

LEASE

1624 Commerce Pkwy

1624 COMMERCE PKWY UNIT A & B

Bloomington, IL 61704

PRESENTED BY:

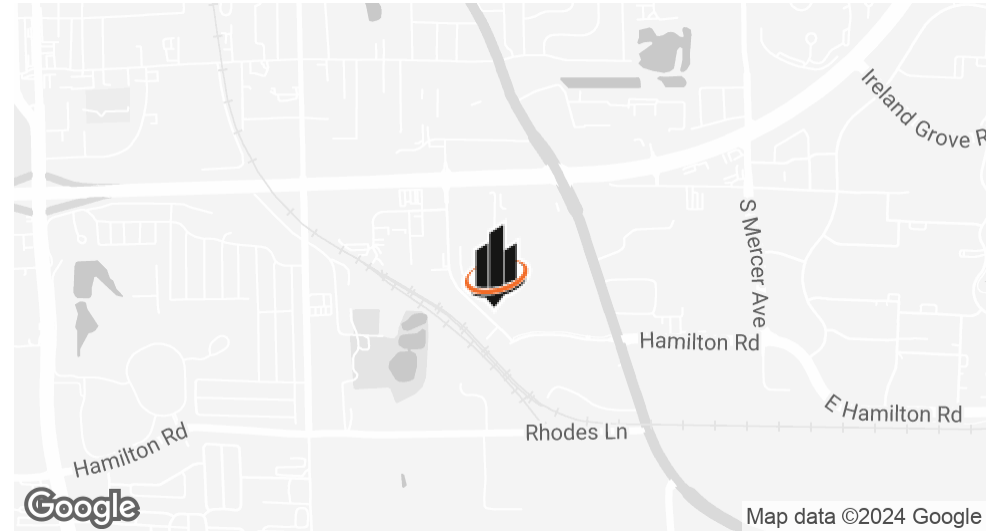
JILL SPRATT

O: 309.590.7900 x302

jill.spratt@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$9.00 SF/yr (MG)
NUMBER OF UNITS:	10
AVAILABLE SF:	4,800 SF
LOT SIZE:	46,947 SF
BUILDING SIZE:	9,600 SF

PROPERTY DESCRIPTION

This 4,800 sq ft flex space offers the perfect combination of a front office/retail area and a back warehouse, making it ideal for a variety of business needs. The property features three restrooms, two overhead doors for seamless loading and unloading, and the flexibility to divide the space into two units if desired. The building has a freshly painted exterior with new awnings. Whether you're looking for a space to handle client-facing operations, administrative tasks, storage, or logistics, this versatile property has you covered. Don't miss the opportunity to secure a functional and conveniently located space—schedule your tour today!

