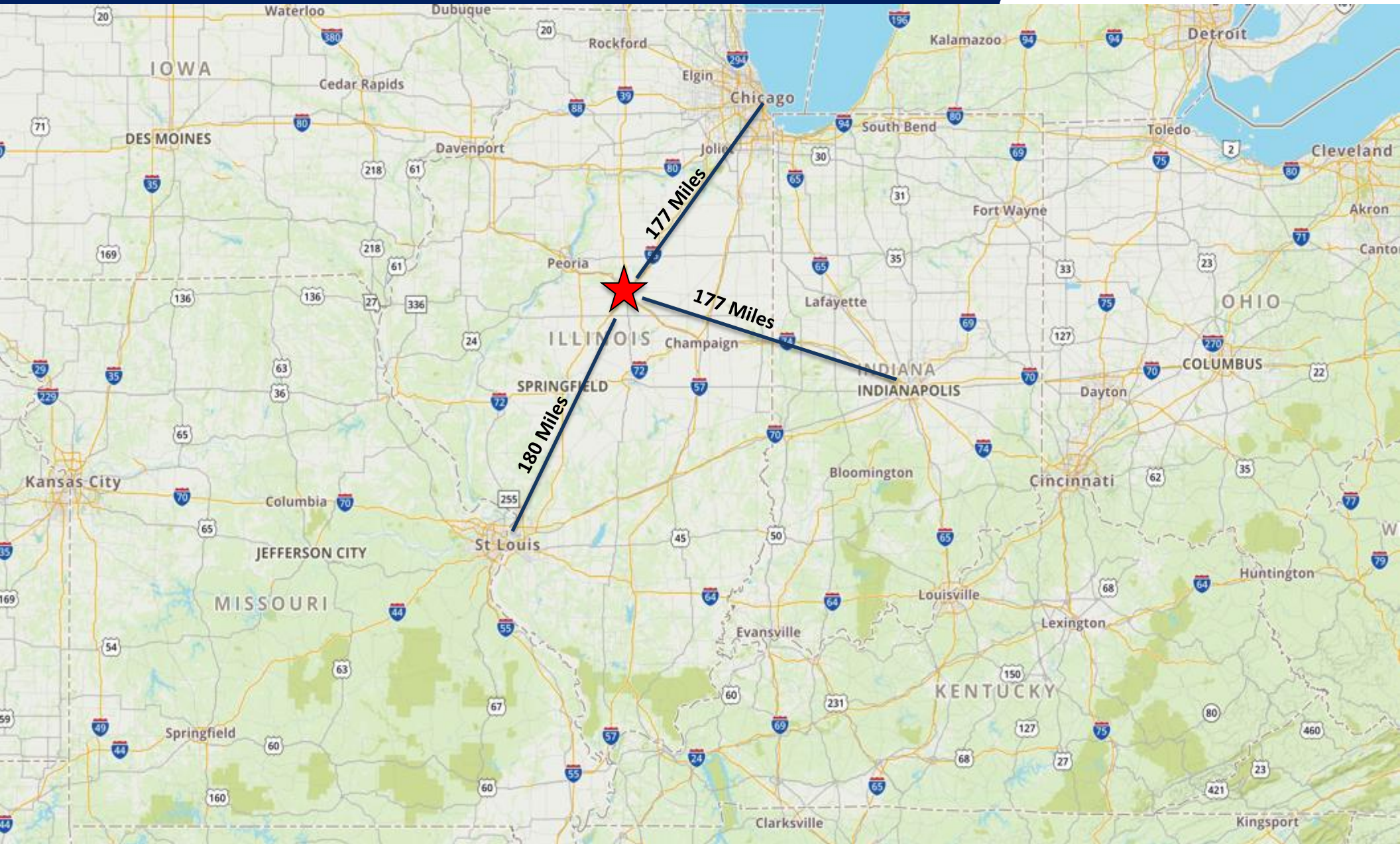
Over the past decade, ISU's enrollment has remained relatively stable, with slight fluctuations. In the 2023-24 academic year, the university welcomed 4,147 freshmen—the largest incoming class in 36 years—bringing total enrollment to 20,989, a 1.5% increase from the previous year.

This consistent enrollment underscores ISU's status as a first-choice institution, maintaining academic quality and small class sizes.

REGIONAL MAP



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CONTACT INFORMATION



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