

LEASE

Flex Space Available

1624 COMMERCE PARKWAY, UNIT F

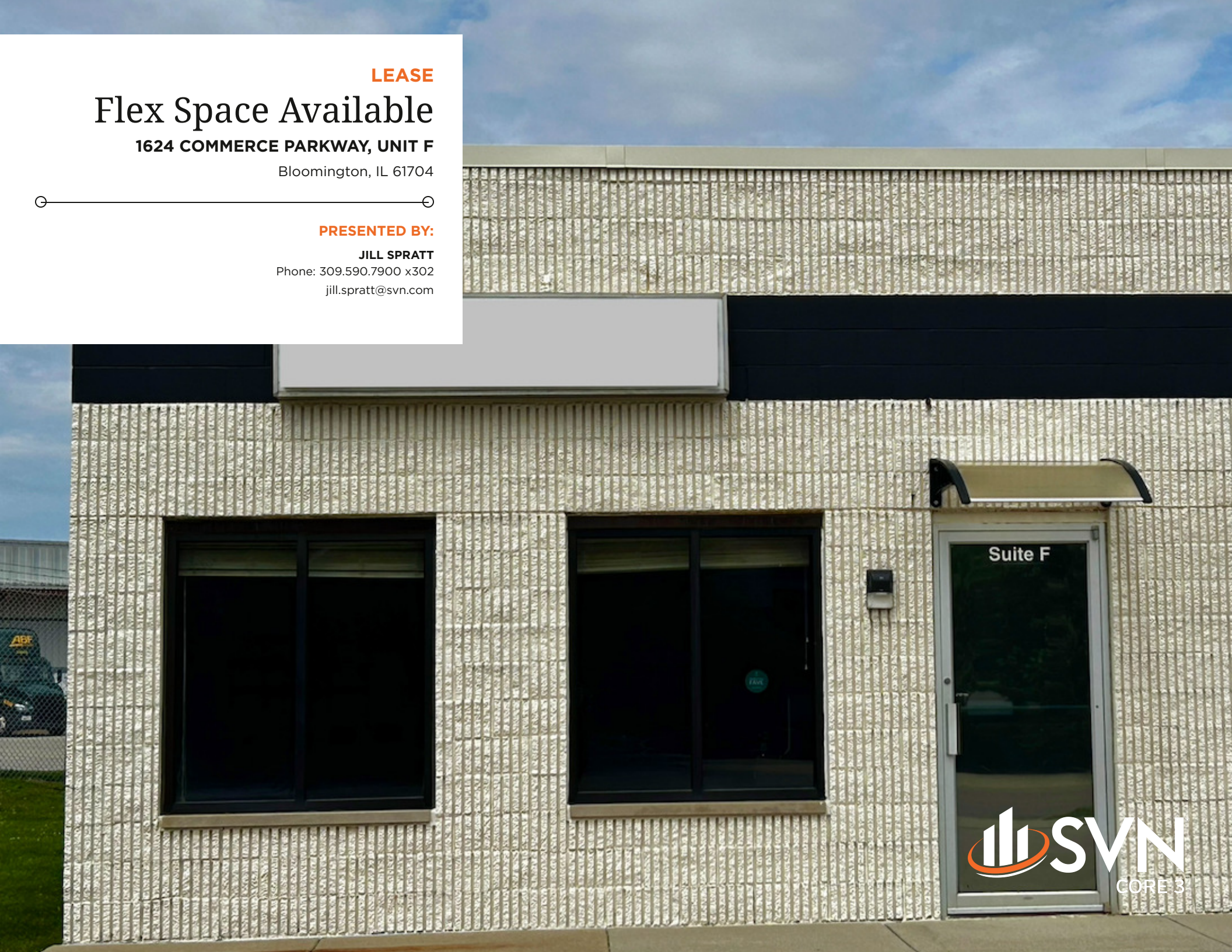
Bloomington, IL 61704

PRESENTED BY:

