

LEASE

2309 East Empire Street, Suite 600

2309 EAST EMPIRE STREET, SUITE 600

Bloomington, IL 61704

PRESENTED BY:

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ALEXANDRIA UNDERWOOD

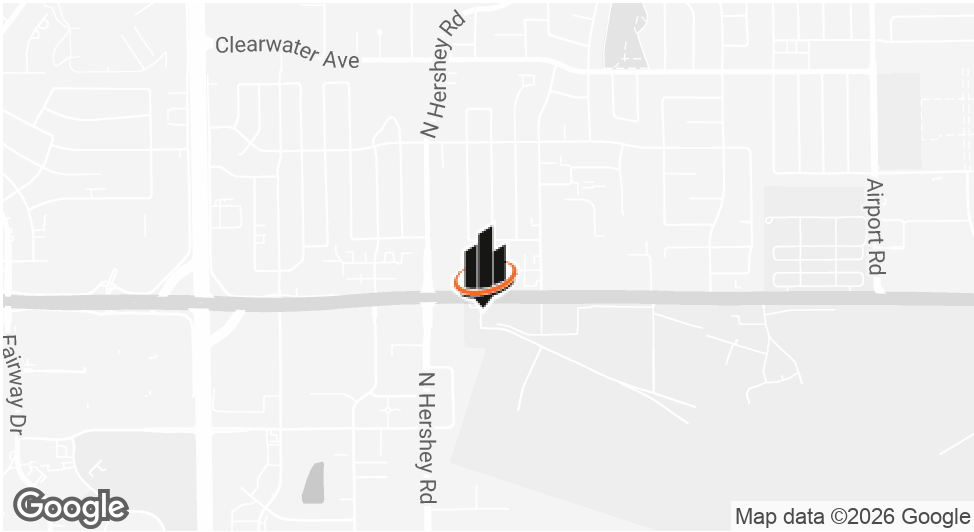
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SVN
CORE 3

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$17 SF/yr (MG)
BUILDING SIZE:	9,000 SF
AVAILABLE SF:	1,500 SF
LOT SIZE:	0.72 Acres
YEAR BUILT:	2002
ZONING:	B1
APN:	21-01-102-001

PROPERTY OVERVIEW

Prime opportunity to lease a 1,500 SF office suite in a highly visible and desirable location directly off E. Empire Street. The space features an open floor plan, one private enclosed office, and the potential to build out additional private offices to accommodate your business needs. The suite includes one restroom and offers ample parking for both clients and employees. Located at the end of the building, with exposure to E. Empire, the suite provides excellent visibility and easy access, making it an ideal location for a variety of professional office, medical, or service oriented businesses.

PROPERTY HIGHLIGHTS

- High visibility
- Open concept with potential to add additional private offices
- Ample parking directly in front of the building

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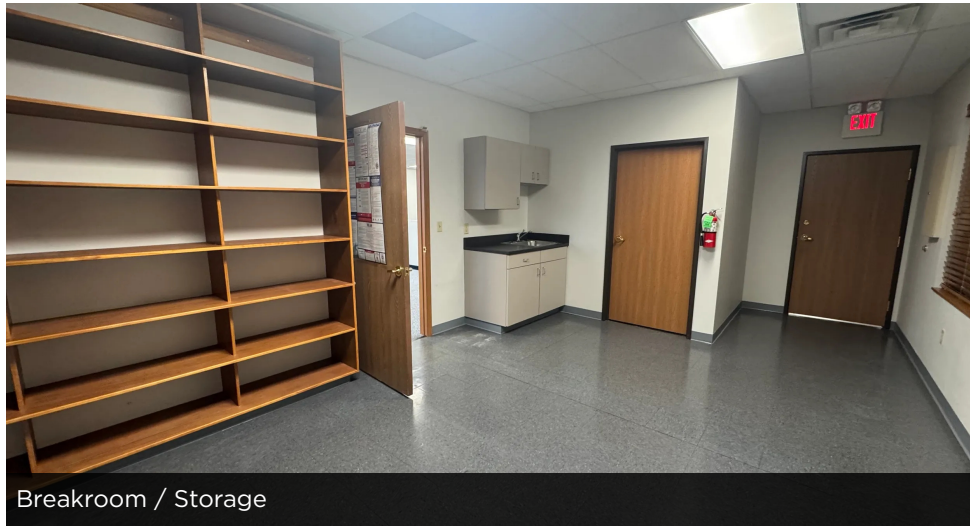
ADDITIONAL PHOTOS



