

FOR LEASE
106 SW Arch St

106 SW ARCH ST

Atlanta, IL 61723

PRESENTED BY:

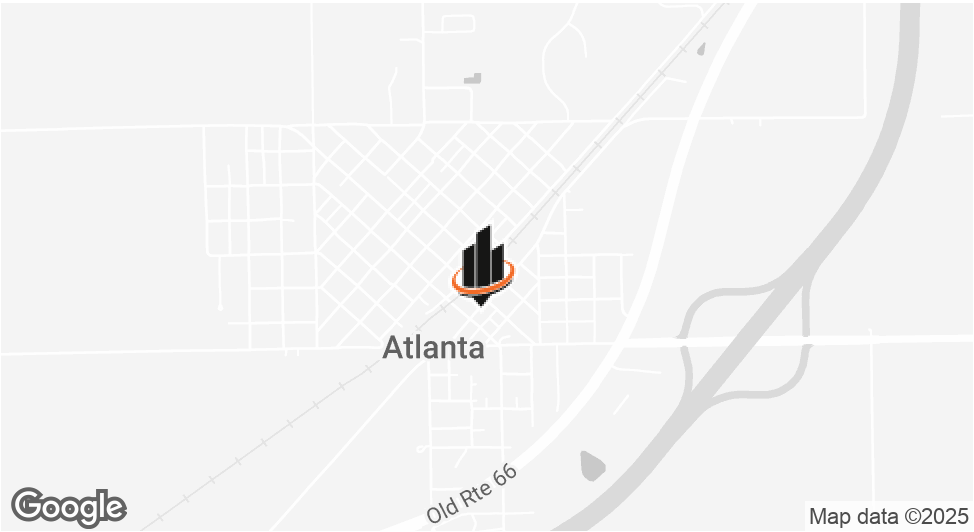
TOM DIBBLE

O: 309.242.8502

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$675/mo
BUILDING SIZE:	6,960
AVAILABLE SF:	688
LOT SIZE:	4,710 SF
APN:	05-343-006-00

PROPERTY OVERVIEW

This well-configured small office unit offers a practical and flexible layout within a charming multi-tenant building. The space features a street-facing front office with excellent natural light and visibility, a central office or storage area, and a larger private office in the rear, ideal for focused work, meetings, or expanded operations. The layout is efficient and functional, making it a strong fit for professional services, small businesses, or owner-users seeking an affordable office presence.

PROPERTY HIGHLIGHTS

- Great Location
- Flexible Layout
- Street Facing Front Office

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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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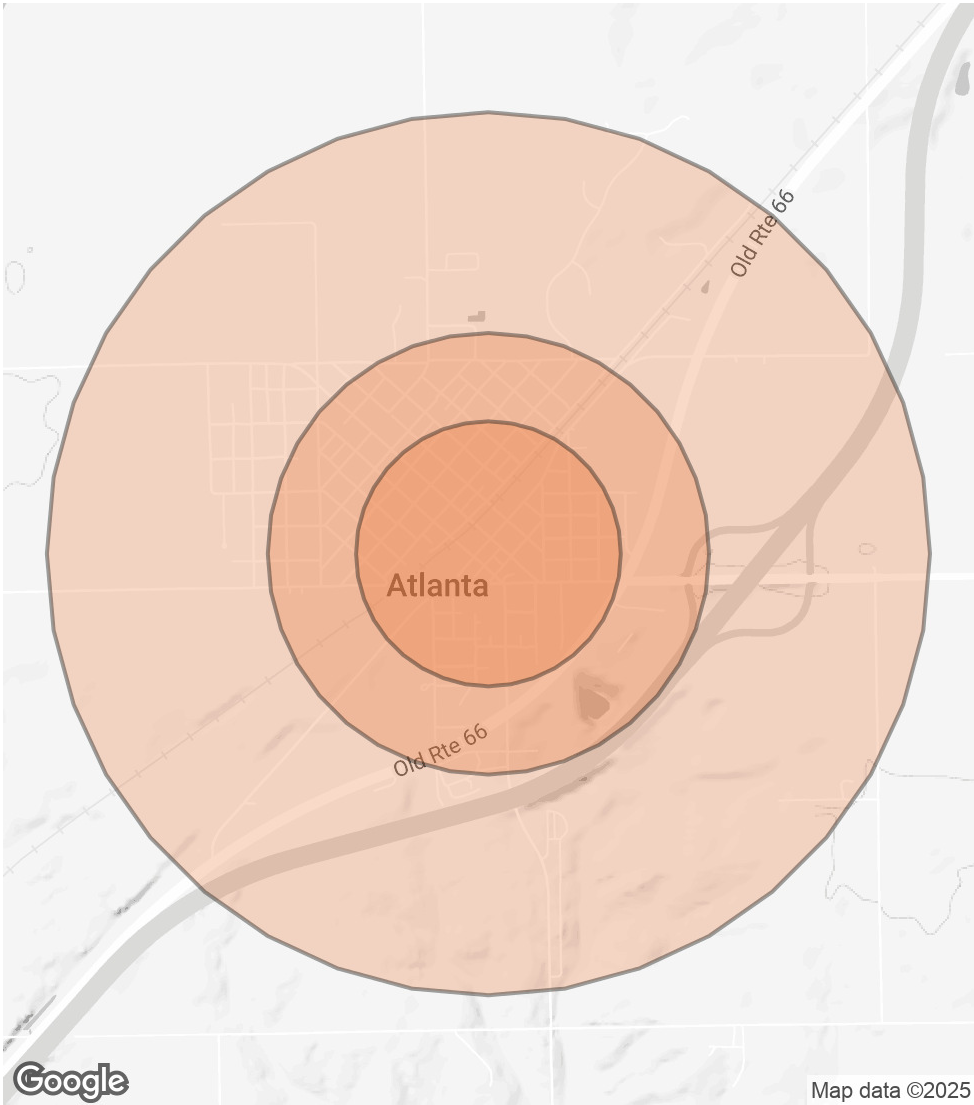
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	674	1,235	1,651
AVERAGE AGE	40	40	40
AVERAGE AGE (MALE)	40	40	40
AVERAGE AGE (FEMALE)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	283	516	684
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$78,582	\$80,298	\$82,081
AVERAGE HOUSE VALUE	\$150,193	\$150,756	\$152,271

