



SALE / LEASE

2401 Maloney Drive

FREE STANDING RETAIL BUILDING

Bloomington, IL 61704

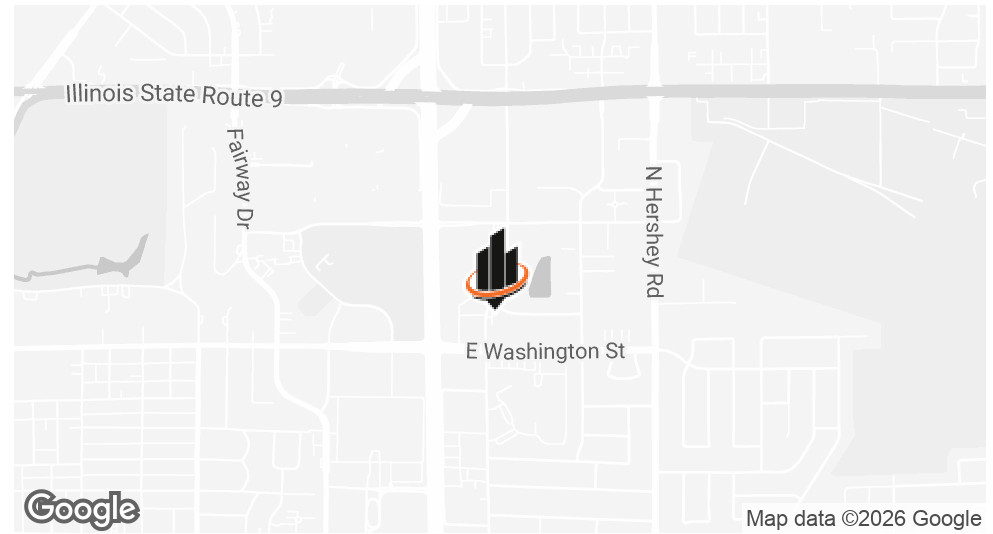
PRESENTED BY:

JILL SPRATT

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,560,000
LEASE RATE:	\$13.50 PSF/Year + NNN
BUILDING SIZE:	13,000 SF
LOT SIZE:	1.06 Acres
PRICE / SF:	\$120.00
YEAR BUILT:	2005

PROPERTY OVERVIEW

SVN Core 3 is pleased to present for sale or lease this 13,000 square foot retail building located just one block off the vibrant Veterans Parkway corridor, which boasts daily traffic counts exceeding 40,000 vehicles. The property sits within a thriving commercial hub surrounded by major national retailers, including Starbucks, Krispy Kreme, Chipotle, Jersey Mike's, Men's Wearhouse, Jet's Pizza, Dollar Tree, Jimmy John's and Potbelly.

Bloomington-Normal, with a combined population of more than 160,000, is strategically positioned between three major cities, Chicago, St. Louis, and Indianapolis. The area serves as the headquarters for State Farm and Country Financial and is home to major employers such as Rivian Automotive's manufacturing plant and Ferrero Chocolates' first North American production facility. The community continues to experience steady growth and benefits from the presence of both Illinois State University and Illinois Wesleyan University.

PROPERTY HIGHLIGHTS

- Busy Retail Area
- Expanding Community

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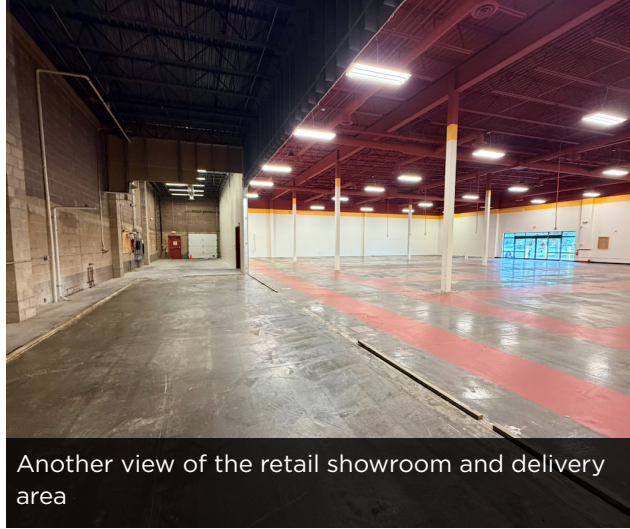
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ADDITIONAL PHOTOS