Open Floor Plan



Private Office



Breakroom / Storage

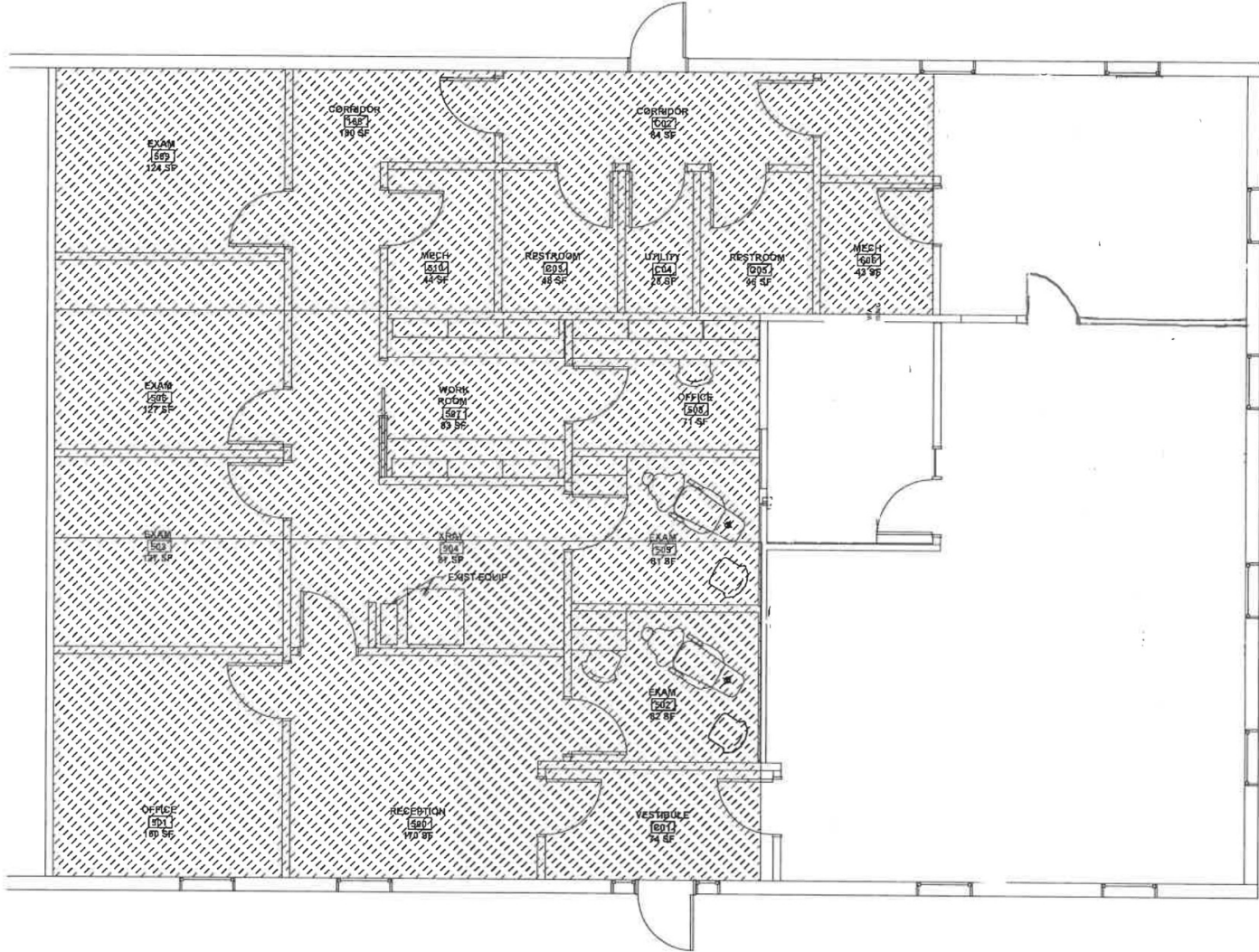


Private Restroom

