

For Lease

122 EAST CENTER STREET

Le Roy, IL 61752

PRESENTED BY:

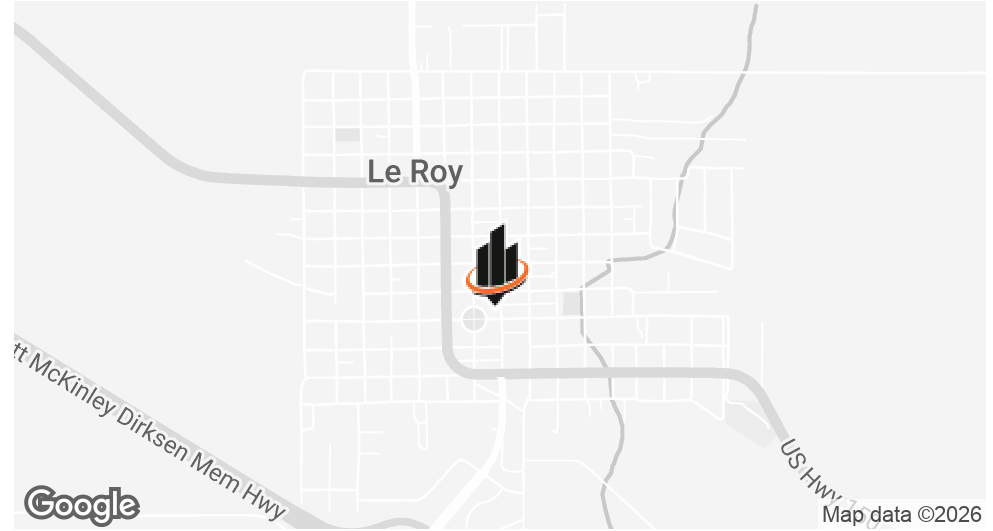
TOM DIBBLE

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12.00 SF/yr (MG)
BUILDING SIZE:	2,400 SF
AVAILABLE SF:	1,200 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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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

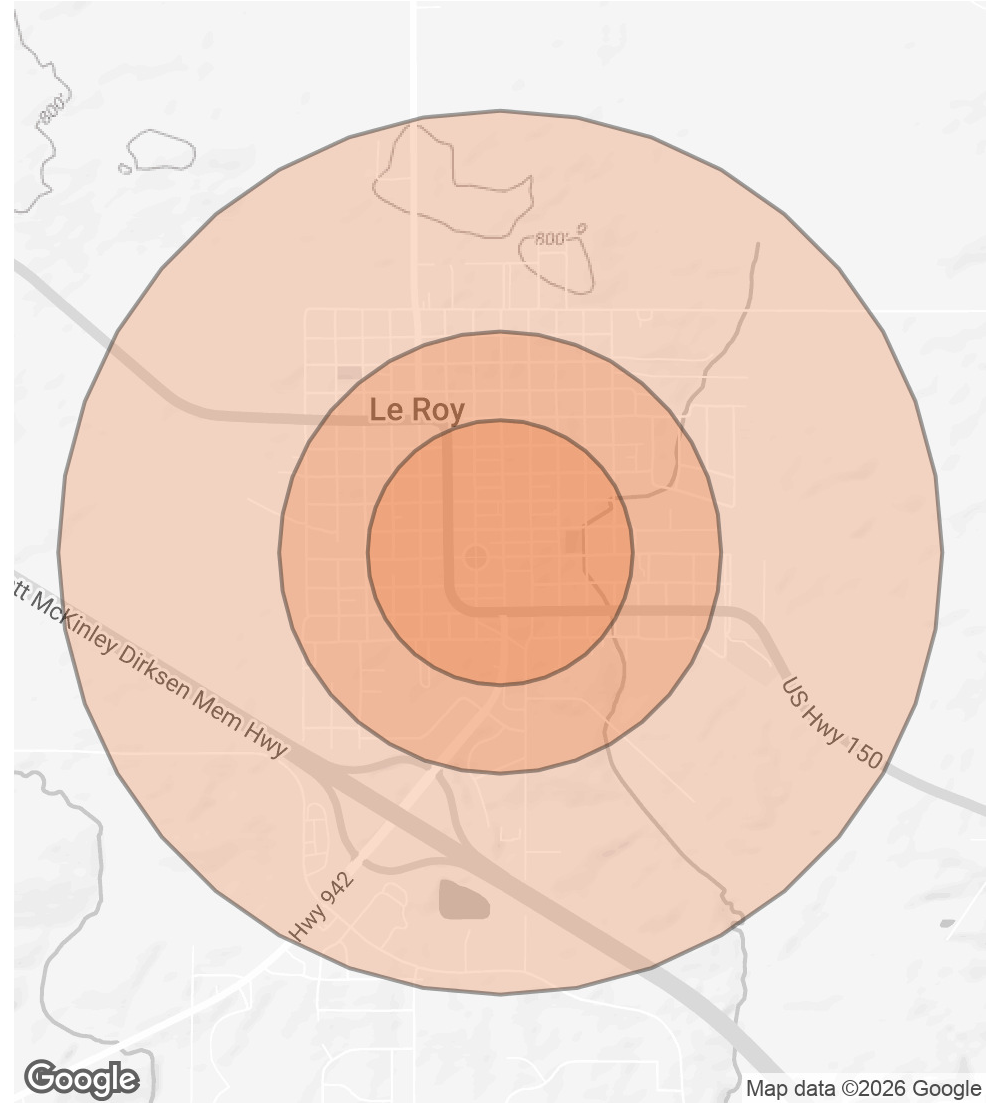
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	678	1,726	2,800
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	40	40	40
AVERAGE AGE (FEMALE)	42	42	42

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	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

Demographics data derived from AlphaMap



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CITY INFORMATION - BLOOMINGTON-NORMAL

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 the state 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:** The area 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.



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TOM DIBBLE BIO



TOM DIBBLE

Associate Advisor

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Direct: **309.242.8502**

PROFESSIONAL BACKGROUND

I've been in real estate since 2009, helping people buy, sell, and lease property. I like keeping things simple, honest, and low-stress for my clients. When you work with me, you're getting someone who knows the market, but also someone who actually listens and makes the process easier (and maybe even a little fun).

Over the years, I've built strong relationships with local vendors, inspectors, lenders, and contractors — so when you need a solution, I will have someone you can trust. I believe good communication is everything, and I'm not here to pressure you — I'm here to guide you, advocate for you, and help you make smart, confident decisions. Whether it's your first home, your next investment, or a commercial space for your business, I've got your back!

SVN | Core 3

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