FOR SALE

Fully Equipped Gym or New Business!

419 NORTH KAYS DRIVE

Normal, IL 61761

PRESENTED BY:

TOM DIBBLE
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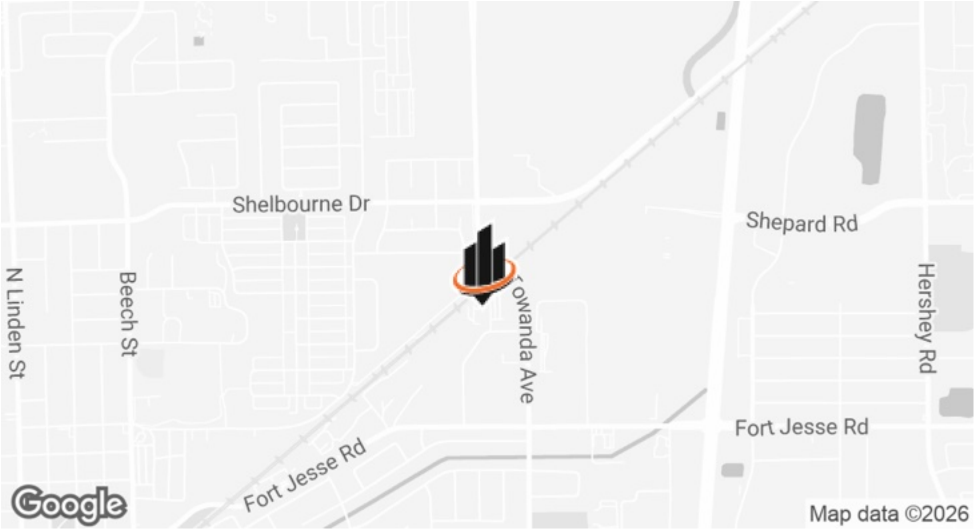
SVN CORE 3

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	$1,995,000
BUILDING SIZE:	19,200 SF
LOT SIZE:	2.18 Acres
PRICE / SF:	$104

PROPERTY OVERVIEW

Versatile industrial commercial building currently operating as The Workout Company, offering a unique opportunity for owner-users, investors, or fitness operators. The property features a large open-concept main floor ideal for gym, training, warehouse, flex, or recreational use, along with an upper level and multiple oversized private rooms that create additional income potential through subleasing, personal training, wellness services, offices, or specialty fitness concepts.

Utilize the open floor plan or partition for a custom set up to suit your needs.
The welcoming front entry includes a built-in beverage/protein bar area, creating an attractive customer experience from the moment clients walk in. The industrial layout provides flexibility for a wide variety of business uses while maintaining strong functionality and open usable space.

***** Existing gym equipment & business is negotiable and may be included with the sale, allowing for a potential turnkey fitness operation. Excellent opportunity to acquire a flexible commercial property with multiple revenue possibilities.

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COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Multiple income-producing zones (open gym, studios, medical, physical rehab/training, café/juice bar area) support diversified revenue streams
- 2.18 Acres (1.53 Acres w/building with additional .65 Acres of parking)
- 130 Parking spaces
- Space for adding another building or more parking spaces
- Second floor for extra staffing, admin offices, bonus area
- 19,200 SF of endless possibilities. Move-in ready business or customize by combining or partitioning rooms
- Large open industrial layout with upstairs area and oversized private rooms for additional income opportunities
- Built-in beverage/protein bar at entry creates a welcoming, turnkey fitness atmosphere
- Existing gym equipment negotiable for potential turnkey operation or easy business transition
- High clear-span ceilings for future buildout and expansion
- Strong alignment with long-term wellness and fitness trends, positioning the property to benefit from continued demand for high-quality gym and training space