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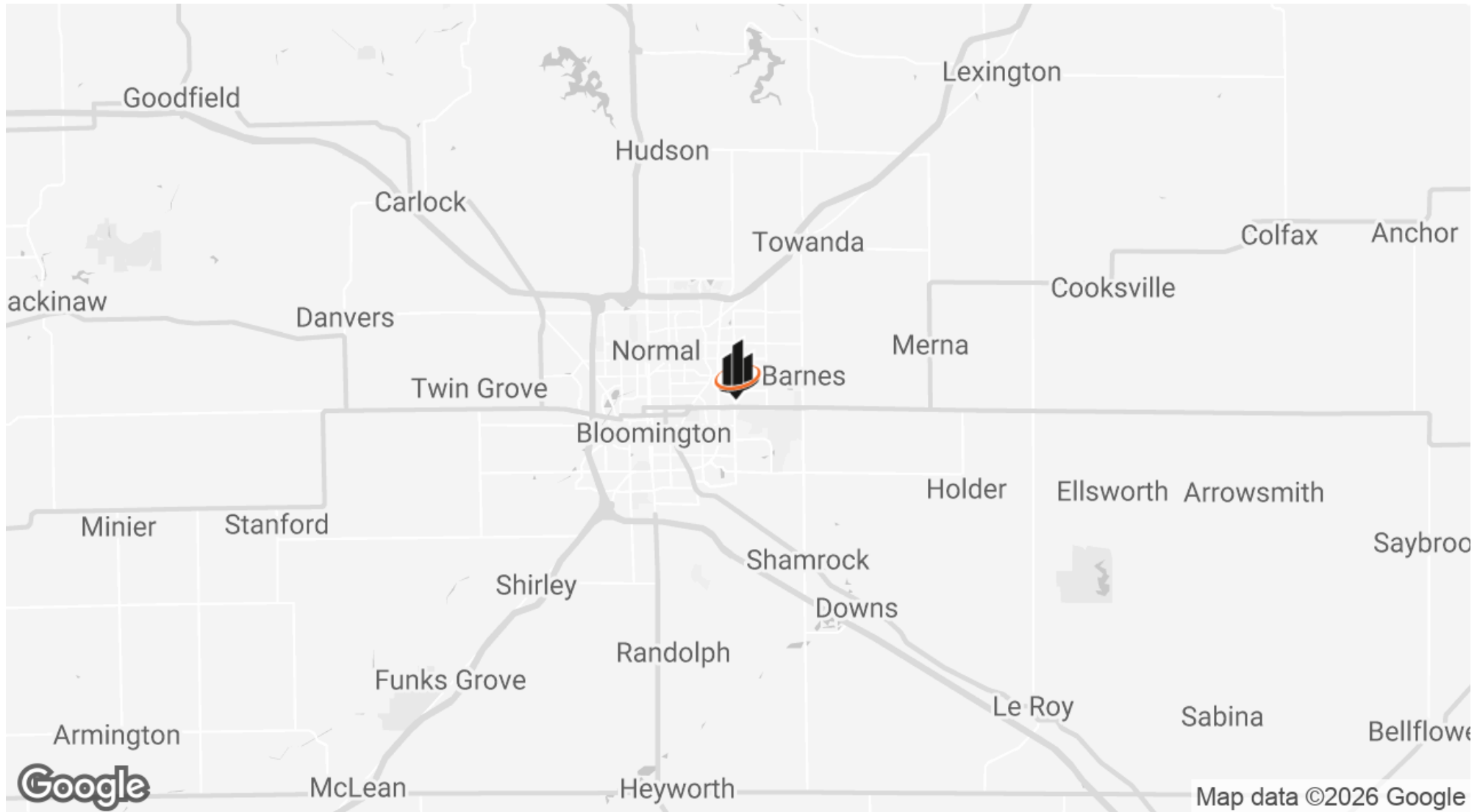
FLOOR PLAN