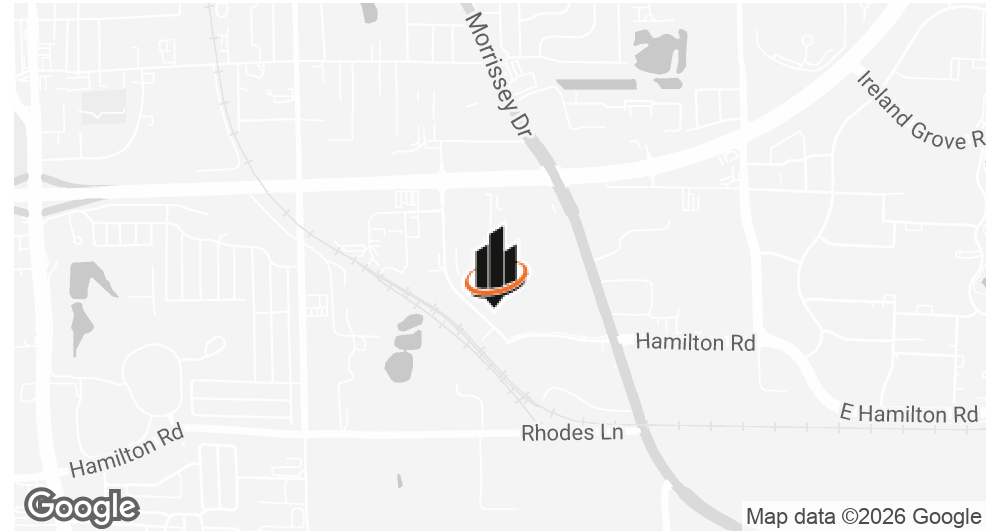
JILL SPRATT

Phone: 309.590.7900 x302

jill.spratt@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$11.50 per sq ft/year
BUILDING SIZE:	9,600 SF
AVAILABLE SF:	1,200 SF
LOT SIZE:	1.09 Acres
YEAR BUILT:	1990
ZONING:	B-1
APN:	21-15-176-003

PROPERTY OVERVIEW

Position your business for success in this versatile 1,200 square foot flex space located at the corner of Commerce and Hamilton Road. This end-unit offers an ideal blend of approximately 50% office and 50% warehouse space, making it well-suited for a variety of commercial, service, distribution, or light industrial users. The warehouse area features one overhead door for convenient loading and storage access, while the office portion provides functional workspace for day-to-day operations. The unit also includes one private restroom. A major advantage of this property is its prominent frontage along the newly constructed Hamilton Road pass-through to Bunn Street, which is expected to significantly increase visibility and traffic counts in the area. The end-cap location further enhances exposure and accessibility for customers, clients, and deliveries. Call today for a showing!

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ADDITIONAL PHOTOS



Multi-tenant flex property



Bright front office space



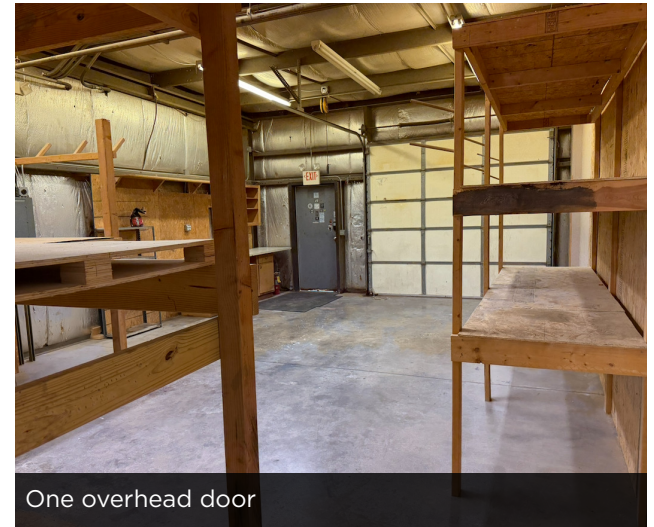
One restroom



Backside of Unit F



Back warehouse with work station



One overhead door

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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

