

FOR SALE / LEASE

**VIEWEG**  
**REAL ESTATE**

# Professional Office Building

3702 Ballybunion Rd, Bloomington, IL 61704

or

1602 Tullamore Ave, Bloomington, IL 61704



**AJ Speas**  
**Commercial Broker**  
**217.972.5877**  
**[aj@viewegrealestate.com](mailto:aj@viewegrealestate.com)**

**Vieweg Real Estate**  
**601 E William St.**  
**Decatur, IL 62523**  
**[viewegrealestate.com](http://viewegrealestate.com)**  
**P: +1 217 450 8500**



## 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

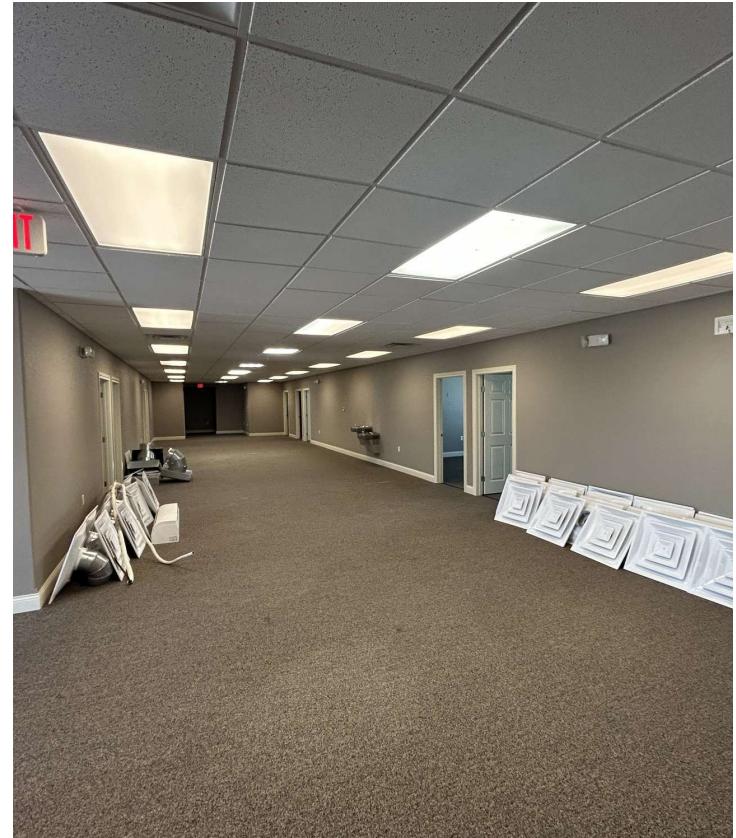
## OFFERING SUMMARY

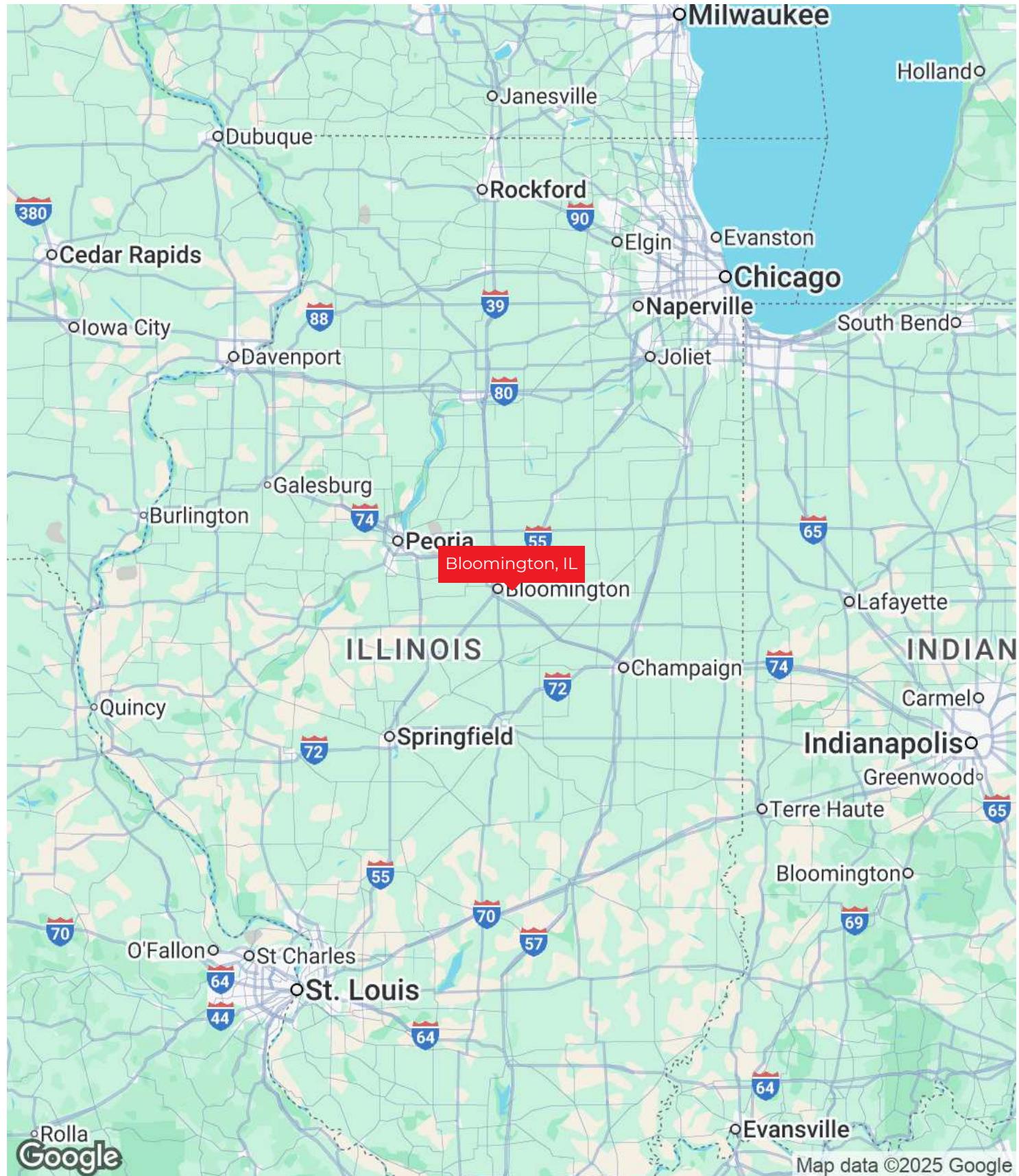
Sale Price:	\$1,625,000
Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	4,000 - 9,486 SF
Lot Size:	1 Acres
Building Size:	9,486 SF

