



SALE

2401 Maloney Drive

2401 MALONEY DRIVE

Bloomington, IL 61704

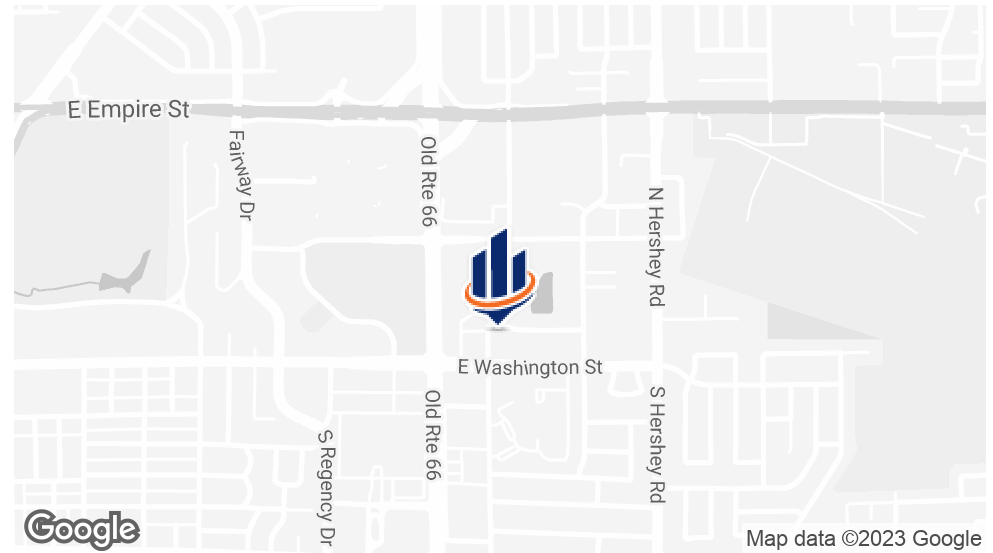
PRESENTED BY:

JILL SPRATT

O: 309.590.7900 x302

jill.spratt@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,695,000
BUILDING SIZE:	13,000 SF
LOT SIZE:	1.06 Acres
PRICE / SF:	\$130.38
CAP RATE:	8.0%
NOI:	\$135,585
YEAR BUILT:	2005

PROPERTY OVERVIEW

SVN Core 3 Commercial Real Estate is pleased to market for sale a single-tenant building with a long-standing tenant, Friar Tuck Beverage. Friar Tuck Beverage has been operating at this location since the building was built in 2005 and has executed multiple renewal options demonstrating its commitment to the site. The 13,000 square foot building is located just one block off of the vibrant Veterans Parkway, with daily traffic counts in excess of 40,000. The property is located within a bustling commercial area with several major retailers, including Starbucks, Krispy Kreme, Chipotle, Jersey Mike's, Men's Wearhouse, Rosati's, Jimmy John's, Potbelly, Gamestop, Noodles, and more....

Bloomington/Normal (population 160,000+) is centrally located between 3 major cities, Chicago, St. Louis, and Indianapolis. Additionally, it is the headquarters of State Farm and Country Financial. Bloomington/Normal is also the new home to the manufacturing plant for Rivian Automotive and the home to the first North American manufacturing center of Ferrero Chocolates. It is a growing community that includes Illinois Wesleyan University and Illinois State University.

- -Retail Heavv Traffic

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Tenant Profile



OVERVIEW

COMPANY:	Friar Tuck
FOUNDED:	1997
LEASE RATE:	\$130.38 per sq ft/per year
HEADQUARTERS:	Champaign, IL
WEBSITE:	www.friartuckonline.com

TENANT HIGHLIGHTS

- Original Tenant at 2401 Maloney in Bloomington since 2005
- Lease recently renewed for 3 more years, through 3/31/2026

ABOUT FRIAR TUCK BEVERAGE

Friar Tuck has 9 locations across the Mid-west. Six locations in Illinois and three locations in Missouri. Friar Tuck is a retailer specializing in Wine, Spirits, Sodas and Beer/Winemaking supplies. Friar Tuck also sells cigars, glassware gifts and more.

