

FOR LEASE

**VIEWEG**  
**REAL ESTATE**

## Professional Office-Central Illinois

1607 Tullamore Ave STE C, Bloomington, IL 61704



### **AJ Speasl**

Commercial Broker

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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.

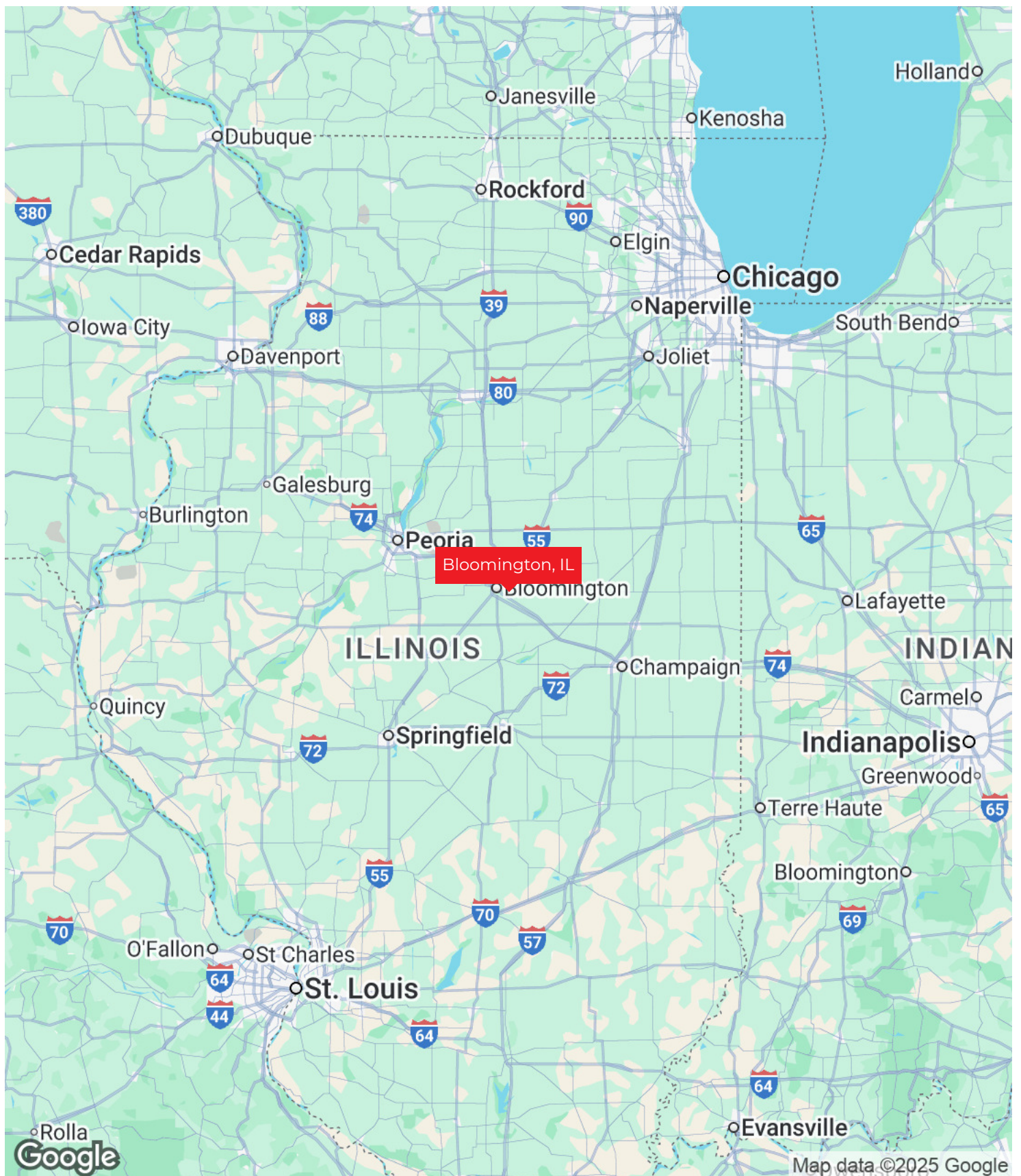
PROPERTY HIGHLIGHTS

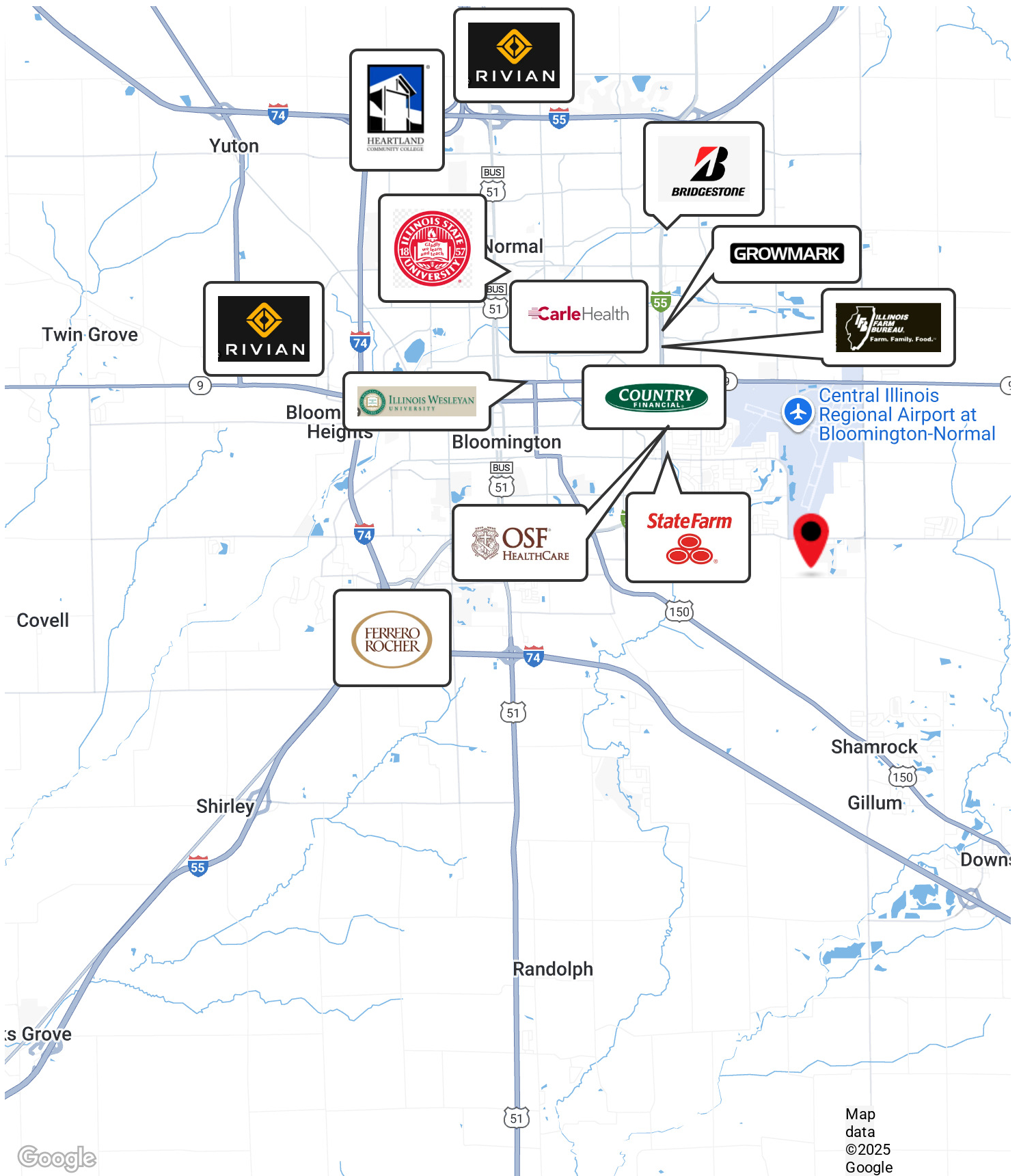
- -Convenient Layout
- -Ample Parking
- -Easy Access
- -Large Conference Room
- -Professional Design

