

For Lease

122 EAST CENTER STREET

Le Roy, IL 61752

PRESENTED BY:

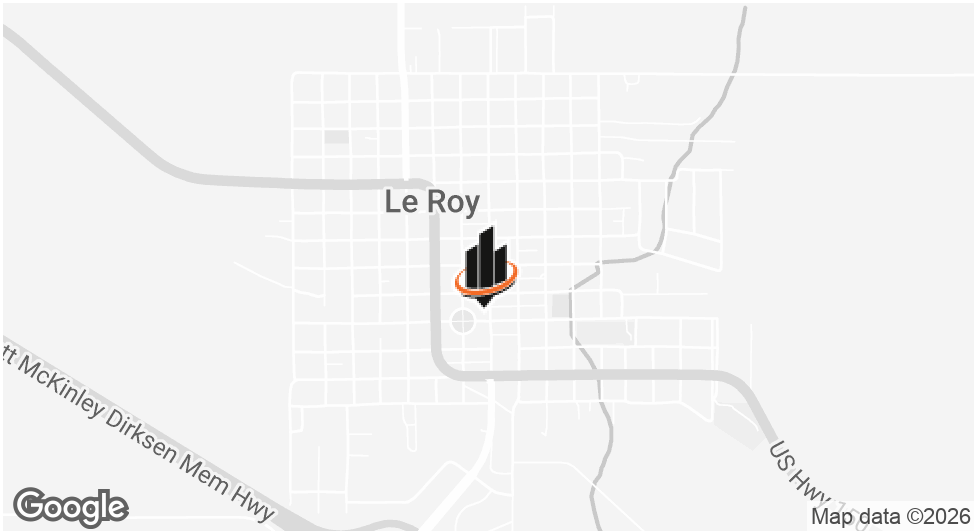
TOM DIBBLE

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12 SF/yr (MG)
BUILDING SIZE:	2,400 SF
AVAILABLE SF:	541 SF
LOT SIZE:	.03 Acres

PROPERTY OVERVIEW

Versatile 1,200 SF commercial retail space in the heart of historic downtown LeRoy. Located on Center Street with strong visibility and steady local traffic, this flexible layout works well for retail, salon, office, or service-based businesses. High ceilings, large storefront windows, beautiful finishes, and classic downtown charm make it ideal for a small business looking for presence and exposure. Positioned just steps from The Circle and surrounded by LeRoy’s best shops and restaurants.

PROPERTY HIGHLIGHTS

- High-visibility storefront ideal for Salon, Retail, Service business, or office.
- Turnkey, move-in ready space with beautiful finishes
- Efficient 1,200 SF layout with open floor area plus bonus rooms

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ADDITIONAL PHOTOS



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SVN | CORE 3 3

LOCATION MAP



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SVN | CORE 3 4

RETAILER MAP



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SVN | CORE 3 5

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

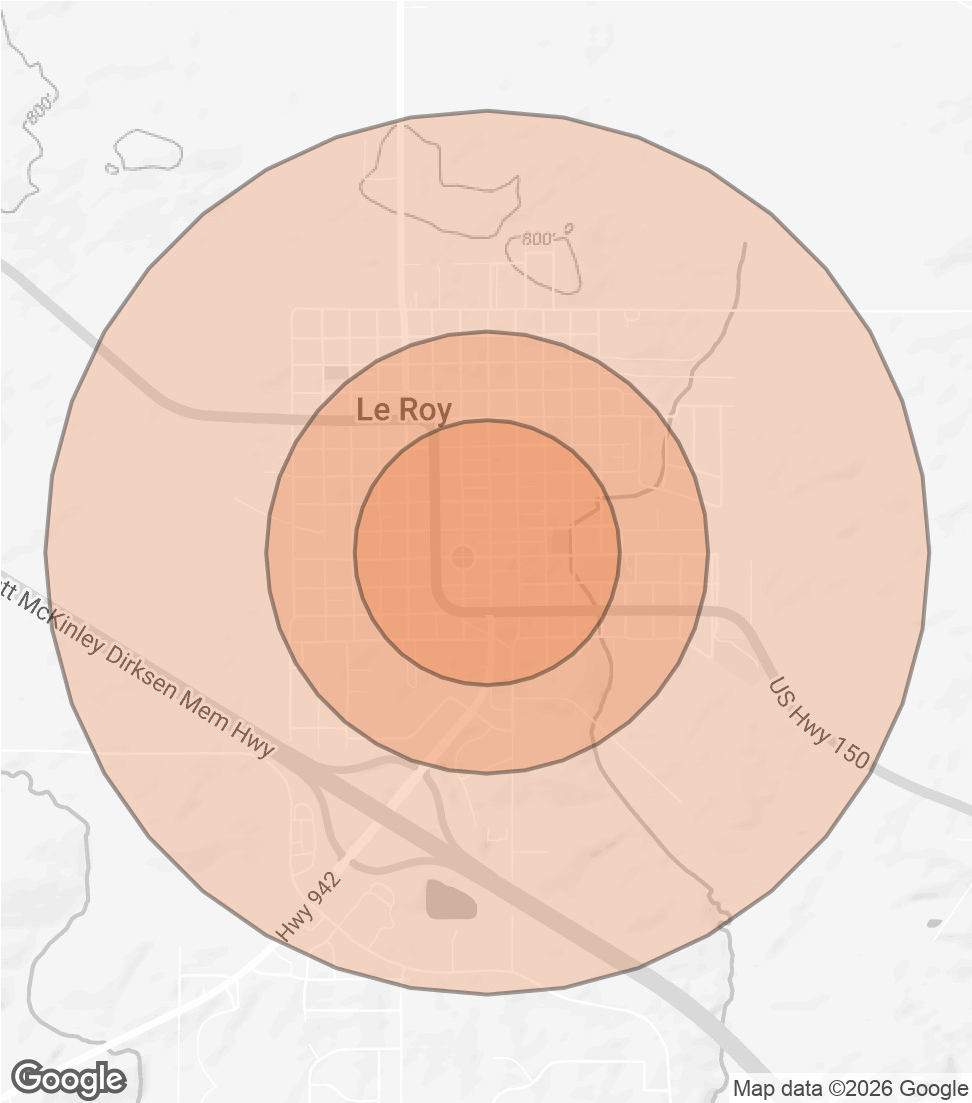
TOTAL POPULATION	678	1,726	2,800
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	40	40	40
AVERAGE AGE (FEMALE)	42	42	42

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	297	739	1,191
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$78,678	\$95,444	\$101,572
AVERAGE HOUSE VALUE	\$164,309	\$192,448	\$201,363

2020 American Community Survey (ACS)



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TOM DIBBLE BIO



TOM DIBBLE

Associate Advisor

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Direct: 309.242.8502

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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