

# AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.  
Suite A  
Bloomington, Illinois

[www.axis360.co](http://www.axis360.co)



## FOR LEASE - Neighborhood Retail Space

### Address

1804 S. Hershey Rd.  
Bloomington, Illinois

### Total Building Size

17,168 sq. ft.

### Available Unit

Unit #106

### Unit Size

2,000 to 4,267 sq. ft.

### Lease Rate

\$13.50 per sq. ft. NNN

### Estimated NNNs

\$3.25 per sq. ft. for 2025

### Year Built

2007

### Now Leasing - Customizable Retail or Office Space in Prime Southeast Bloomington Location

Be part of a busy neighborhood center that draws consistent traffic from the surrounding residential community. This brand-new space is a blank canvas—ready for your vision.

**Build-out flexibility available:** Landlord is willing to complete mechanicals, ceiling, and restrooms for a qualified tenant signing a minimum **5-year lease**. Customize the layout to meet your exact needs.

### Perfect for:

- Boutique Retail
- Medical
- Wellness Services
- Salon
- Professional Office
- Specialty Grocery
- Wine/Spirits
- Tutoring



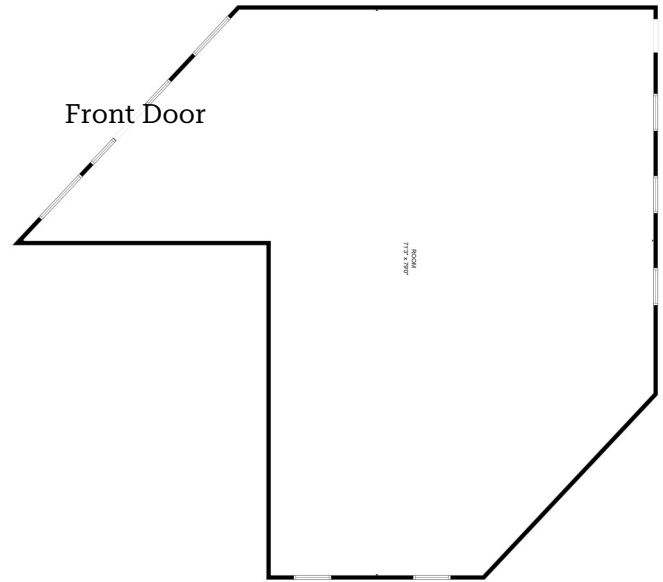
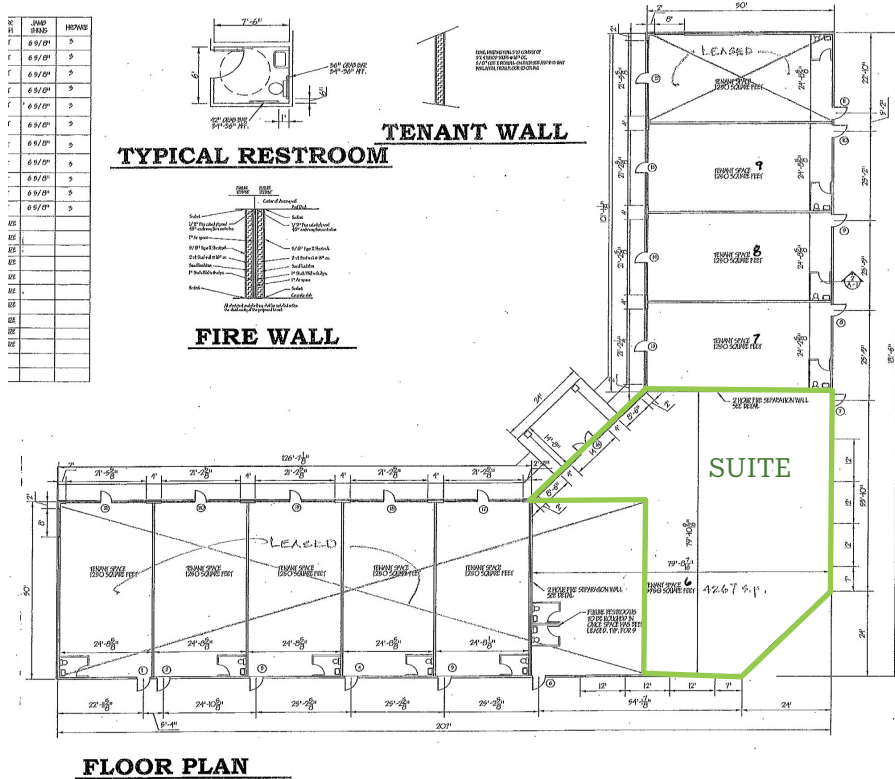
**Laura Pritts**  
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## APPROXIMATE FLOOR PLAN



