

FOR LEASE

VIEWEG
REAL ESTATE

Professional Office-Central Illinois

1607 Tullamore Ave STE C, Bloomington, IL 61704



AJ Speas

Commercial Broker

217.972.5877

aj@viewegrealestate.com

Vieweg Real Estate

601 E William St.

Decatur, IL 62523

viewegrealestate.com

P: +1 217 450 8500



PROPERTY DESCRIPTION

Introducing a professional office space at 1607 Tullamore Ave STE C, Bloomington, IL.

This property offers a productive layout, multiple individual offices, and a spacious break room. Situated amidst a hub of professional offices in diverse sectors, it provides a vibrant and collaborative business community.

With easy access from Ireland Grove Rd, this location offers a convenient and accessible space for businesses looking to elevate their professional presence.

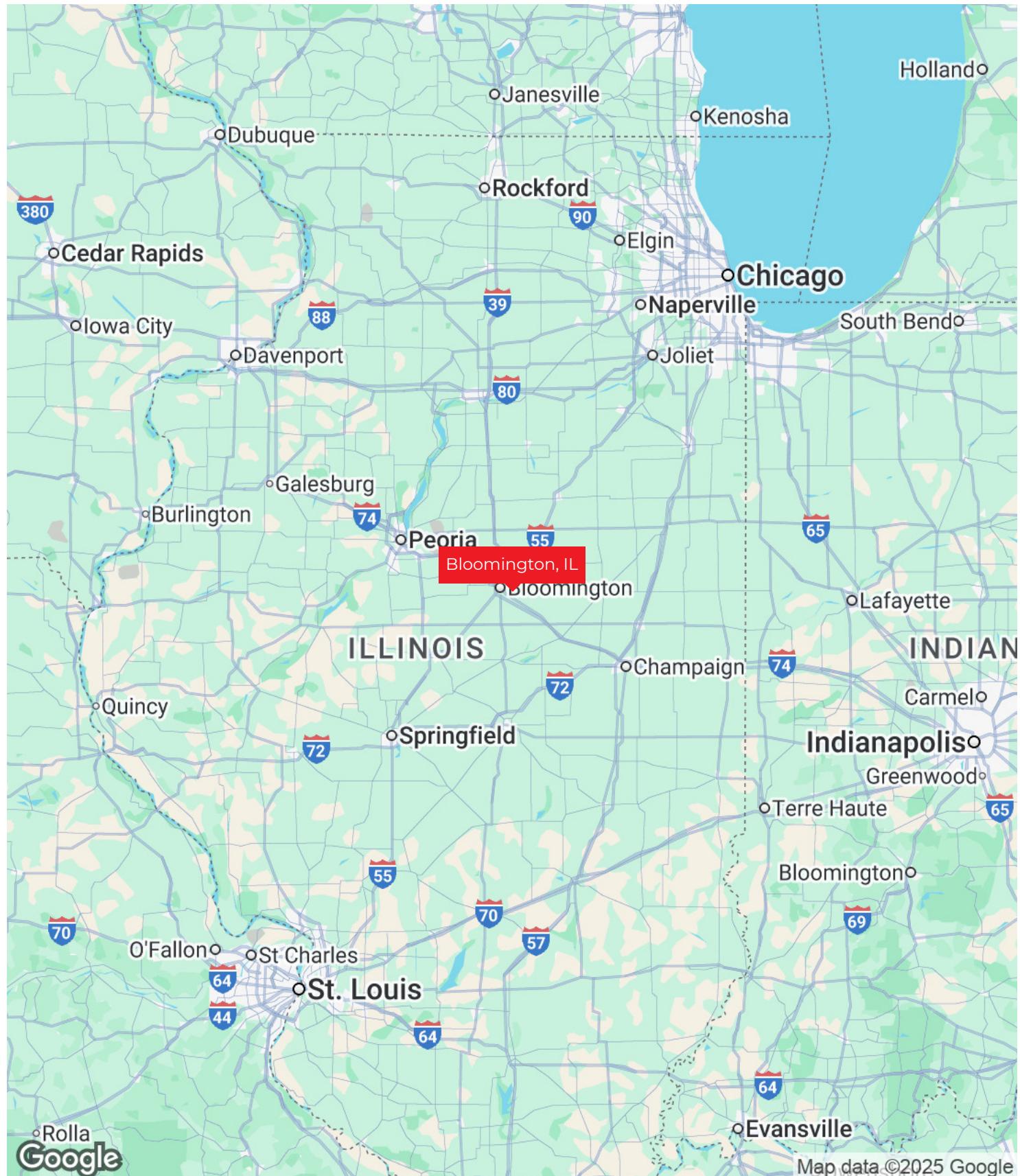
PROPERTY HIGHLIGHTS

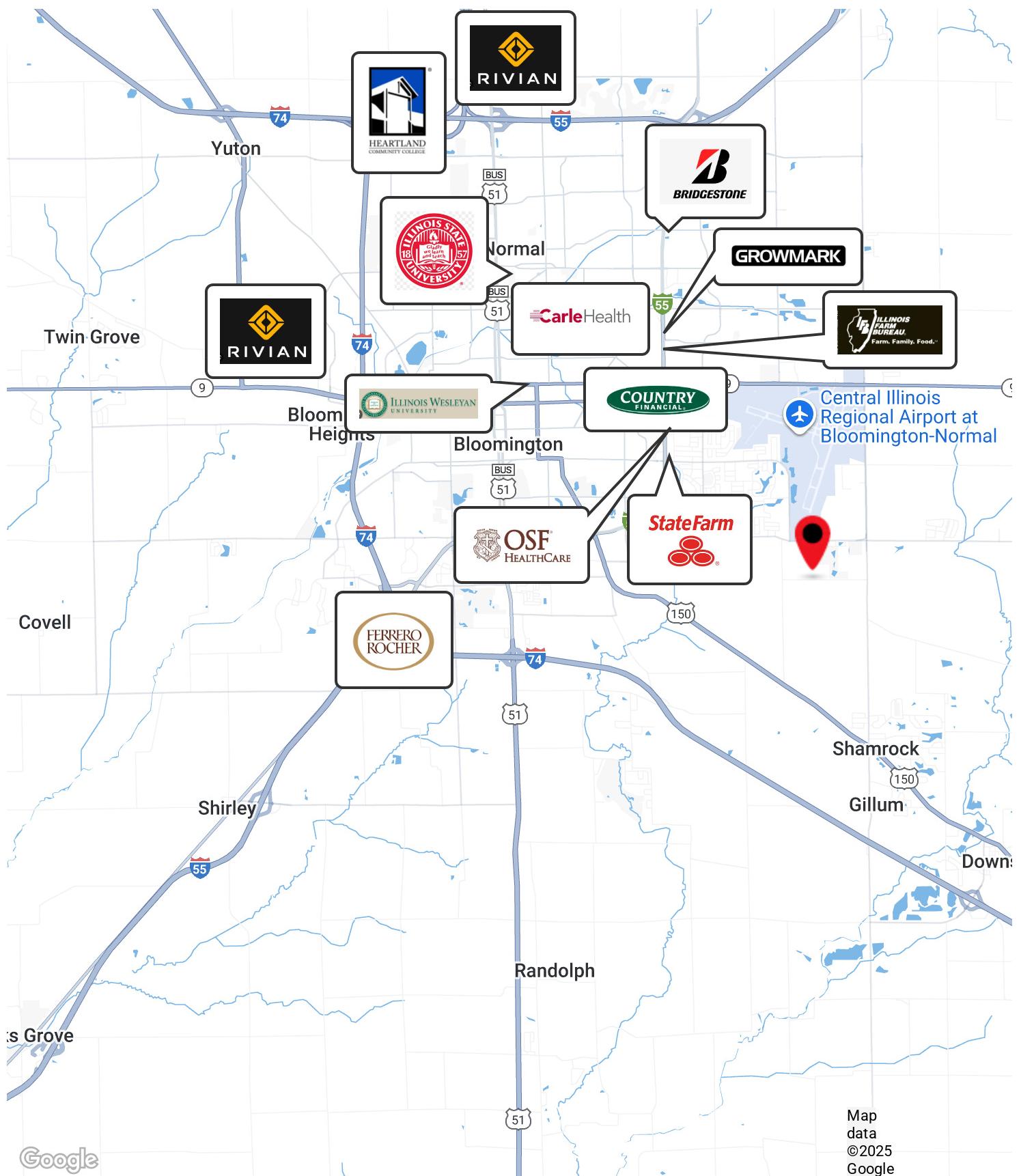
- -Convenient Layout
- -Ample Parking
- -Easy Access
- -Large Conference Room
- -Professional Design

