

**LEASE**

# Upscale Office for Lease

**1713 TULLAMORE AVENUE, SUITE A**

Bloomington, IL 61704

**PRESENTED BY:**

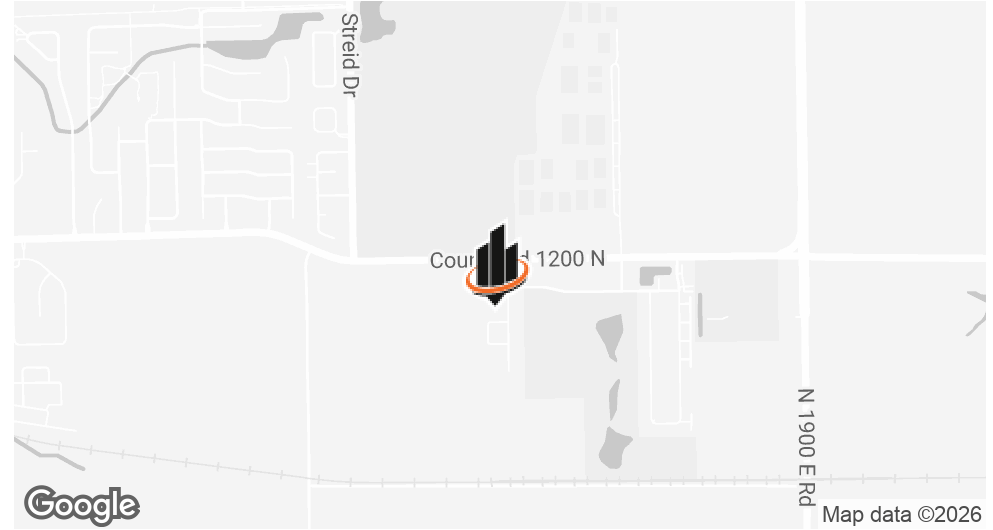
**CARRIE TINUCCI-TROLL, CCIM**

Phone: 309.590.7900 x383

[carrie.troll@svn.com](mailto:carrie.troll@svn.com)



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$19 SF/yr (MG)
<b>AVAILABLE SF:</b>	2,280 SF
<b>LOT SIZE:</b>	3.05 Acres
<b>ZONING:</b>	B-1
<b>APN:</b>	22-18-128-007

### PROPERTY OVERVIEW

Move-in ready office suite available for lease with upscale finishes throughout. The thoughtfully designed layout, filled with natural light, features a spacious reception and waiting area, four private offices, with flexibility to utilize one as a conference room, a large storage area, an eat-in kitchen/breakroom, and private restrooms. Tenants can also enjoy access to outdoor space suitable for a patio table. Shared parking is available on-site, and select furnishings may be available for tenant use.

