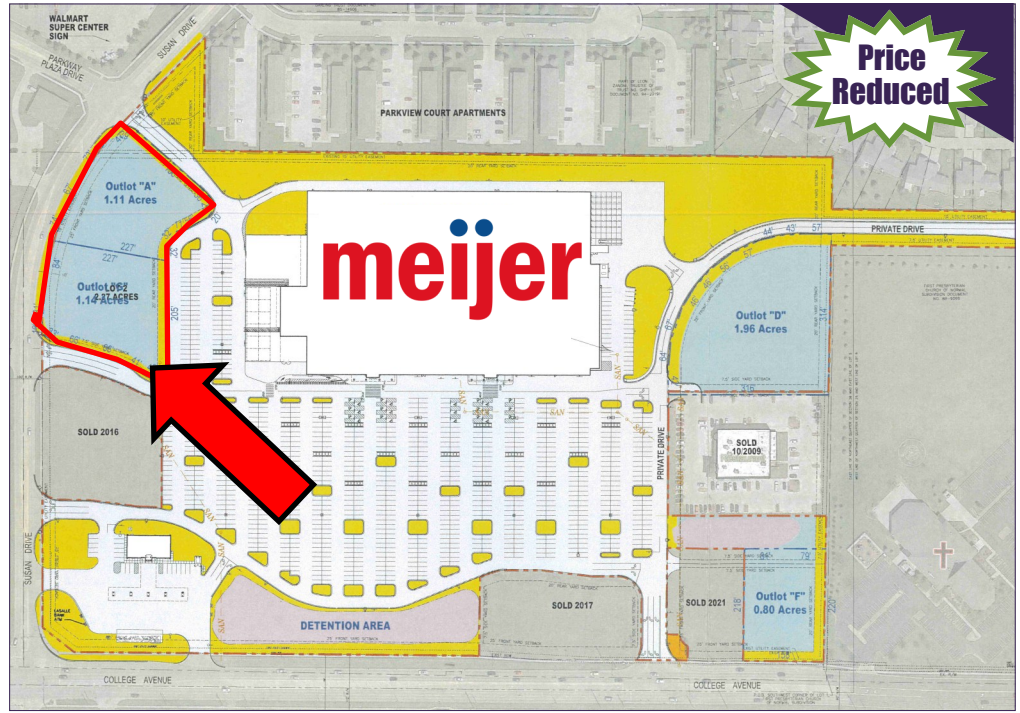


AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.
Suite A
Bloomington, Illinois

www.axis360.co



FOR SALE - 2.27 Acre Prime Retail Lot

Address

206 Susan Drive
Normal, Illinois

Price

~~\$1,100,000~~ **\$980,000**

Total Lot Size

2.27 Acres

Parcel

14-26-276-026

Zoning

B-1 (General Comm. District)

Frontage

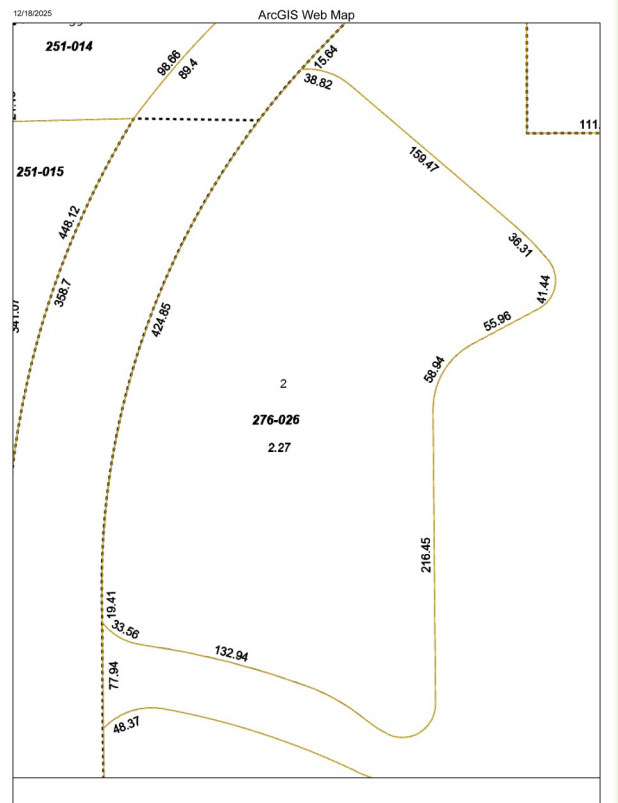
424.85 feet

Prime Retail Development Opportunity

Located adjacent to the high-volume Meijer store in Normal, Illinois, and diagonally across from Walmart.

The site benefits from exceptional visibility, strong traffic counts, and proximity to major national retailers.

Ideal for hotel or motel development, quick-service or casual dining restaurants, retail, medical/urgent care, healthcare or diagnostic center, bank or credit union, automotive services and more!



Laura Pritts
Designated Managing Broker
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(309) 824-0507

Visit our Website:
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Bloomington-Normal, Illinois

Bloomington–Normal offers a proven, stable market for retailers, supported by a strong and diverse economic base. The community is home to Illinois State University, State Farm’s corporate headquarters, Rivian’s electric vehicle manufacturing facility, major healthcare systems, and a growing professional workforce.

Excellent regional access via Interstates 39, 55, and 74, combined with solid household incomes and steady population growth, positions Bloomington–Normal as an attractive market for national, regional, and service-oriented retailers seeking long-term success in Central Illinois.