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LOCATION MAP



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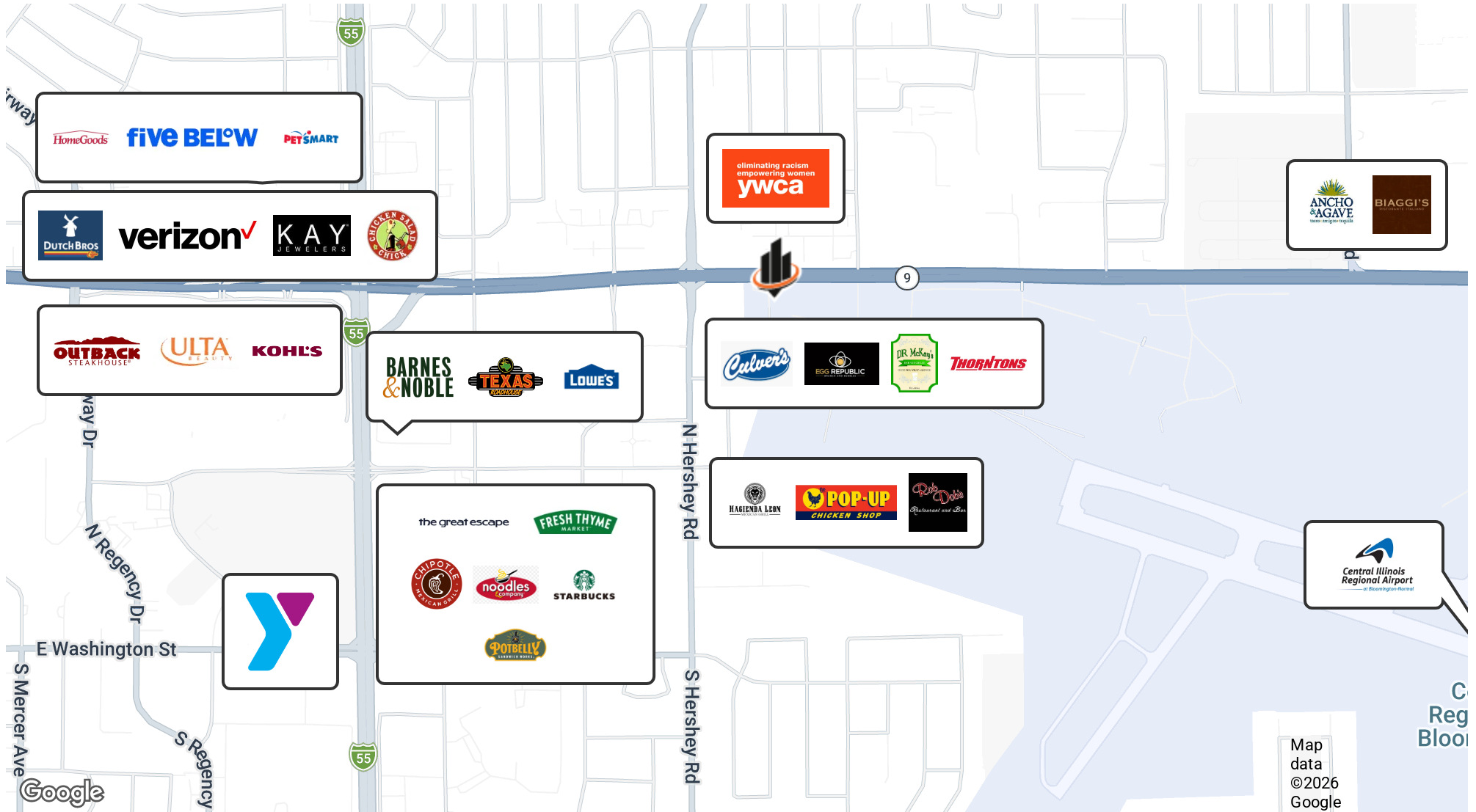
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