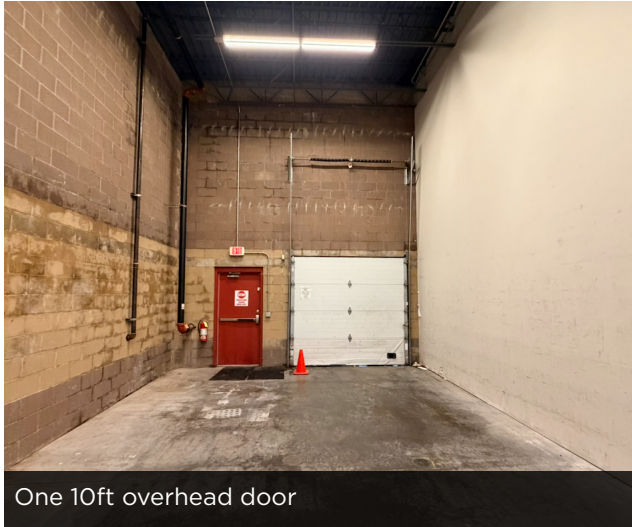
Large wide open retail showroom



Another view of the retail showroom and delivery area



Hallway with restrooms



One 10ft overhead door



One of two restrooms



Drone view with State Farm HQ in background

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DEMOGRAPHICS MAP & REPORT

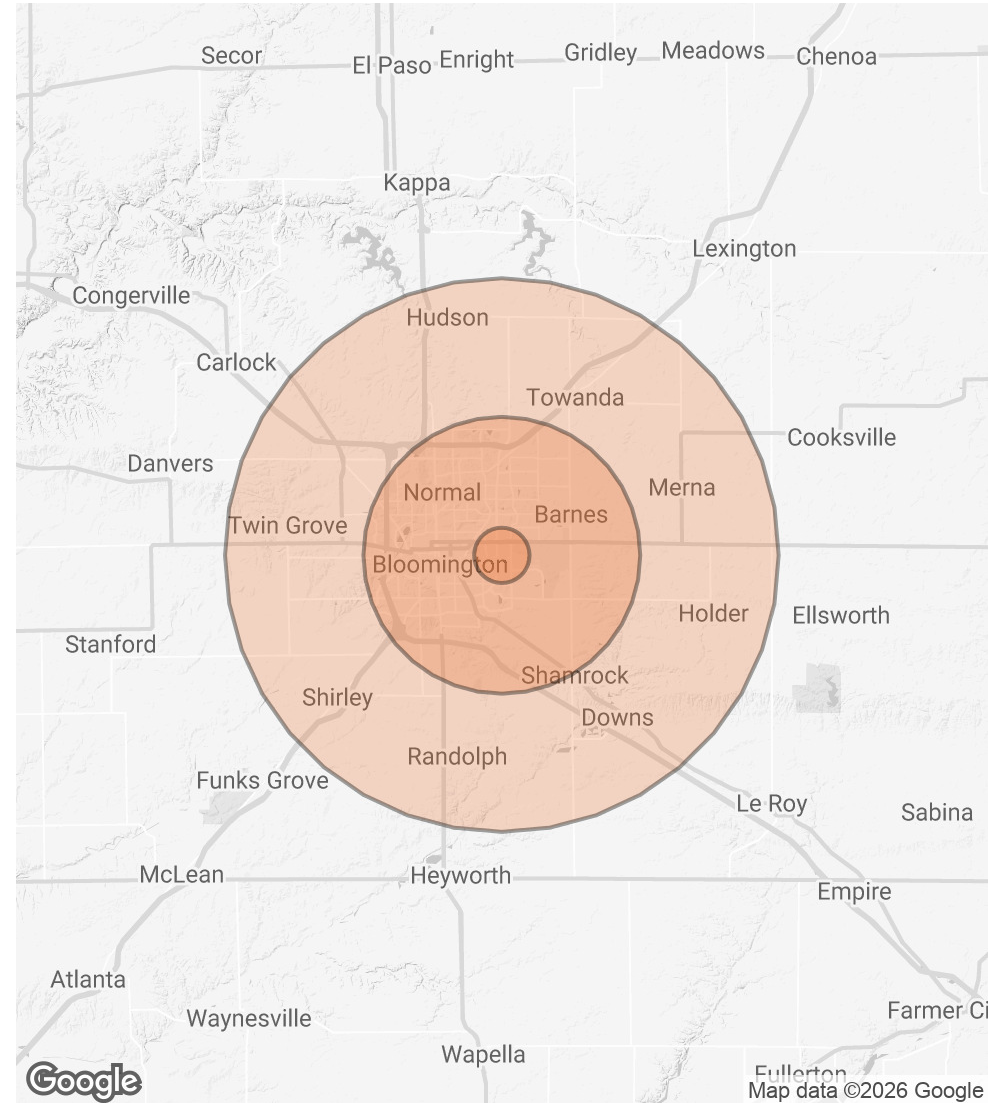
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	8,255	130,095	146,864
AVERAGE AGE	40.6	35.2	35.6
AVERAGE AGE (MALE)	37.6	34.1	34.6
AVERAGE AGE (FEMALE)	43.7	36.0	36.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,488	55,360	62,237
# OF PERSONS PER HH	1.8	2.3	2.4
AVERAGE HH INCOME	\$67,823	\$77,316	\$80,125
AVERAGE HOUSE VALUE	\$162,078	\$157,886	\$164,127

2020 American Community Survey (ACS)



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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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SVN | CORE 3 6

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 her primary focus on Commercial Property Sales and Leasing.

Jill enjoys spending time with her husband, Bob, and 3 children, along with family and friends. Jill and Bob have a very spoiled yellow lab named Bonnie. In her spare time, Jill has a love for cooking, traveling, going to concerts, being outdoors, and floating in their pool.

SVN | Core 3

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