PROPERTY HIGHLIGHTS

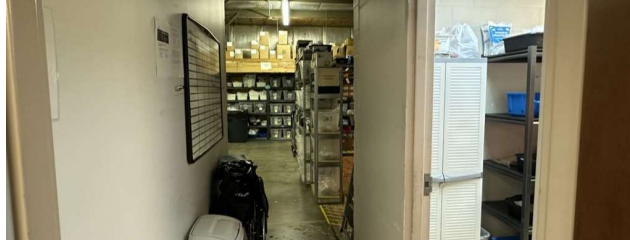
- CLOSE INTERSTATE ACCESS
- VERSITILE SPACE

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ADDITIONAL PHOTOS

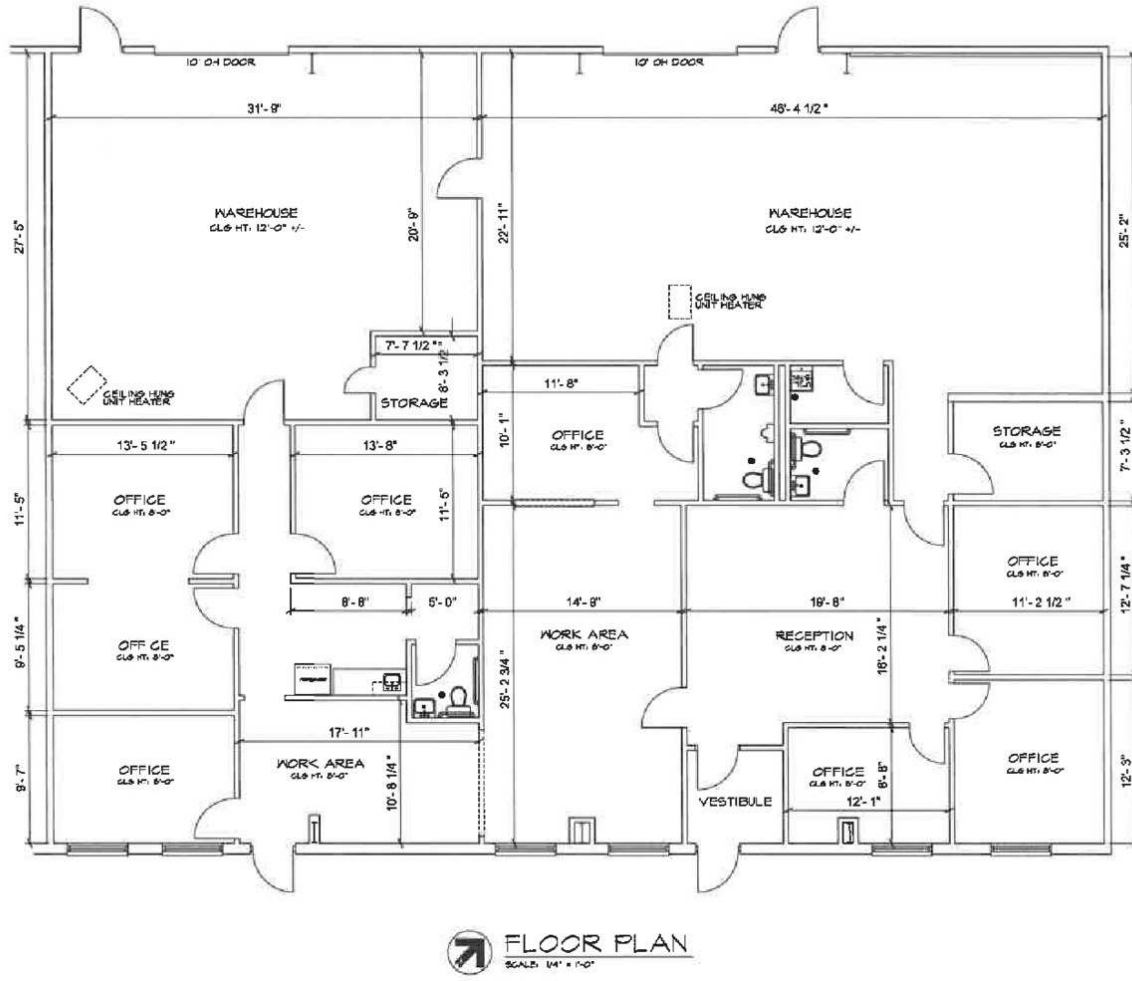


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ADDITIONAL PHOTOS



BRYAN W. DUNN, ARCHITECT
1103 PINE MEADOWS CT
NORMAL, ILLINOIS 61761
PHONE (309) 824-7251
EMAIL D4DESIGN@COMCAST.NET

PROJECT NAME
EXISTING CONDITIONS AT:
SUITES A & B
1624 COMMERCE PARKWAY
BLOOMINGTON, IL

OWNER

PROJECT NO.	DATE
CAD FILE 1624 WBA A&B floor plan.dwg	1/30/19
DRAWN BY BWD	
CHECKED BY	
APPROVED BY	

SHEET TITLE
FLOOR PLAN

SCALE: 1/4" = 1'-0"

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LOCATION MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