ADDITIONAL PHOTOS



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INCOME & EXPENSES

INCOME SUMMARY

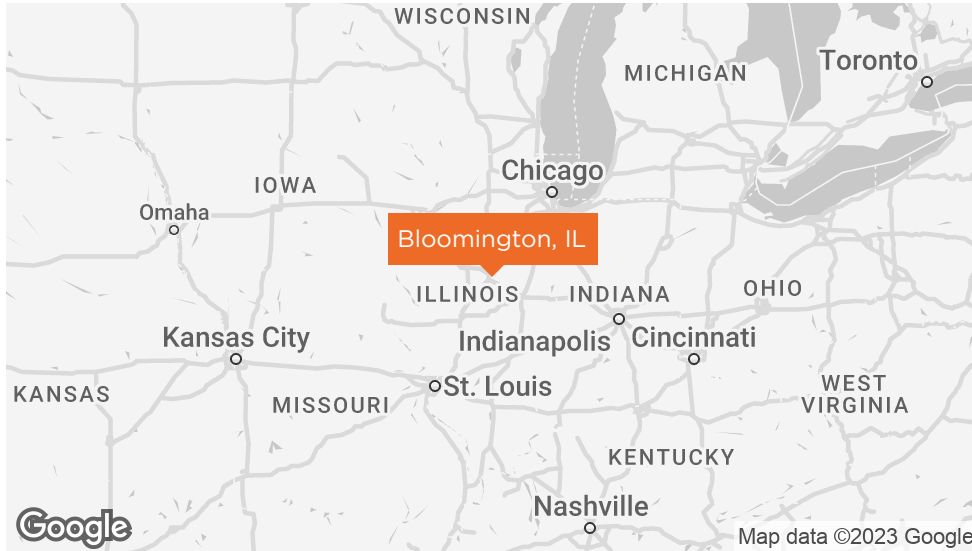
GROSS INCOME	\$144,300
VACANCY COST	(\$7,215)
GROSS INCOME	\$137,085

EXPENSES SUMMARY

ACCOUNTING / LEGAL	\$1,500
OPERATING EXPENSES	\$1,500
NET OPERATING INCOME	\$135,585

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CITY INFORMATION



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LOCATION DESCRIPTION

Corner of Maloney Drive and Prospect Rd, one block from the busy Veterans Parkway

LOCATION DETAILS

COUNTY	McLean
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ABOUT BLOOMINGTON/NORMAL

Bloomington/Normal is an expanding community, home to 160,000+ people in the heart of the Illinois. B/N is approximately 125 miles southwest of Chicago, 155 miles northeast of St. Louis and 64 miles northeast of Springfield, the State Capital.

Bloomington/Normal offers several Institutes of higher education include Illinois State University, Illinois Wesleyan University, Heartland Community College and Lincoln College-Normal.

Bloomington/Normal is known for being a community with a dense restaurant scene. The community is also known for several large company headquarters, offices and manufacturing plants; State Farm, Growmark, Country Financial, Afni, Biaggi's Ristorante Italiano, Rivian, Ferrero, Chestnut Health Systems and many more.

