

LEASE

High Visibility Retail/Office

202 S ELDORADO, UNIT 2C

Bloomington, IL 61704

PRESENTED BY:

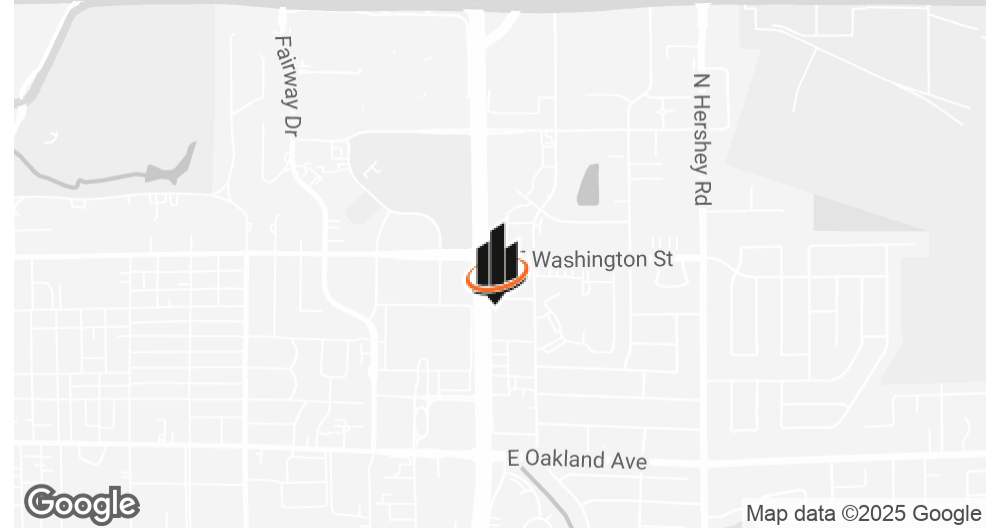
JILL SPRATT

O: 309.590.7900 x302

jill.spratt@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$25.00 per square feet/year
AVAILABLE SF:	1,427
LOT SIZE:	0.97 Acres
BUILDING SIZE:	1,427 SF

PROPERTY DESCRIPTION

This versatile 1,427 square foot retail/office space offers a unique blend of functionality and flexibility, featuring two full bathrooms, a sauna/shower room and multiple individual office/rooms making it an ideal fit for a wide range of business concepts. This space is especially well-suited for uses such as a wellness center, Pilates or yoga studio, medical office, chiropractic office, skincare or aesthetics studio, boutique fitness or personal training facility, meditation or sound healing space, tattoo or piercing studio, beauty bar or salon, counseling or therapy office, art or photography studio, or even a private medical or wellness consulting space. Positioned along the busy Veterans Parkway and located across the street from the State Farm Headquarters. The prominent exposure of this location ensures maximum visibility for your business! Call today for a showing.

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ADDITIONAL PHOTOS



Front Entrance



Side and back of space



Ample Parking



One of the office/rooms



View of State Farm Headquarters from inside



One of the full restrooms

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LOCATION MAP



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RETAILER MAP



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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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MEET THE ADVISOR



JILL SPRATT

Advisor

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Direct: **309.590.7900 x302** | Cell: **217.722.3584**

PROFESSIONAL BACKGROUND

Jill was born in Illinois and has lived in Central Illinois most of her life. She also lived in Oregon for 10 years during her school years. Jill has over 25 years of experience with client relations, customer service, leadership, event planning, and project management. She is a problem solver, effective communicator, relationship builder, and has strong interpersonal skills.

Before working at SVN Core 3, Jill had the experience of working with the SVN Core 3 team firsthand through her former employer. She explains, "The company I worked for moved to a new commercial building, and the new space required an extensive renovation." Jill got to know the team well during this time and said, "The professionalism, efficiency, and attention to detail that the team upheld throughout the entirety of the project was top-notch."

Because of the lasting impression SVN Core 3 made on Jill, she joined the team as a Commercial Property Manager in February of 2020.

Jill's favorite part of her position is the long-term relationships she builds with tenants, owners, and clients. She also enjoys the search for the perfect property fit for her clients. In addition to her role as our Commercial Property Manager, Jill is a licensed Real Estate Broker with a primary focus on Industrial and Land.

Jill and her husband Bob together have 3 children. They enjoy spending time with family, friends and their yellow lab Bonnie.

SVN | Core 3

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