FOR LEASE

Move-In Ready Retail Space

115 N CHESTNUT ST

Le Roy, IL 61752

PRESENTED BY:

TOM DIBBLE
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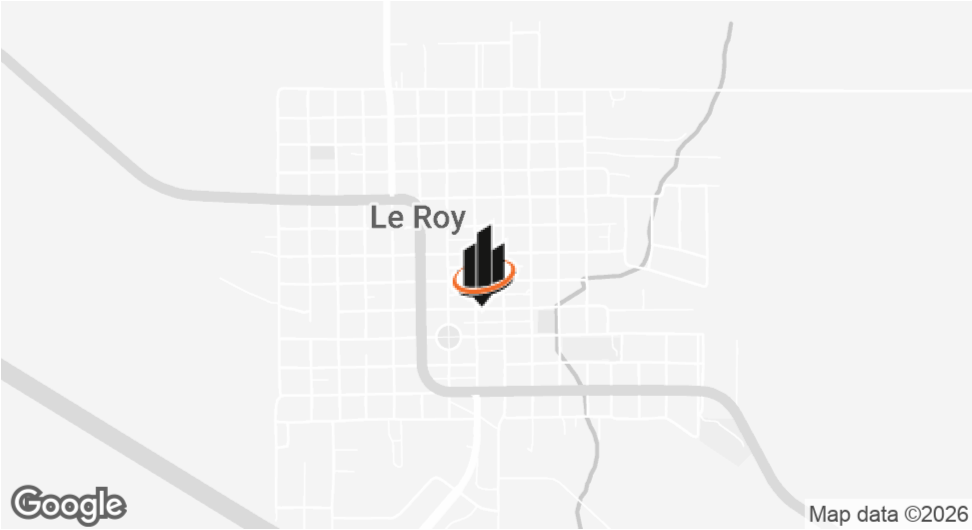
PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	$1,200 per month (MG)
AVAILABLE SF:	1,100 SF
LOT SIZE:	5,181 SF
ZONING:	C-1

PROPERTY OVERVIEW

Flooded with natural light from a full front wall of windows, this versatile open retail space offers instant curb appeal and highly visible storefront exposure. Unique flooring, three built-in dressing rooms, and flexible open layout make it a turnkey dream for a boutique, apparel or formalwear shop, home décor or gift store, beauty or wellness retail, or any concept that thrives on display and walk-in traffic. Set within Le Roy's historic downtown—where household incomes and homeownership rates are strong and community pride runs deep. This space is poised to become the next favorite local destination.

PROPERTY HIGHLIGHTS

- Front wall of windows providing abundant natural light and strong storefront visibility
- Turnkey setting for home décor, gifts, beauty, wellness, or other customer-facing concepts
- Open layout with unique flooring and three dressing rooms

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Amazing light & great visibility

Energetic vibe

Open & flexible floor plan

Separated area

Fitting rooms or beauty stations

Inviting reception/checkout area

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LOCATION MAP

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RETAILER MAP

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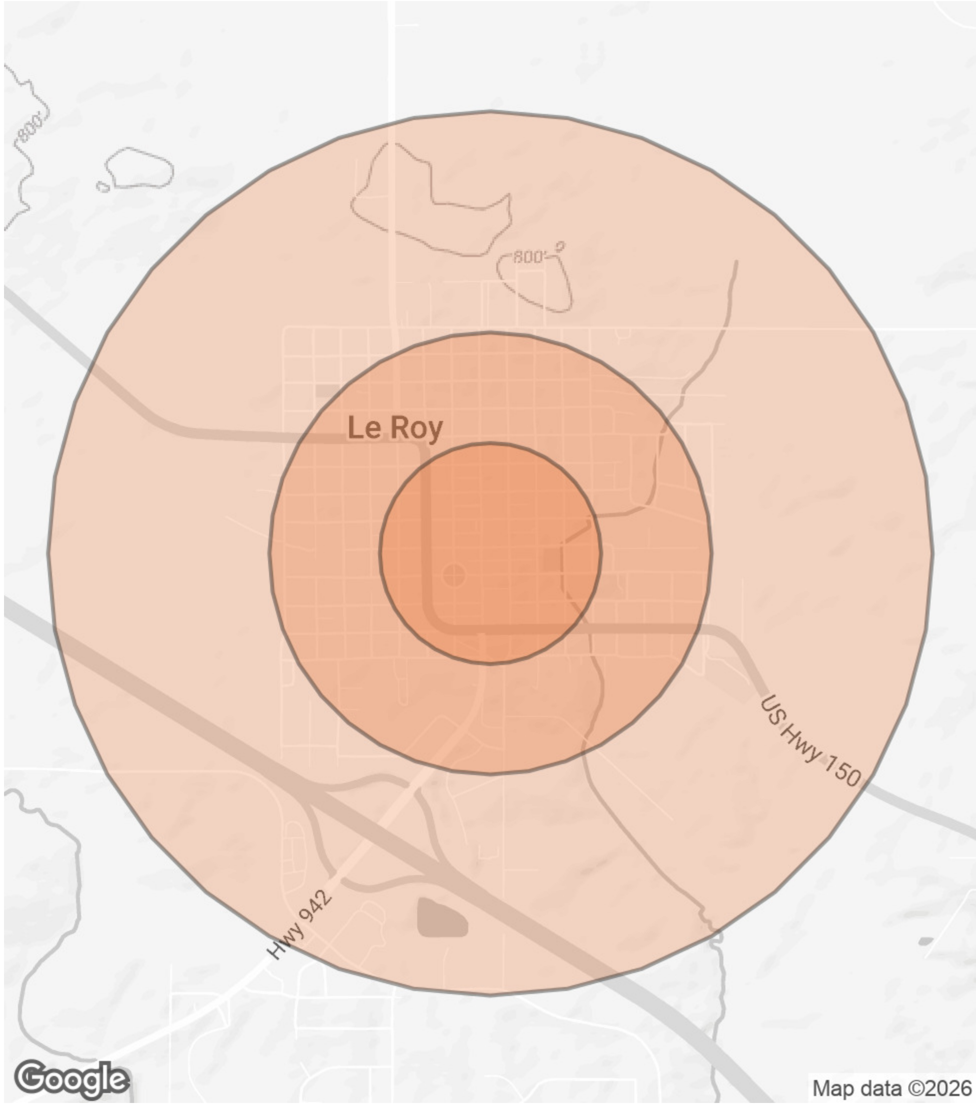
DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	456	946	1,139
AVERAGE AGE	46.8	46.6	45.5
AVERAGE AGE (MALE)	37.7	37.7	37.7
AVERAGE AGE (FEMALE)	52.2	52.0	50.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	208	430	508
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	$80,007	$80,675	$84,209
AVERAGE HOUSE VALUE	$141,015	$142,125	$146,646

2023 American Community Survey (ACS)



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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 thestate 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: This 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.

LOCATION DETAILS

COUNTY	McLean

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Advisor

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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.

SVN | Core 3

1707 E Hamilton Rd., #1A

Bloomington, IL 61704

DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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