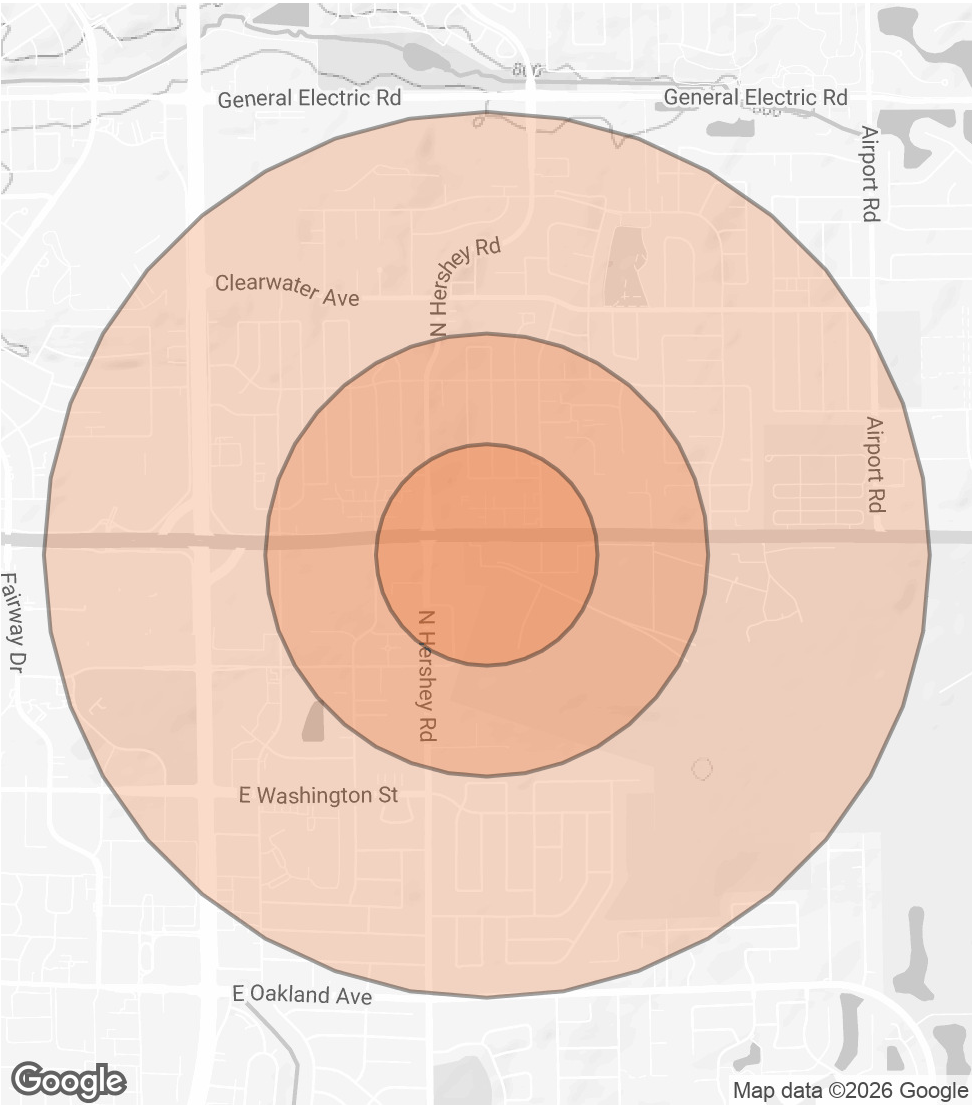
POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	579	2,514	9,980
AVERAGE AGE	37.0	35.5	34.4
AVERAGE AGE (MALE)	33.7	32.5	32.7
AVERAGE AGE (FEMALE)	39.9	39.1	38.1

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	262	1,176	4,698
# OF PERSONS PER HH	2.2	2.1	2.1
AVERAGE HH INCOME	\$101,514	\$92,262	\$88,628
AVERAGE HOUSE VALUE	\$208,334	\$197,184	\$204,120

2023 American Community Survey (ACS)



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BLOOMINGTON-NORMAL CITY INFORMATION

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: This 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.

LOCATION DETAILS

COUNTY	McLean
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MEET THE TEAM



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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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