DEMOGRAPHICS MAP & REPORT

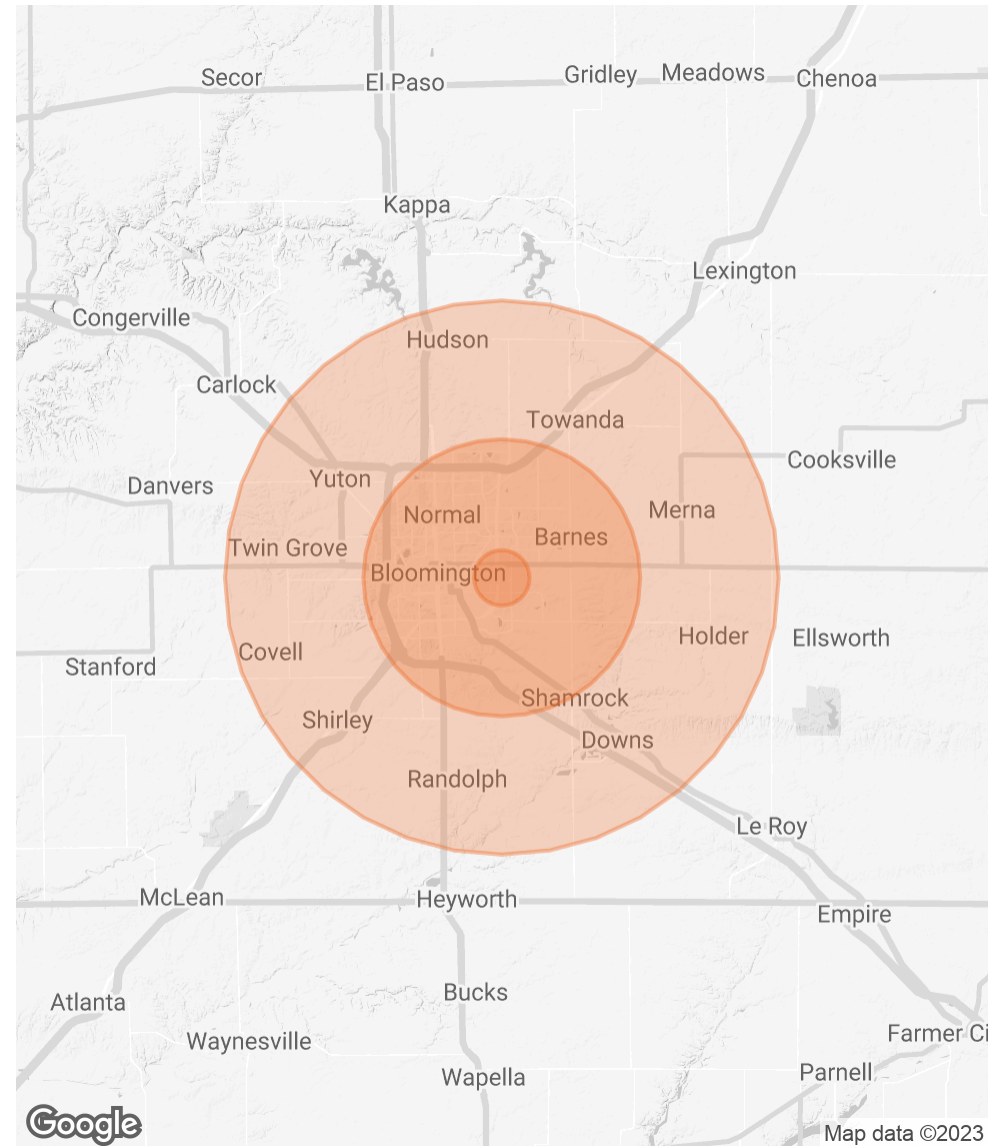
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	8,255	130,095	146,864
AVERAGE AGE	40.6	35.2	35.6
AVERAGE AGE (MALE)	37.6	34.1	34.6
AVERAGE AGE (FEMALE)	43.7	36.0	36.3

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,488	55,360	62,237
# OF PERSONS PER HH	1.8	2.3	2.4
AVERAGE HH INCOME	\$67,823	\$77,316	\$80,125
AVERAGE HOUSE VALUE	\$162,078	\$157,886	\$164,127