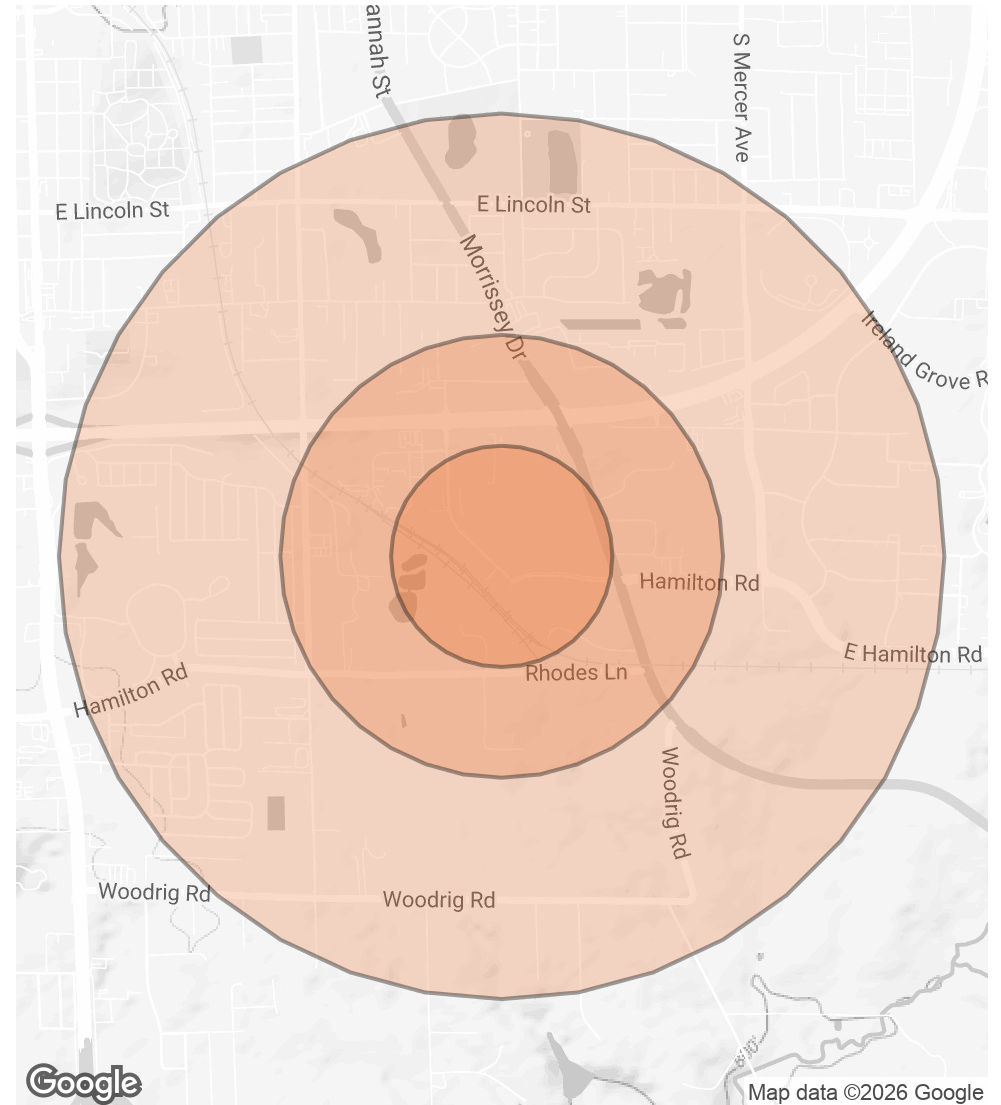
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	69	526	3,778
AVERAGE AGE	35.5	39.0	41.7
AVERAGE AGE (MALE)	35.8	41.2	42.3
AVERAGE AGE (FEMALE)	43.5	41.1	42.8

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	37	286	2,035
# OF PERSONS PER HH	1.9	1.8	1.9
AVERAGE HH INCOME	\$92,821	\$78,772	\$72,492
AVERAGE HOUSE VALUE	\$161,189	\$128,150	\$101,210

2023 American Community Survey (ACS)



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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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