### PROPERTY HIGHLIGHTS

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## ADDITIONAL PHOTOS



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**SVN | CORE 3** 3

# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.25 MILES 0.5 MILES 1 MILE

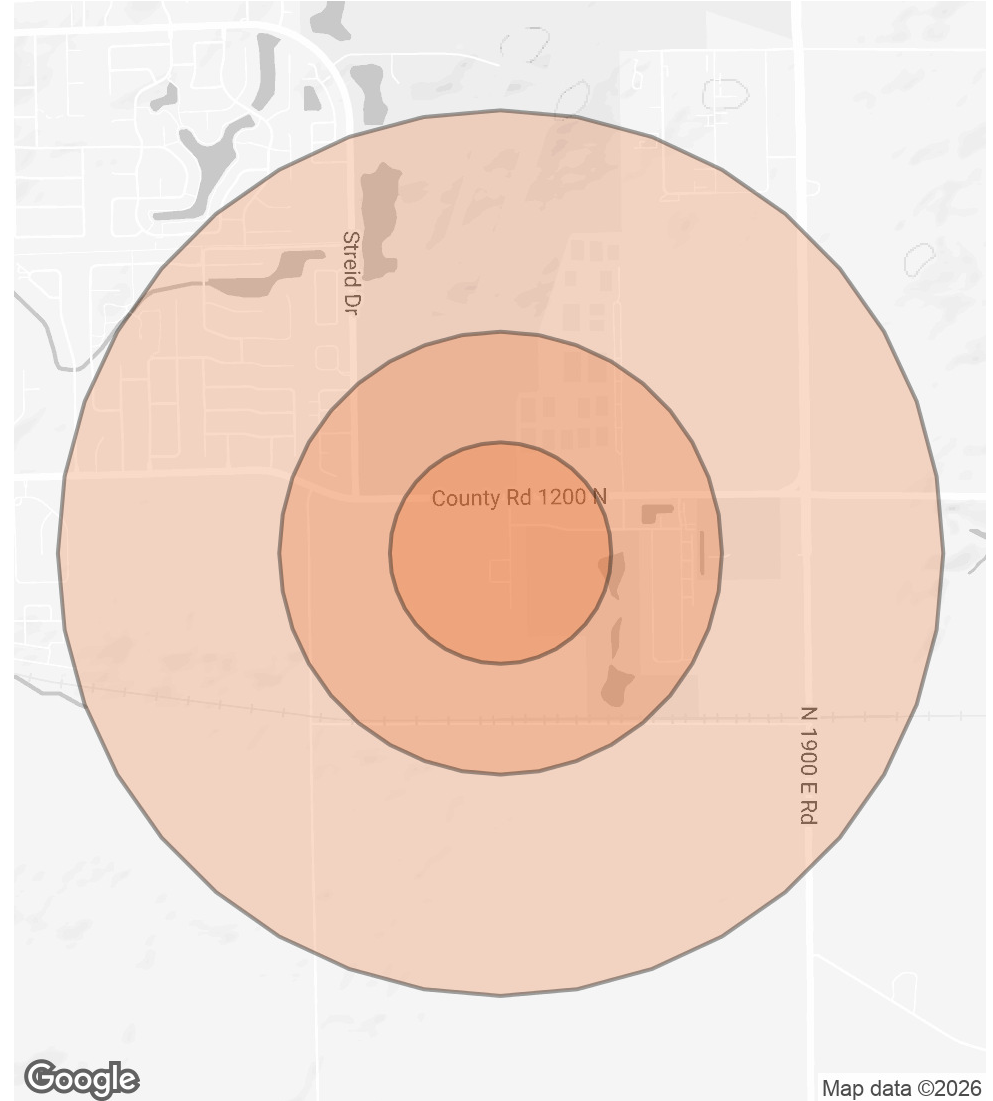
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	26	273	3,040
AVERAGE AGE	42.6	36.1	34.4
AVERAGE AGE (MALE)	44.0	37.3	34.5
AVERAGE AGE (FEMALE)	41.5	35.9	35.1

## HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	8	89	1,029
# OF PERSONS PER HH	3.3	3.1	3.0
AVERAGE HH INCOME	\$204,024	\$182,447	\$170,246
AVERAGE HOUSE VALUE	\$411,997	\$337,112	\$307,402

2023 American Community Survey (ACS)



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## ADVISOR BIO



### CARRIE TINUCCI-TROLL, CCIM

Advisor

carrie.troll@svn.com

Direct: **309.590.7900 x383** | Cell: **331.452.6860**

### PROFESSIONAL BACKGROUND

Carrie Tinucci-Troll serves as an Advisor for SVN | Core 3 in Bloomington, IL. She works with business owners and investors in selling, purchasing, and leasing commercial property in the Central Illinois market.

Carrie's past work experience includes over 12 years in the education field, teaching Spanish at the elementary level. With her strong educational background, Carrie can apply many of the skills she used in the classroom to the real estate world. She is organized, friendly, hard-working, and determined to meet her client's needs.

After obtaining her real estate license in the spring of 2015, Carrie took an interest in the residential world, working with buyers and sellers. After transitioning to the commercial real estate field upon joining SVN Core 3 in the summer of 2020, Carrie now specializes in office and multifamily sales, leasing, and tenant representation.

Carrie is a member of the Mid Illinois Realtors Association, serving on multiple committees, as well as their Board of Directors. She also volunteers regularly with her local Kiwanis chapter, serving as the club's President. Carrie is also involved with Child Protection Network, where she serves as a Board Member. Carrie completed her CCIM designation October 2025 and was also a recipient of the Crexi Platinum Broker Award in 2022.

### MEMBERSHIPS

Mid Illinois Realtors Association  
National Association of Realtors  
Kiwanis International  
Certified Commercial Investment Member (CCIM) Institute

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