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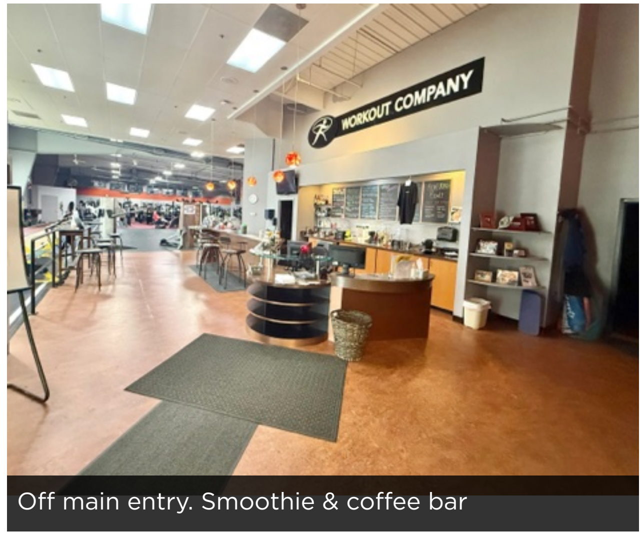
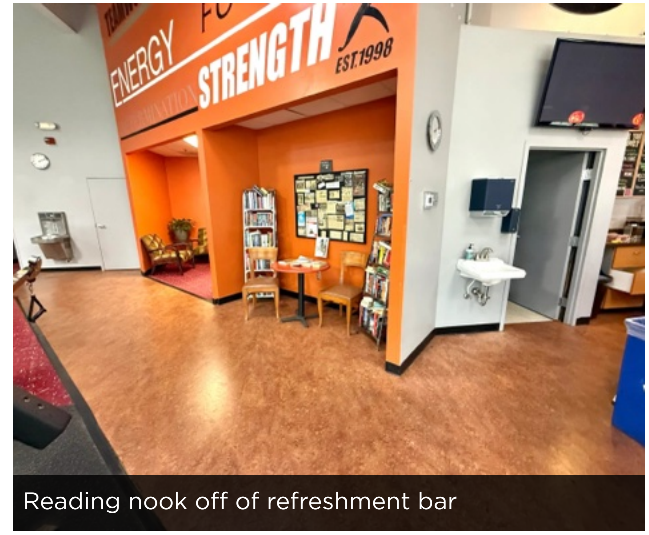
ADDITIONAL PHOTOS

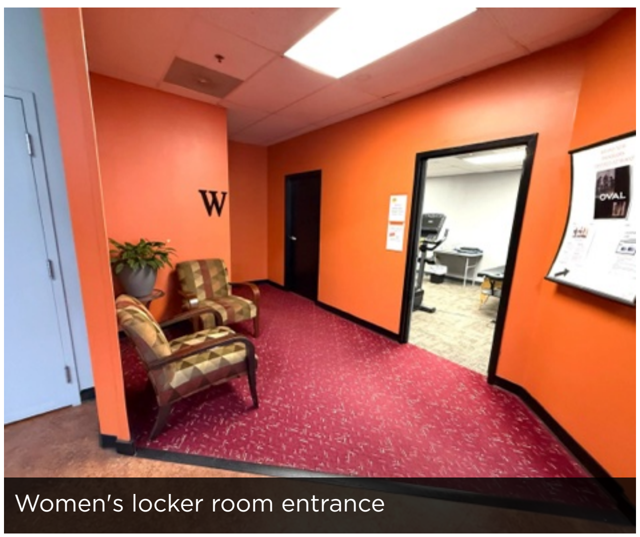
Main entry with multiple access for splitting space!