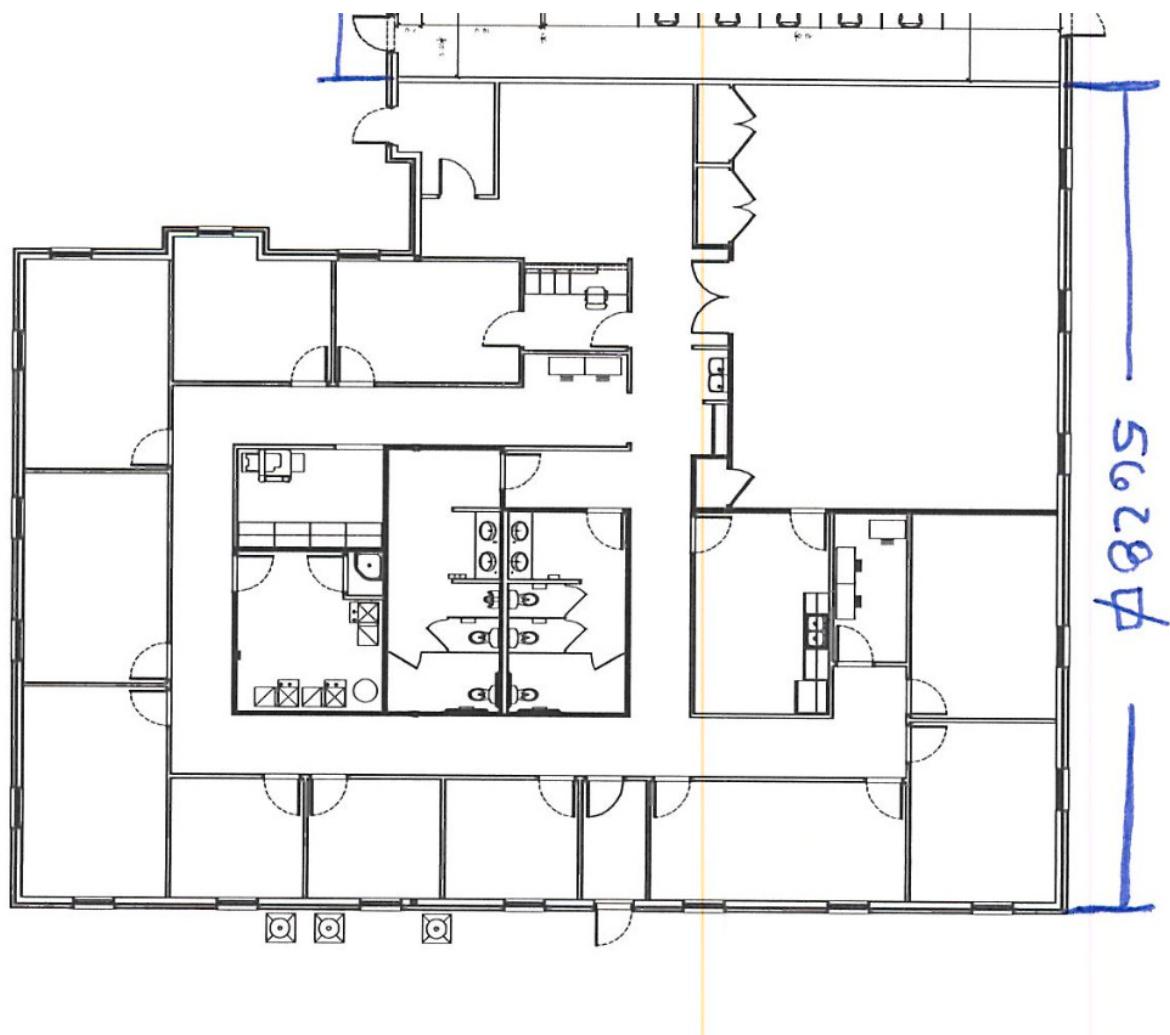
OFFERING SUMMARY

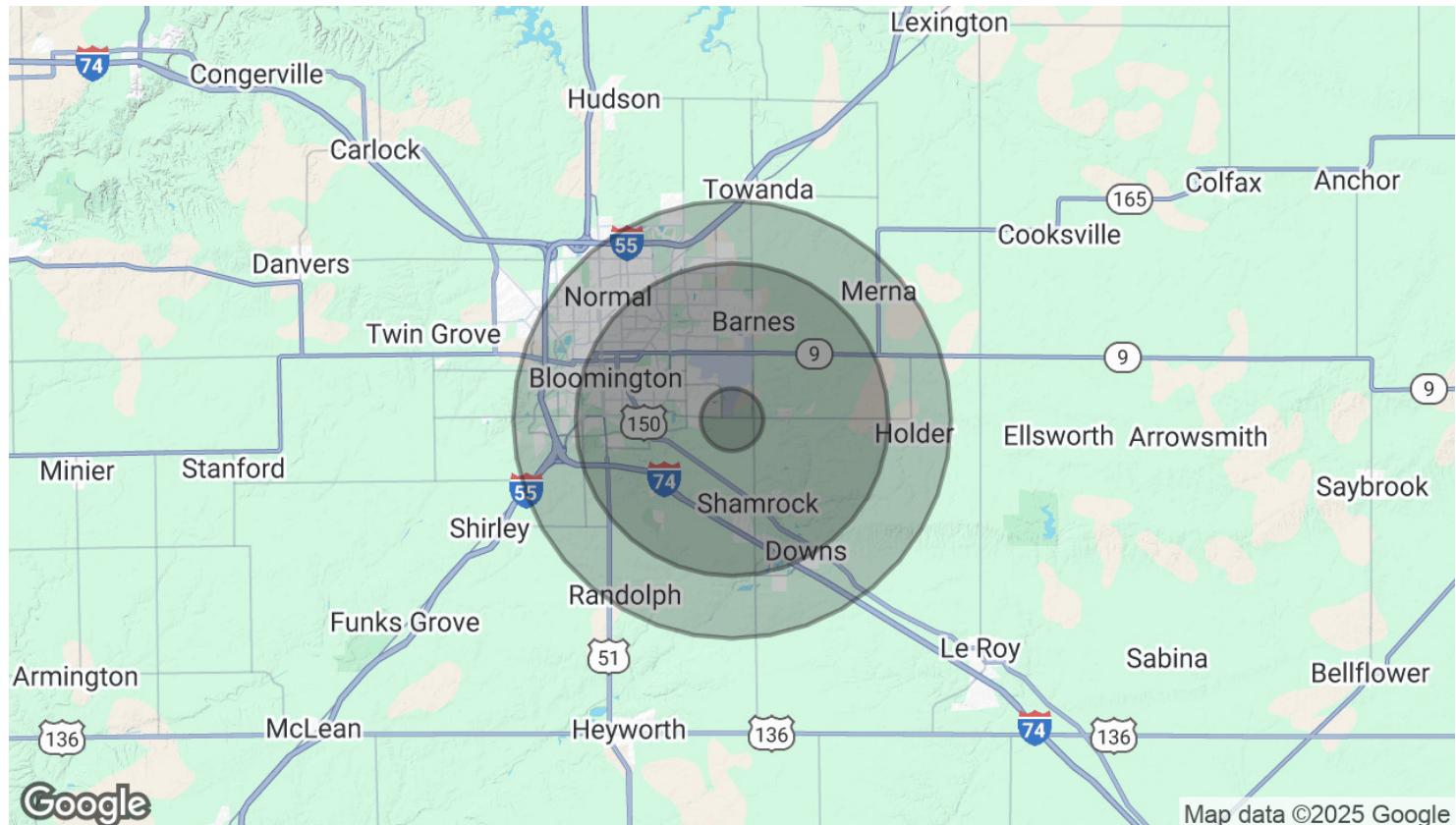
Lease Rate:	\$18.75 SF/yr (MG)
Number of Units:	1
Available SF:	5,700 SF
Lot Size:	2.75 Acres
Building Size:	14,106 SF

DEMOGRAPHICS	1 MILE	5 MILES	7 MILES
Total Households	1,165	36,733	54,830
Total Population	3,249	88,230	134,158
Average HH Income	\$166,319	\$109,525	\$104,217









POPULATION	1 MILE	5 MILES	7 MILES
Total Population	3,249	88,230	134,158
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	37	39	39

HOUSEHOLDS & INCOME	1 MILE	5 MILES	7 MILES
Total Households	1,165	36,733	54,830
# of Persons per HH	2.8	2.4	2.4
Average HH Income	\$166,319	\$109,525	\$104,217
Average House Value	\$336,805	\$257,603	\$246,177

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