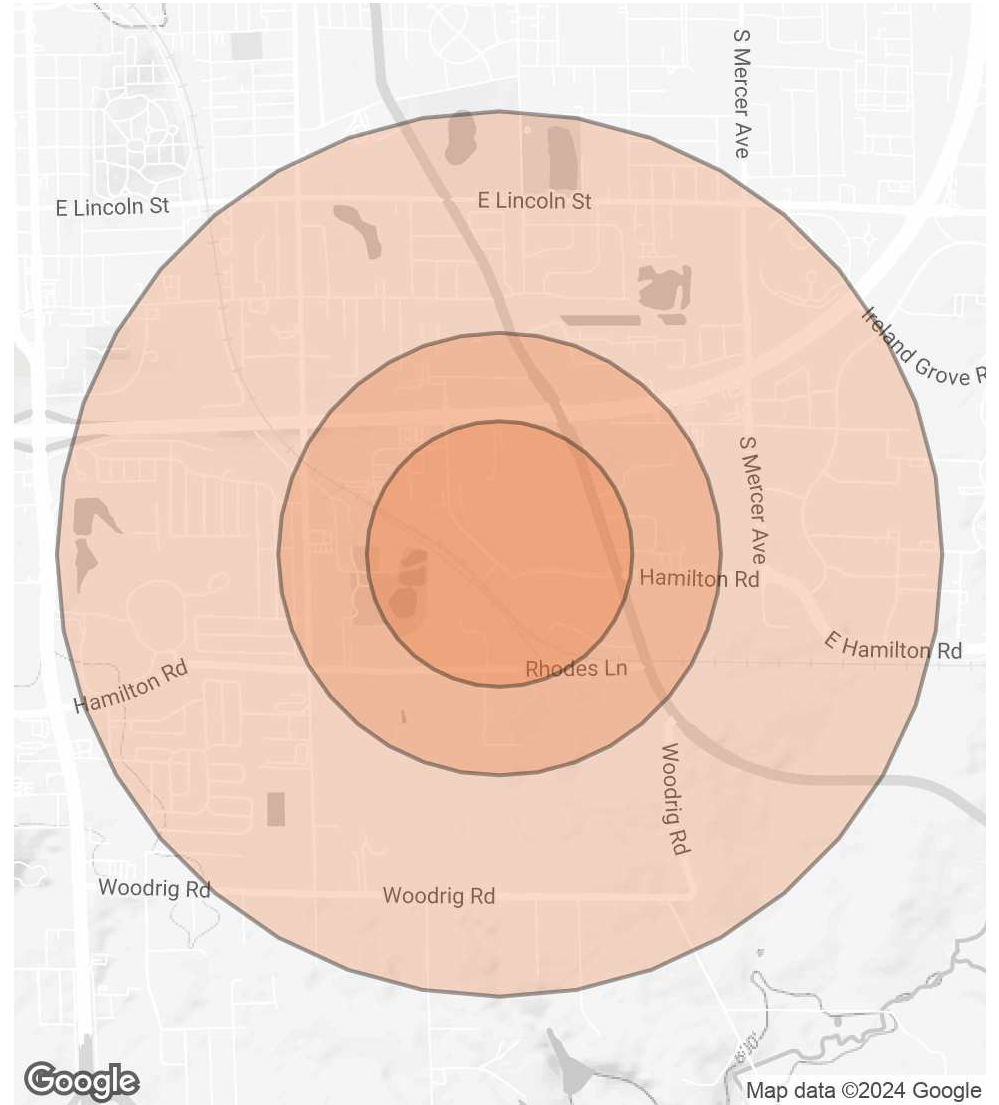
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	47	486	4,033
AVERAGE AGE	39	41	41
AVERAGE AGE (MALE)	38	39	39
AVERAGE AGE (FEMALE)	41	42	43

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	30	253	2,068
# OF PERSONS PER HH	1.6	1.9	2
AVERAGE HH INCOME	\$80,986	\$64,544	\$65,478
AVERAGE HOUSE VALUE	\$315,303	\$173,087	\$150,195

Demographics data derived from AlphaMap



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MEET THE ADVISOR



JILL SPRATT

Advisor

jill.spratt@svn.com

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 a primary focus on Industrial and Land.

Jill and her husband Bob together have 3 children. They enjoy spending time with family, friends and their yellow lab Bonnie.

SVN | Core 3

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