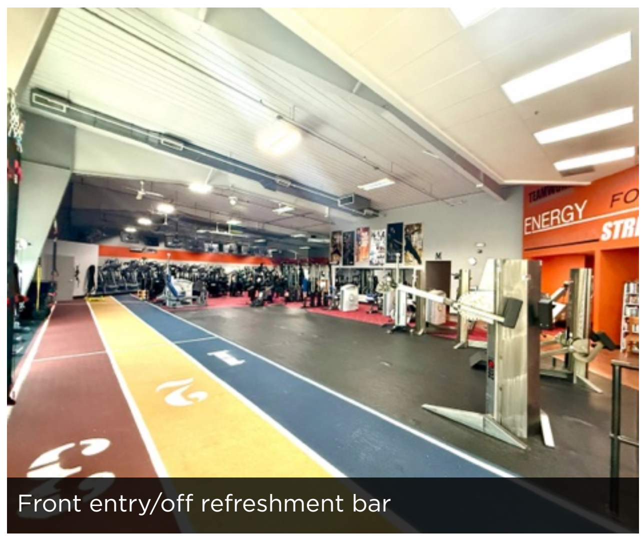


Off main entry. Smoothie & coffee bar

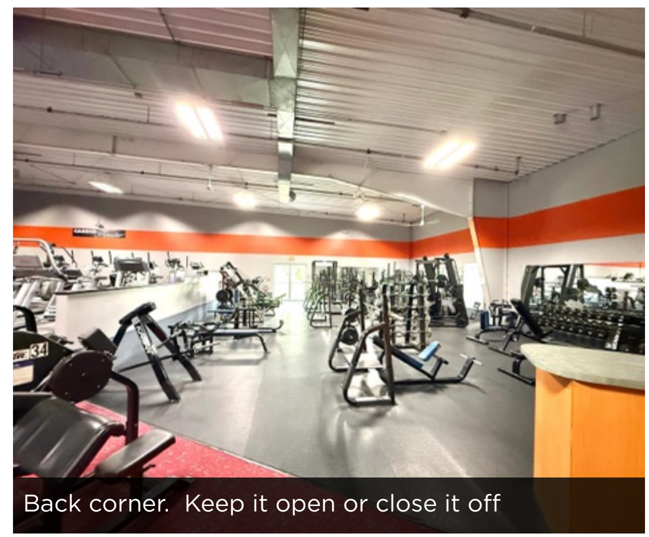


Reading nook off of refreshment bar


Women's locker room entrance



Front entry/off refreshment bar


Back corner. Keep it open or close it off

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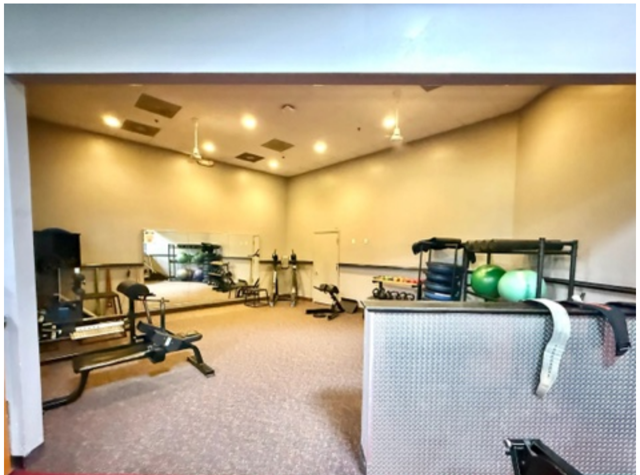
ADDITIONAL PHOTOS

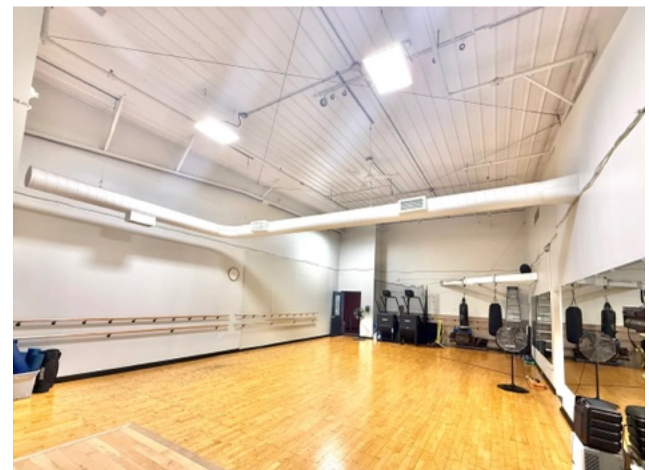

Large flexible bonus room


Treadmill area near back corner


Group/personal training area with private entry.


Spacious, well lit, with so many possibilities!


Locker room, section 1 of 4


Dancing, group classes, or training room

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ADDITIONAL PHOTOS


Restroom with showers


Upstairs cycling area with private offices


Upstairs Pilates area off cycling room


1.57 Acre lot with 130 Parking Spaces!


Back corner of property


Two access points!