Demographics data derived from AlphaMap

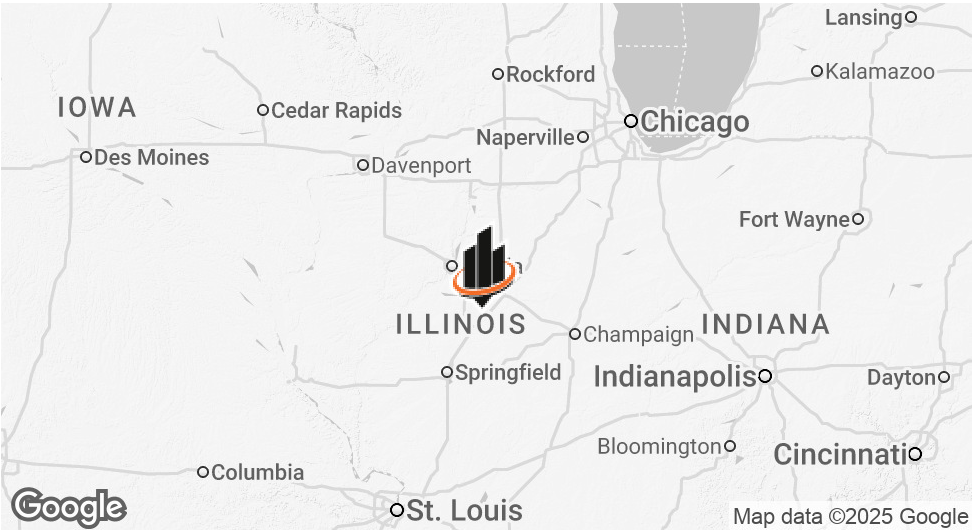


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CITY INFORMATION - BLOOMINGTON-NORMAL

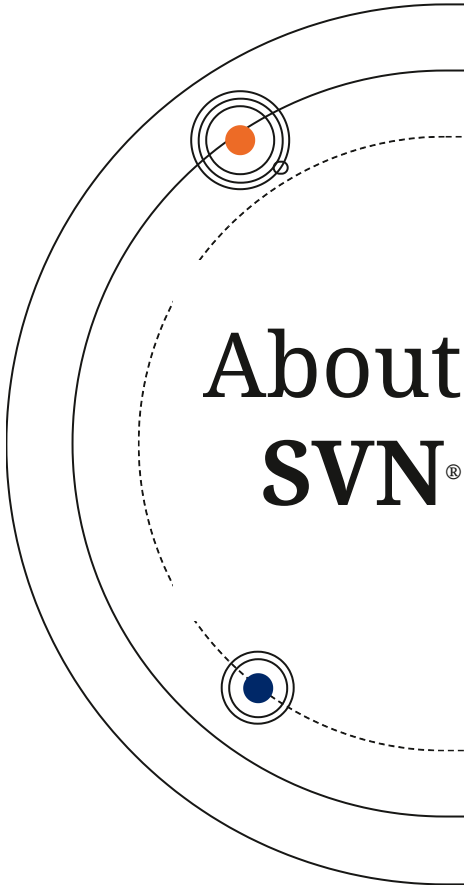
BLOOMINGTON-NORMAL, IL

- 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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The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

This is the SVN Difference.

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ADVISOR BIO 1



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!

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