## 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



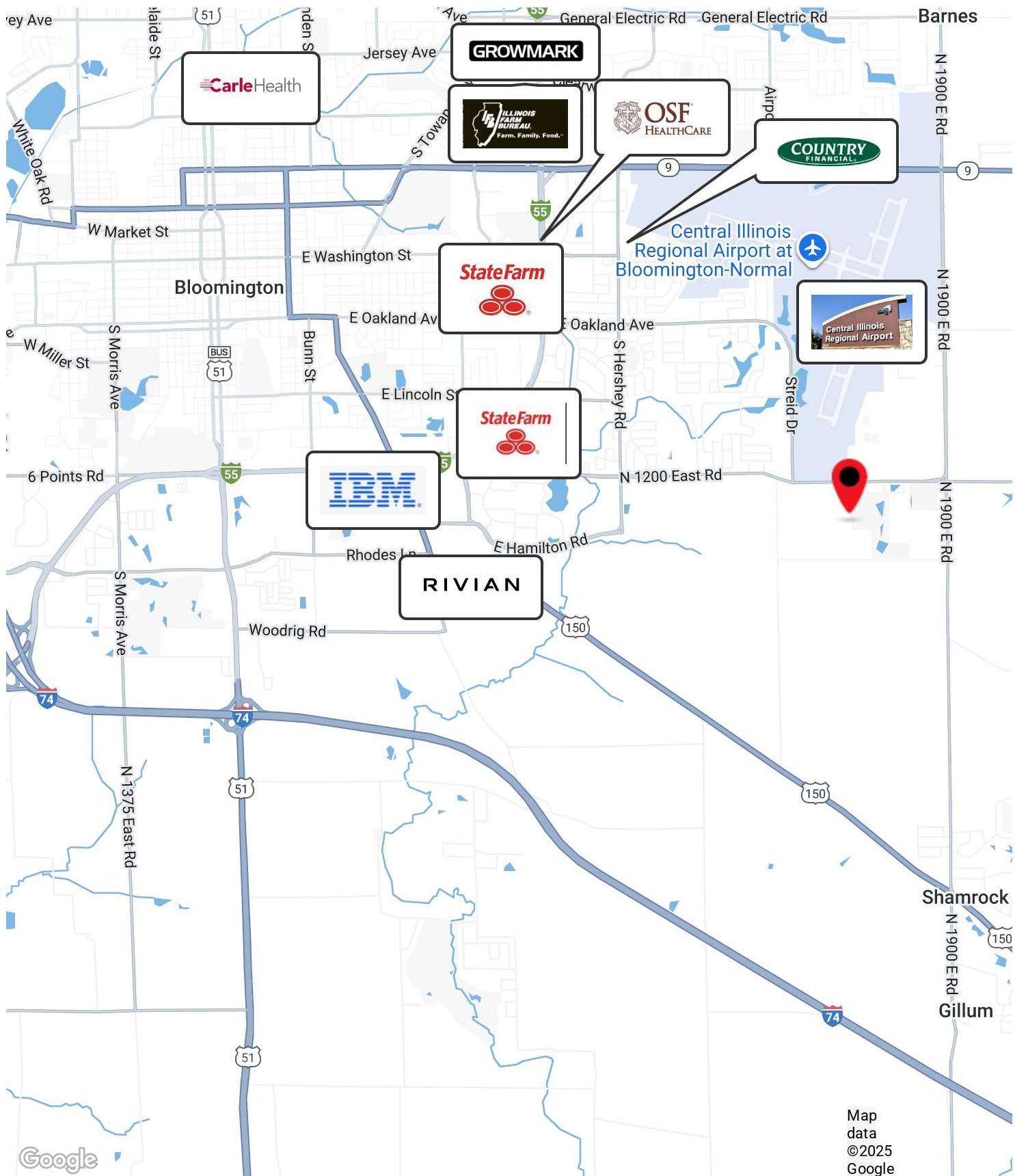


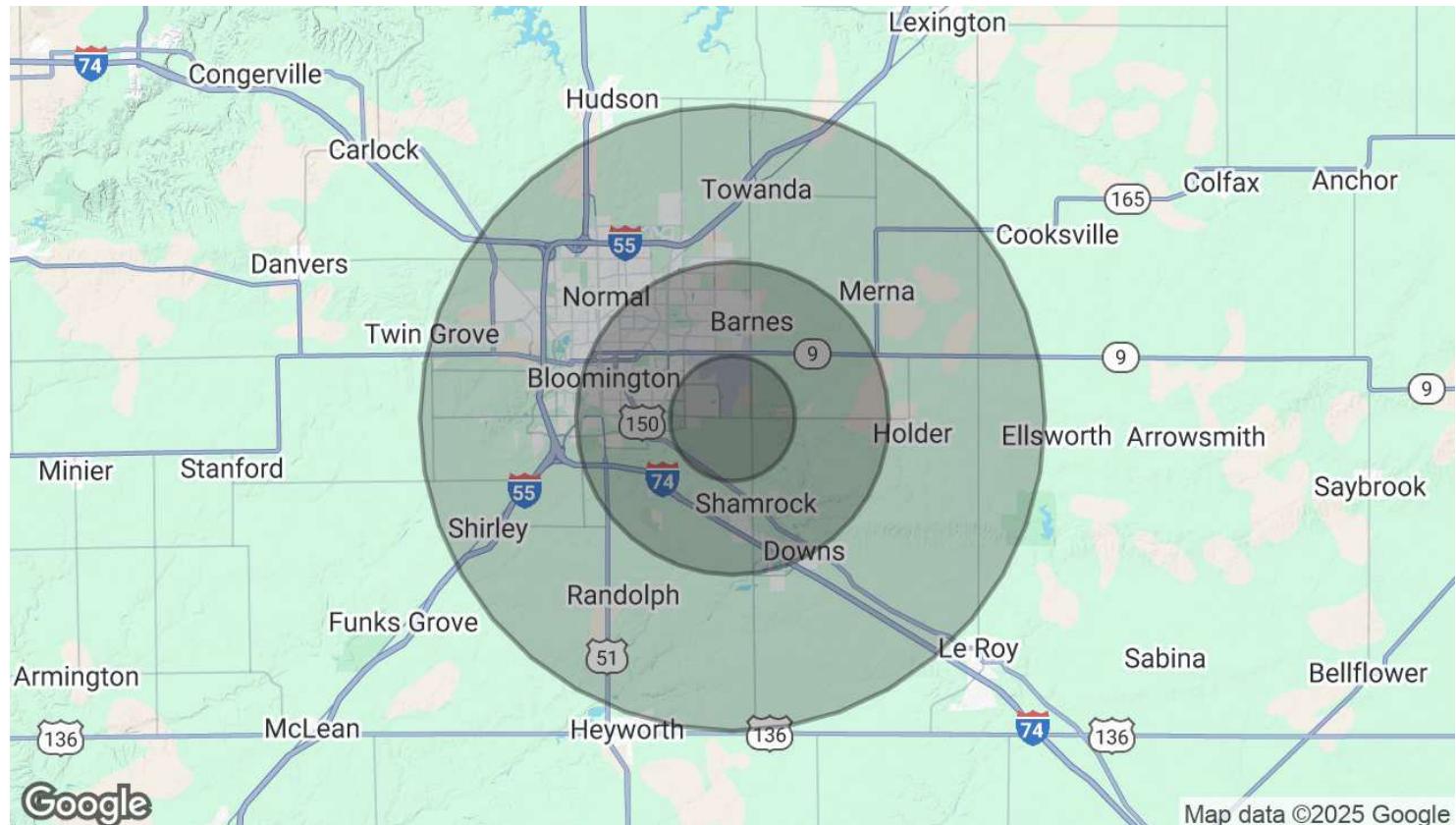




Google

Imagery ©2025 Airbus, Maxar Technologies





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  
SPEASL** REALTOR®

Call or Text: 217.972.5877

**VIEWEG**  
REAL ESTATE  
COMMERCIAL

VIEWEGREALESTATE.COM  
601 E. WILLIAM ST., DECATUR, IL

aj@viewegrealestate.com