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LOCATION MAP

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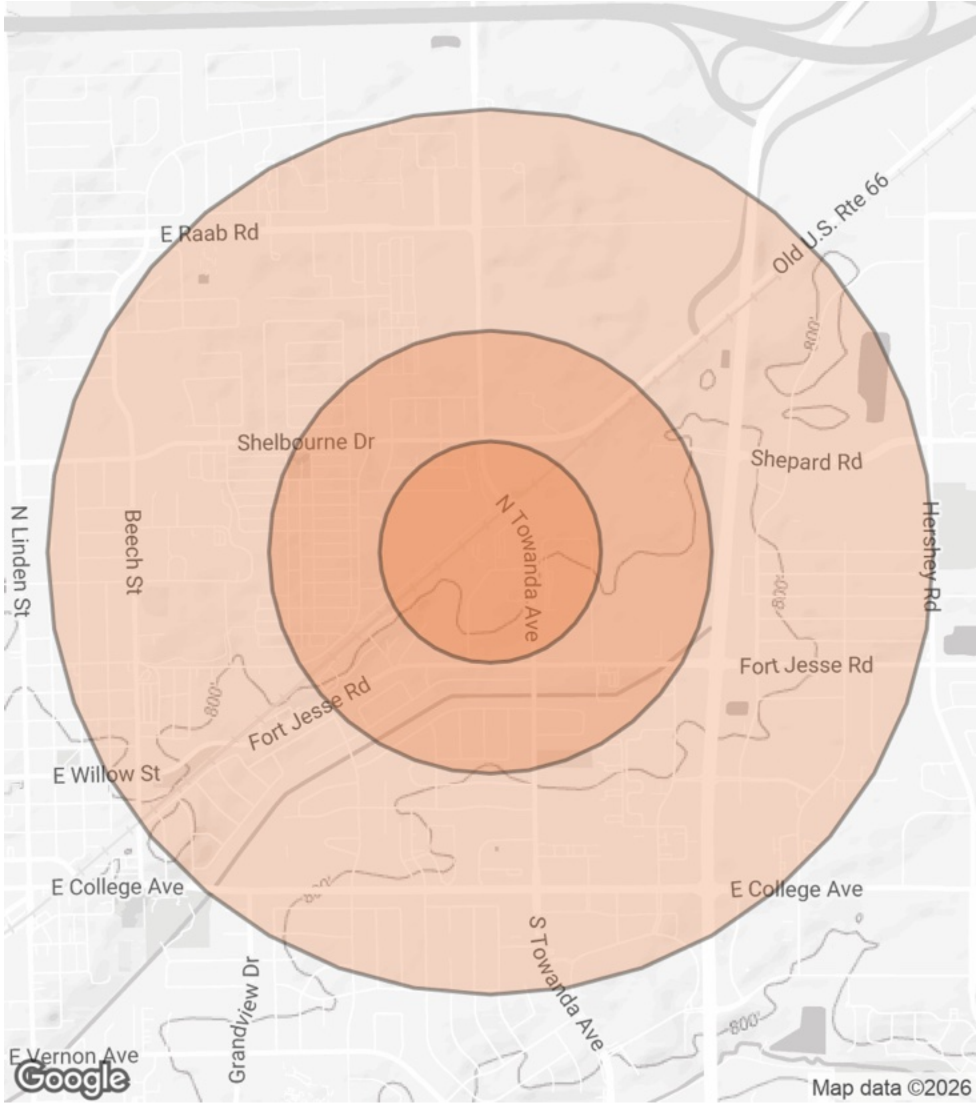
DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	385	1,765	7,401
AVERAGE AGE	37.1	39.2	40.4
AVERAGE AGE (MALE)	36.1	38.7	40.1
AVERAGE AGE (FEMALE)	36.8	39.3	41.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	170	827	3,355
# OF PERSONS PER HH	2.3	2.1	2.2
AVERAGE HH INCOME	$86,333	$81,069	$93,714
AVERAGE HOUSE VALUE	$178,708	$190,105	$203,829

2023 American Community Survey (ACS)



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RETAILER MAP

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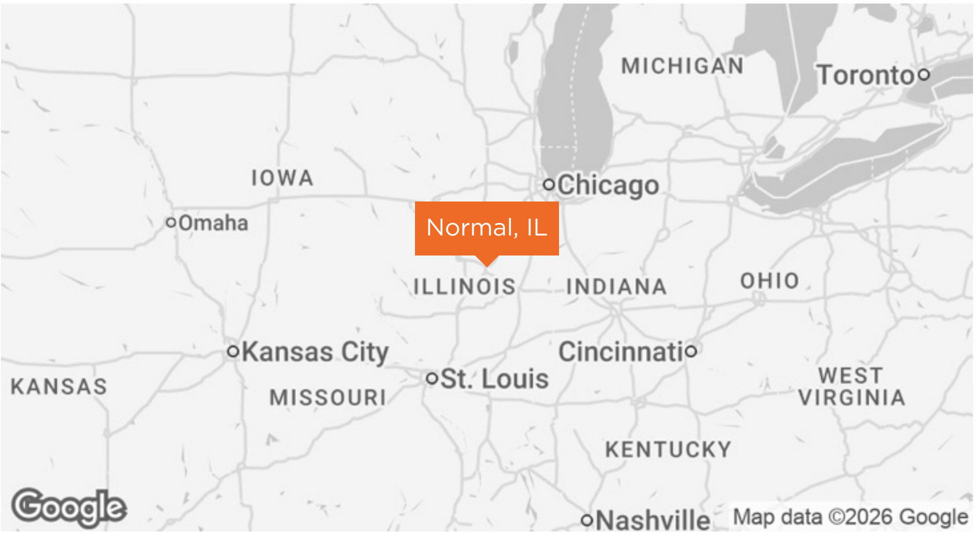
BLOOMINGTON-NORMAL IL

- 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 thestate 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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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

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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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