

FOR LEASE

VIEWEG
REAL ESTATE

Bloomington IL Flex Space

416 Olympia Drive STE 5 & 6, Bloomington, IL 61704



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PROPERTY DESCRIPTION

Located at 416 Olympia Drive STE 5 & 6, Bloomington, IL, 61704, this prime commercial property offers a versatile space for lease. The property features 2 14-foot overhead doors, a fully finished office with central heat and air, and a heated shop, providing exceptional functionality for a variety of business needs. With easy access and modern amenities, this space is ideal for businesses seeking a flexible and well-equipped location.

PROPERTY HIGHLIGHTS

- Versatile space for lease
- 2 14-foot overhead doors
- Fully finished office with central heat and air
- Heated shop
- Easy access
- Modern amenities
- Ample parking
- Excellent visibility
- Customizable layouts
- Thriving community

OFFERING SUMMARY

Lease Rate:	\$13 SF/yr (MG)
Number of Units:	1
Available SF:	4,800 SF
Building Size:	4,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	523	13,541	35,847
Total Population	1,576	32,379	82,093
Average HH Income	\$166,908	\$125,488	\$103,976

AJ Speasl

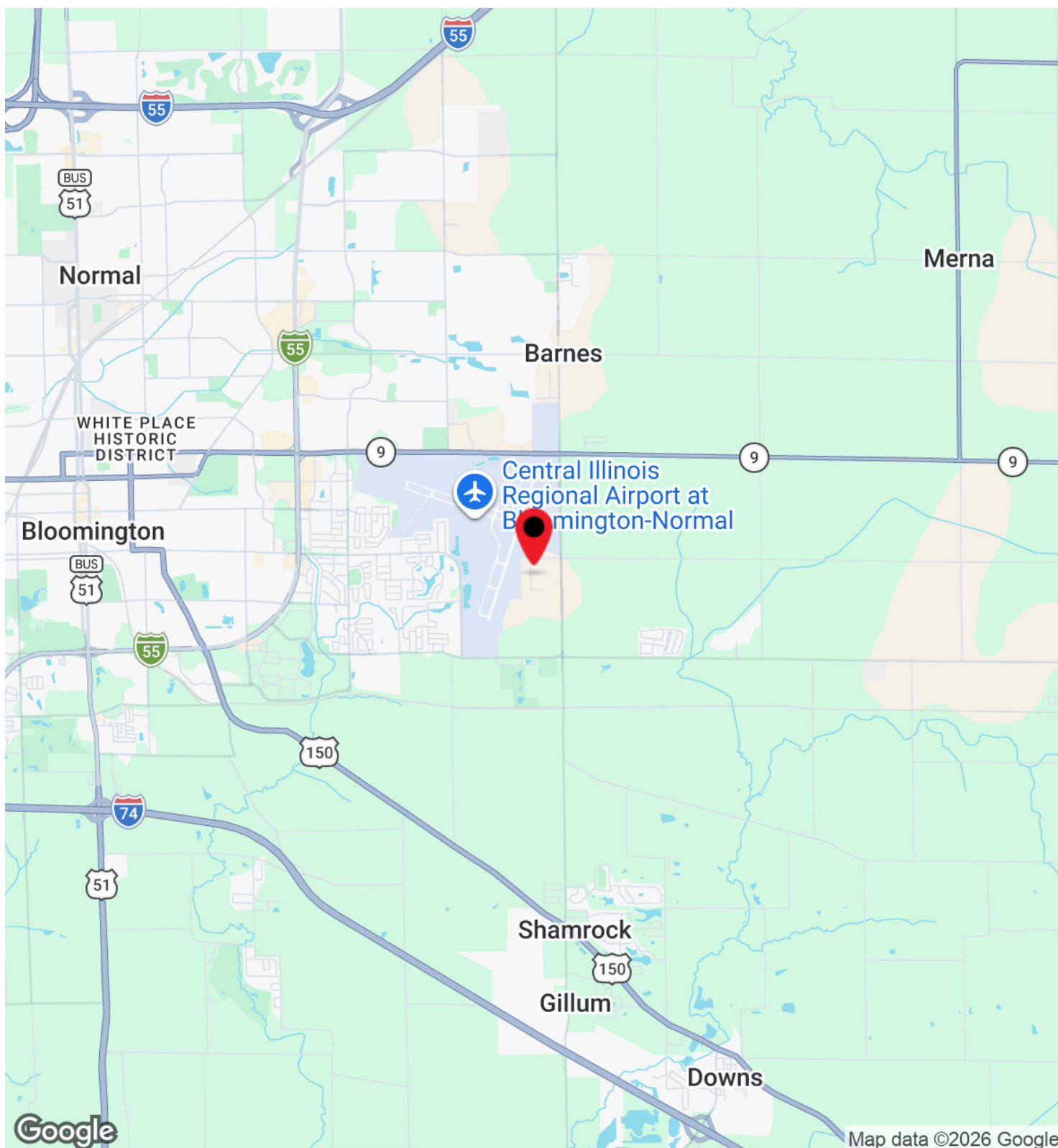
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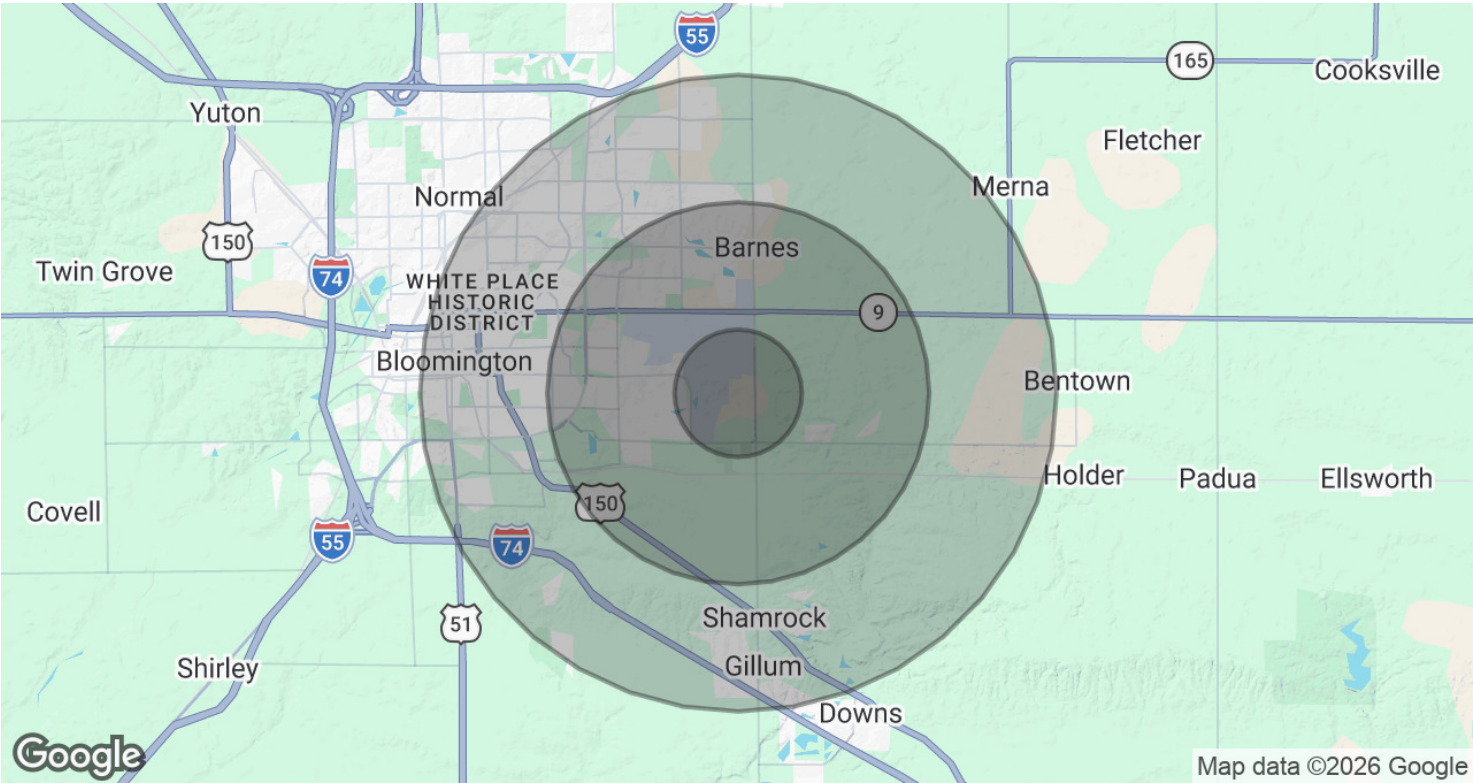
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,576	32,379	82,093
Average Age	38.3	37.3	37.6
Average Age (Male)	35.7	34.6	36.4
Average Age (Female)	39.3	40.7	39.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	523	13,541	35,847
# of Persons per HH	3.0	2.4	2.3
Average HH Income	\$166,908	\$125,488	\$103,976
Average House Value	\$300,331	\$267,727	\$230,770

2023 American Community Survey (ACS)

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