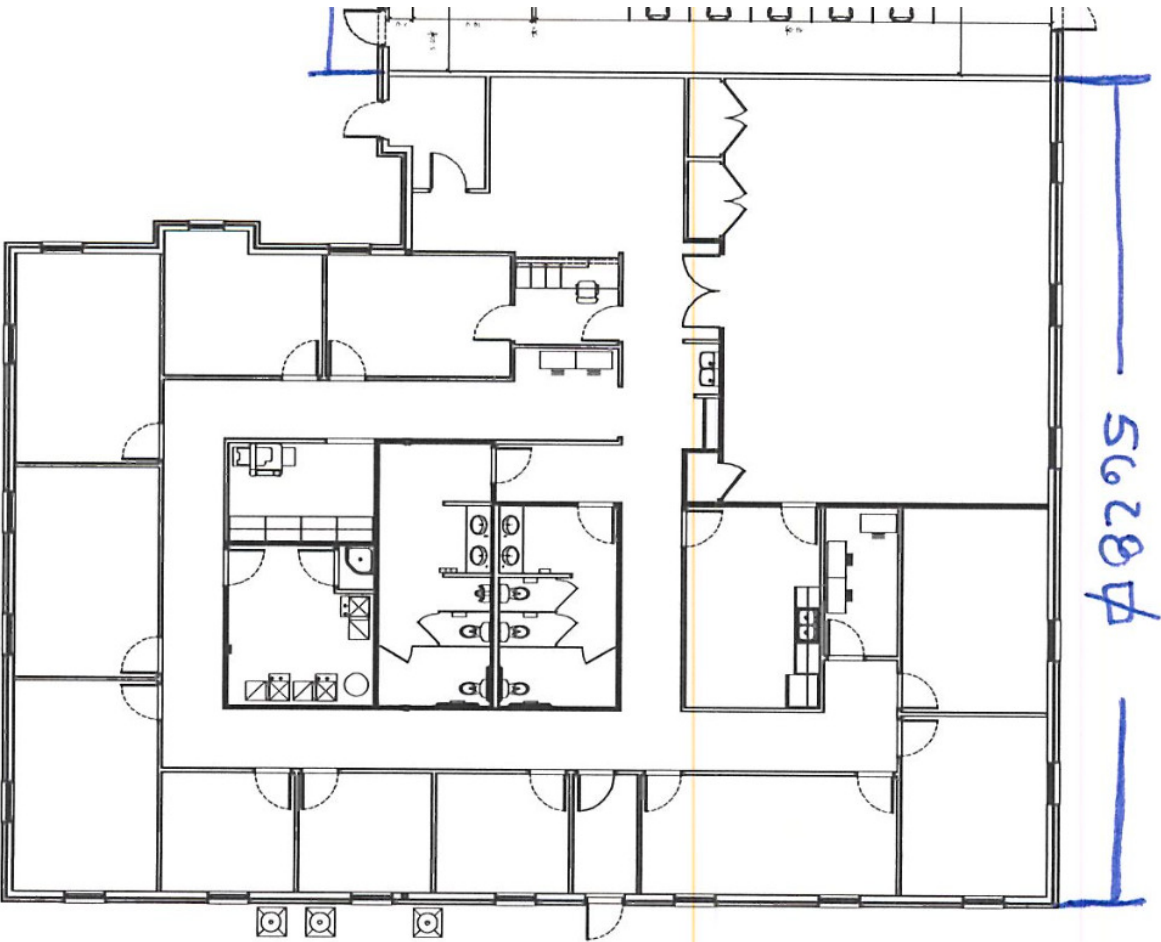
OFFERING SUMMARY

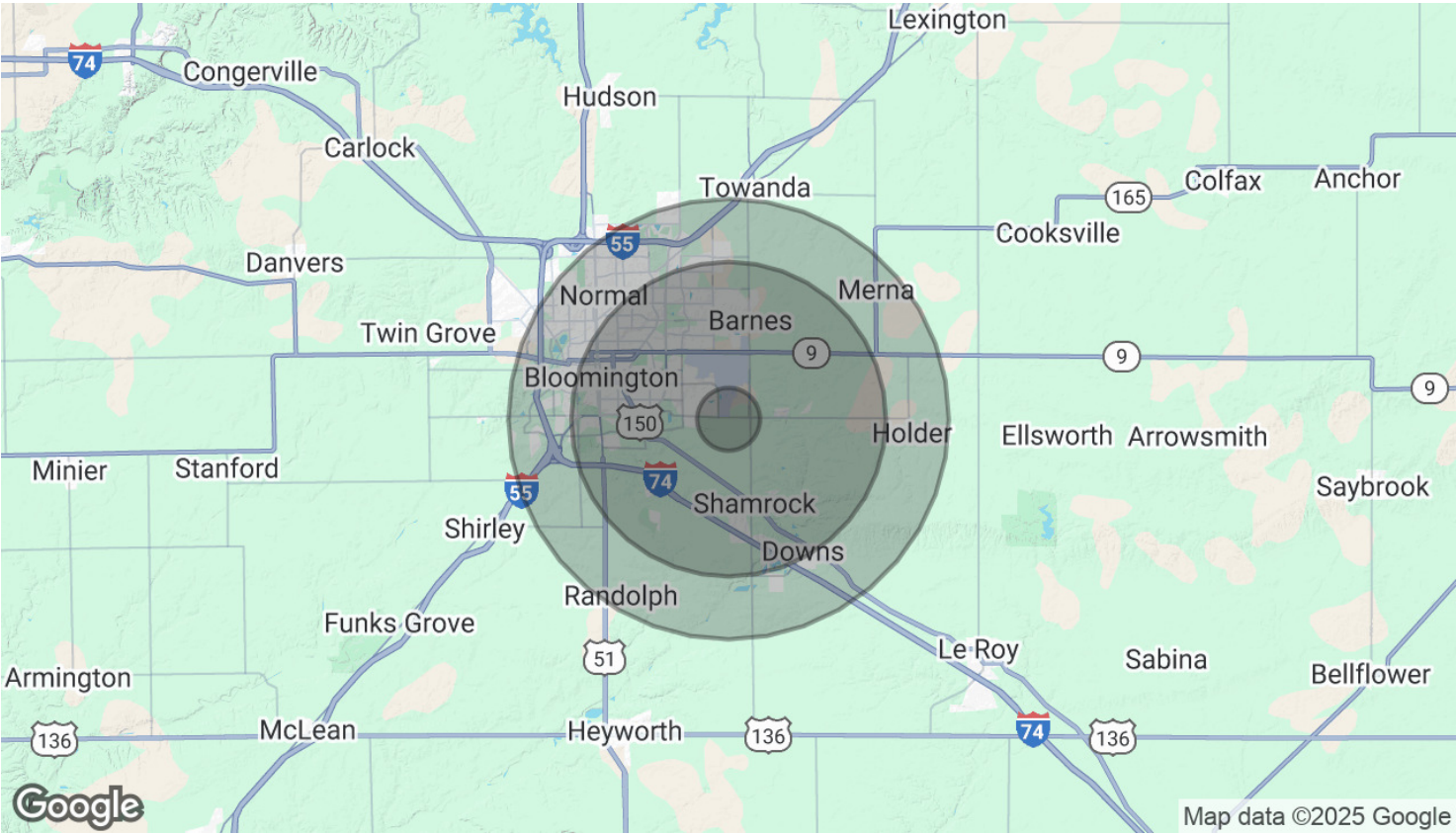
Lease Rate:	\$18.75 SF/yr (MG)
Number of Units:	1
Available SF:	5,700 SF
Lot Size:	2.75 Acres
Building Size:	14,106 SF

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**

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COMMERCIAL

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