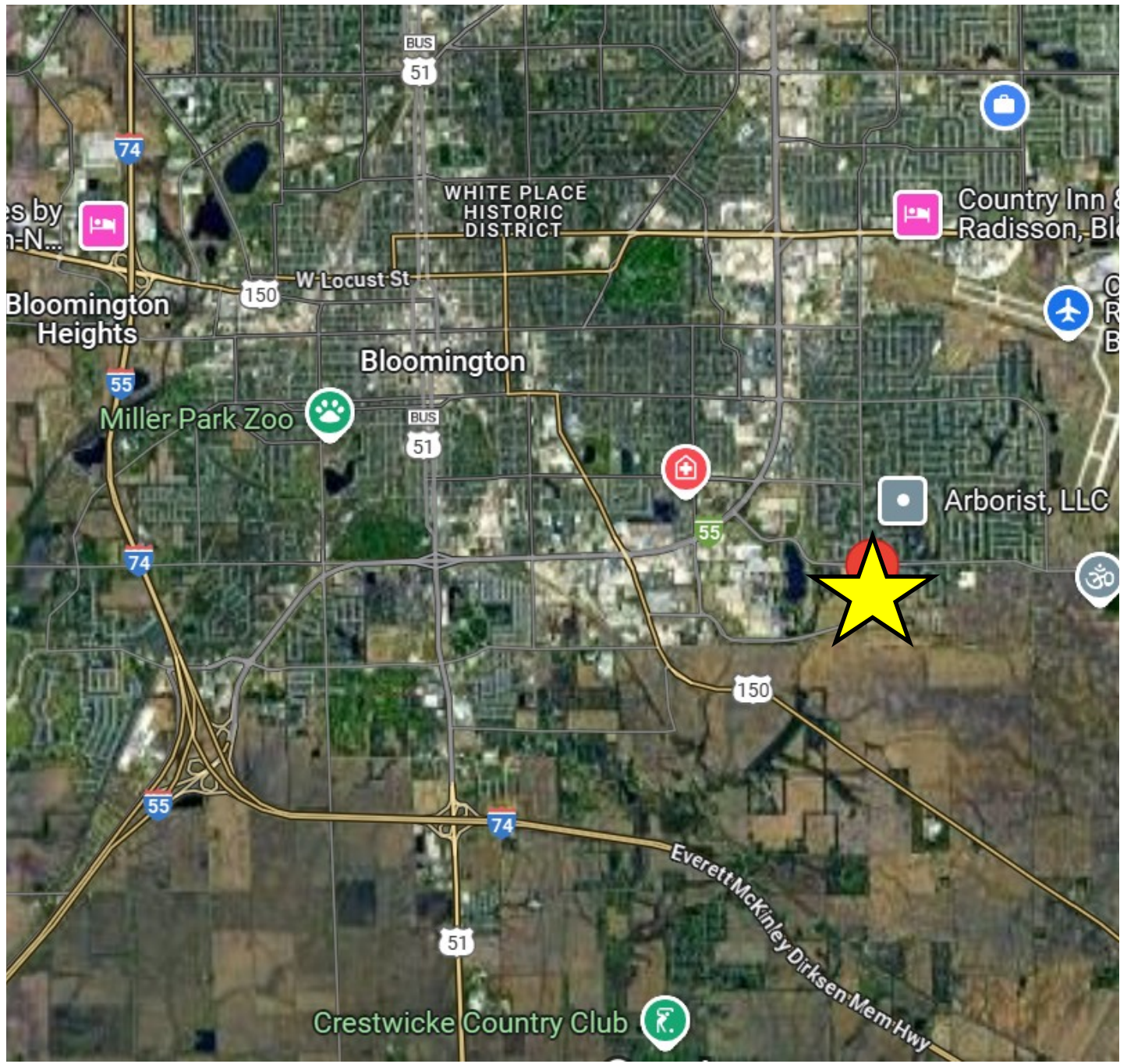


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## LOCATION MAP



**Laura Pritts, Designated Managing Broker**

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**(309) 824-0507**