

**FOR SALE / LEASE**

**VIEWEG**  
**REAL ESTATE**

# Professional Office Building

3702 Ballybunion Rd, Bloomington, IL 61704  
or  
1602 Tullamore Ave, Bloomington, IL 61704



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## PROPERTY DESCRIPTION

Presenting an exceptional office building at 3702 Ballybunion Rd, Bloomington, IL. This 9,486 SF building, built in 2014, is an attractive deal for businesses or investors. Zoned B-1, the property features 17 offices, 5 bathrooms, and 2 kitchens. Currently configured as one unit, it can be easily divided into two, providing flexibility for different tenancy arrangements. Located in the growing Bloomington-Normal community, this property offers a versatile space for various business pursuits.

## PROPERTY HIGHLIGHTS

- 9,486 Square Foot
- 17 Offices
- 5 Bathrooms
- 2 Kitchens
- Ample Parking
- Great Visibility
- Open Layout

## OFFERING SUMMARY

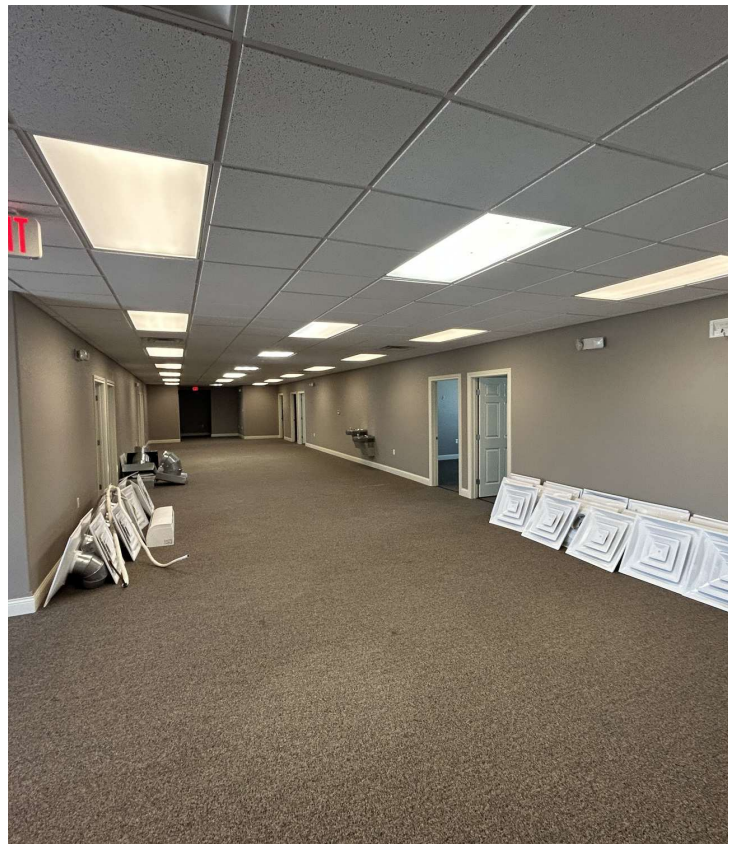
Sale Price:	\$1,625,000
Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	4,000 - 9,486 SF
Lot Size:	1 Acres
Building Size:	9,486 SF

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	4,416	36,733	61,257
Total Population	11,132	88,230	150,074
Average HH Income	\$152,772	\$109,525	\$105,889