* Demographic data derived from 2020 ACS - US Census

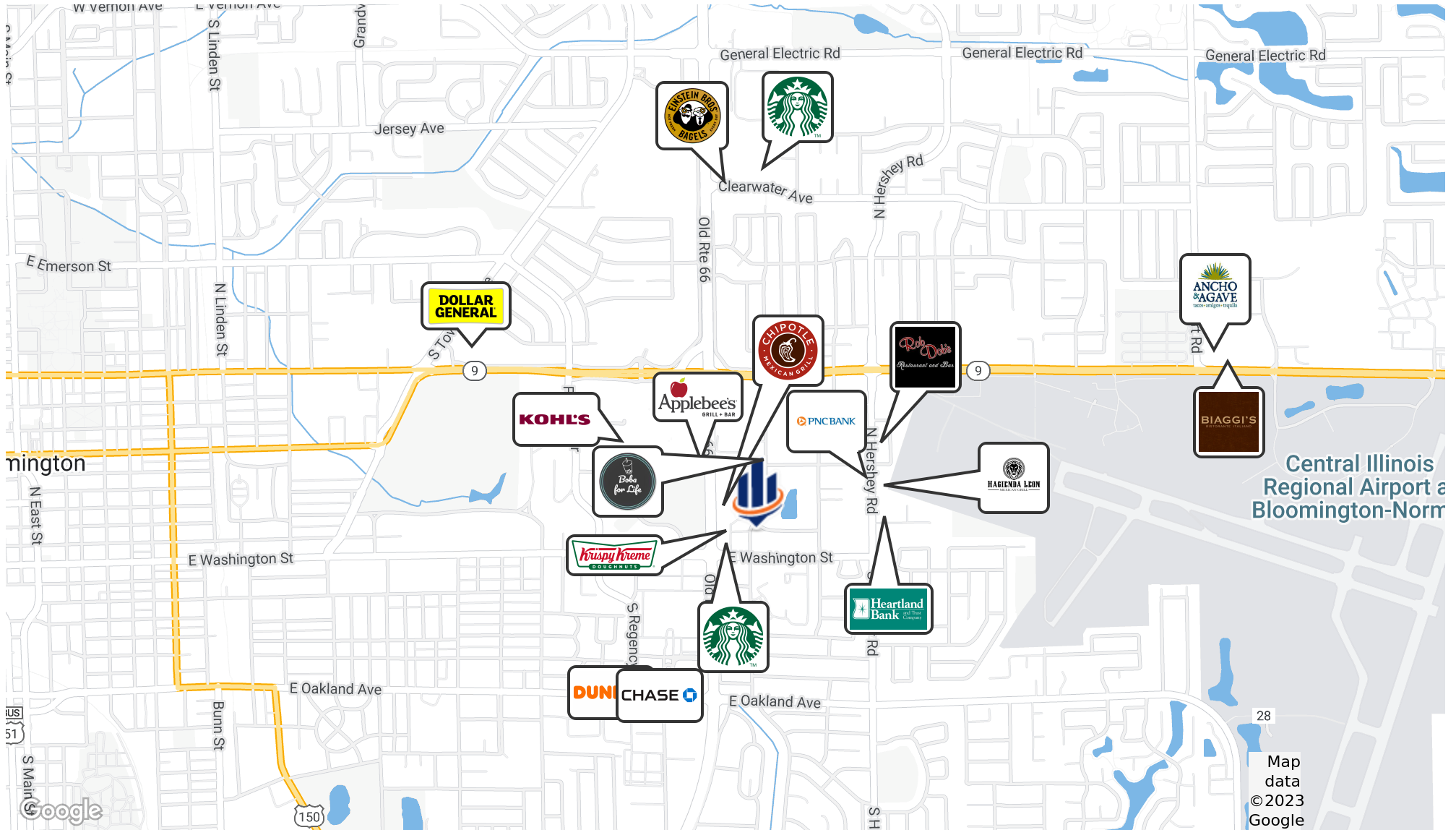


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RETAILER MAP



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MEET THE TEAM



JILL SPRATT

Advisor

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Direct: **309.590.7900 x302** | Cell: **217.722.3584**

PROFESSIONAL BACKGROUND

Jill was born in Illinois and has lived in Central Illinois most of her life. She also lived in Oregon for 10 years during her school years. Jill has over 25 years of experience with client relations, customer service, leadership, event planning, and project management. She is a problem solver, effective communicator, relationship builder, and has strong interpersonal skills.

Before working at SVN Core 3, Jill had the experience of working with the SVN Core 3 team firsthand through her former employer. She explains, "The company I worked for moved to a new commercial building, and the new space required an extensive renovation." Jill got to know the team well during this time and said, "The professionalism, efficiency, and attention to detail that the team upheld throughout the entirety of the project was top-notch". Because of the lasting impression SVN Core 3 made on Jill, she joined the team as a Commercial Property Manager in February of 2020. Jill's favorite part of her position is the long-term relationships she builds with tenants, owners, and clients. She also enjoys the search for the perfect property fit for her clients. In addition to her role as our Commercial Property Manager, Jill is a licensed Real Estate Broker with her primary focus on Commercial Property Sales and Leasing.

Jill enjoys spending time with her husband, Bob, and 3 children, along with family and friends. Jill and Bob have two dogs, Bonnie and Beans. In her spare time, Jill has a love for cooking, traveling, going to concerts, being outdoors, and floating in their pool.

SVN | Core 3 Commercial Real Estate

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