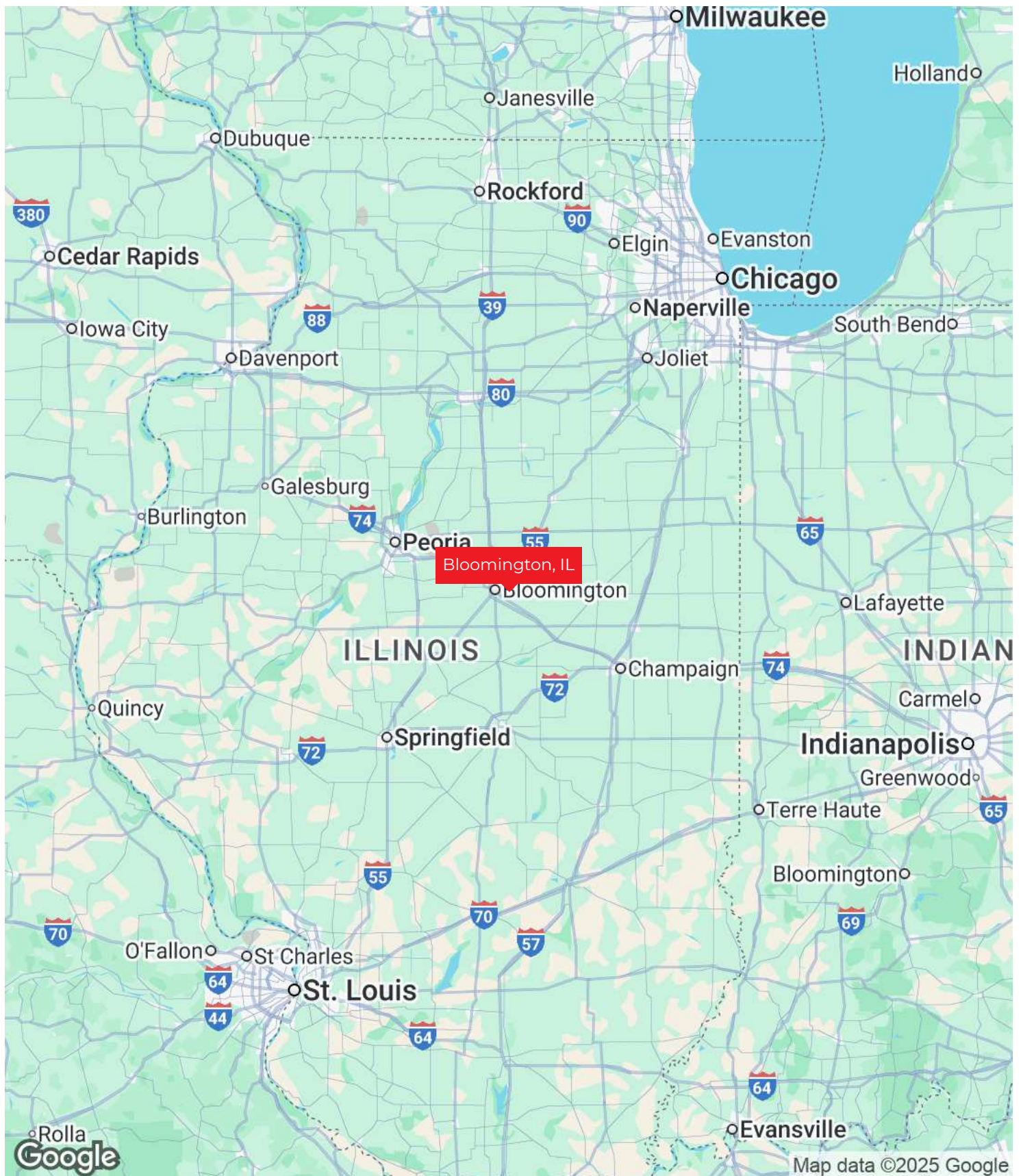






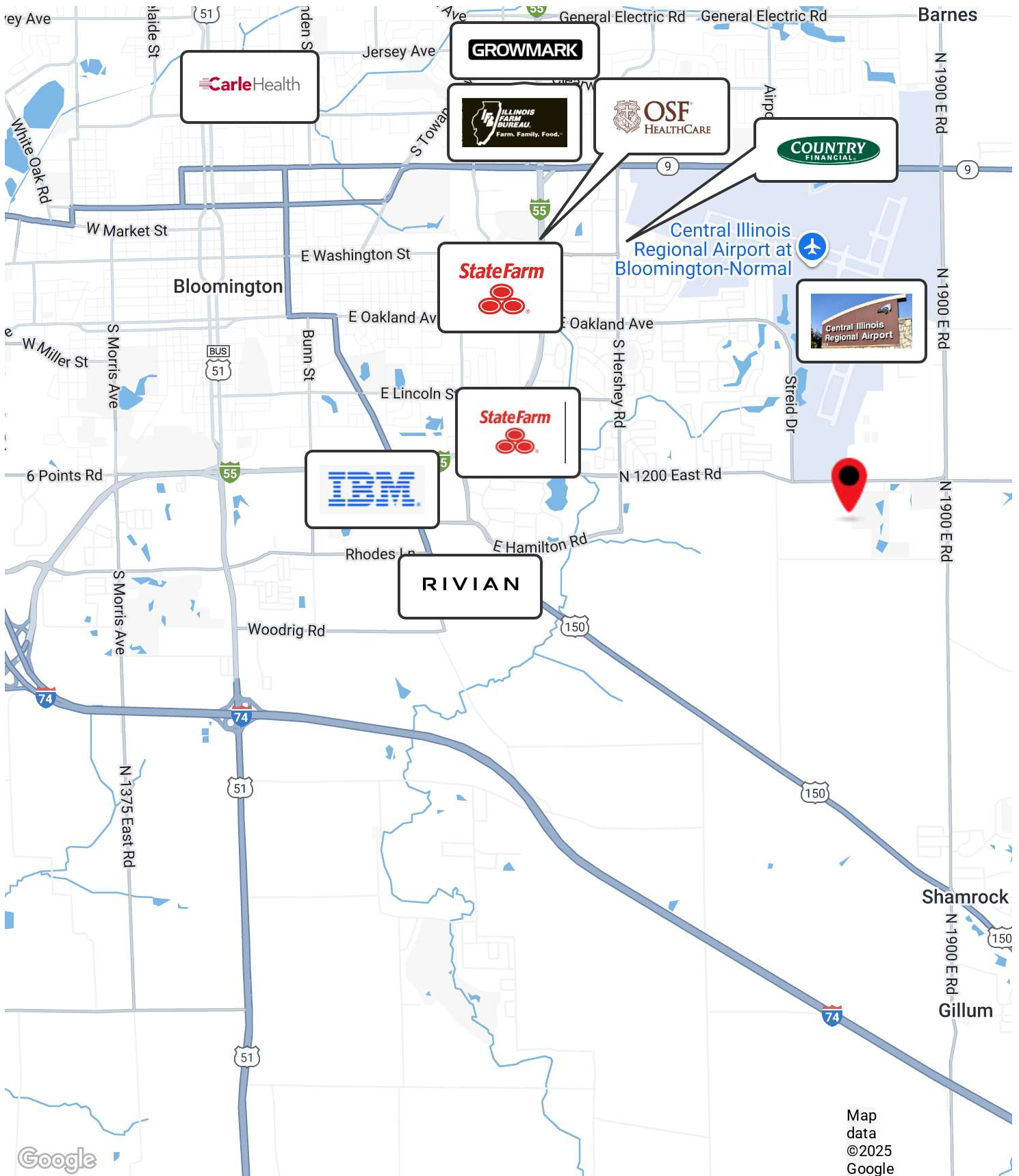




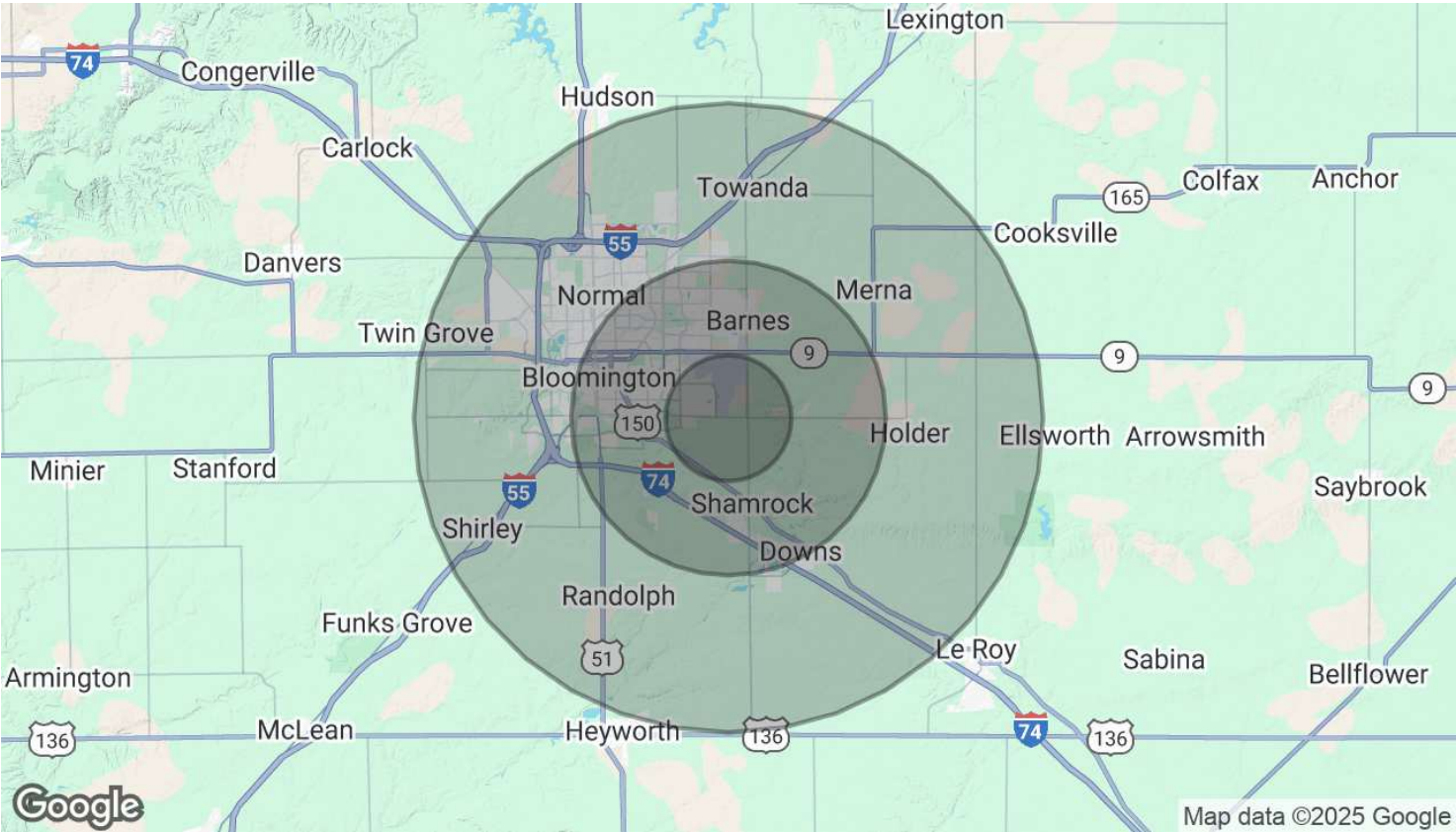












POPULATION	2 MILES	5 MILES	10 MILES
Total Population	11,132	88,230	150,074
Average Age	40	38	38
Average Age (Male)	39	37	37
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	4,416	36,733	61,257
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$152,772	\$109,525	\$105,889
Average House Value	\$314,108	\$257,603	\$248,867

Demographics data derived from AlphaMap





**AJ  
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