

**SALE**

# 403 Kays Drive

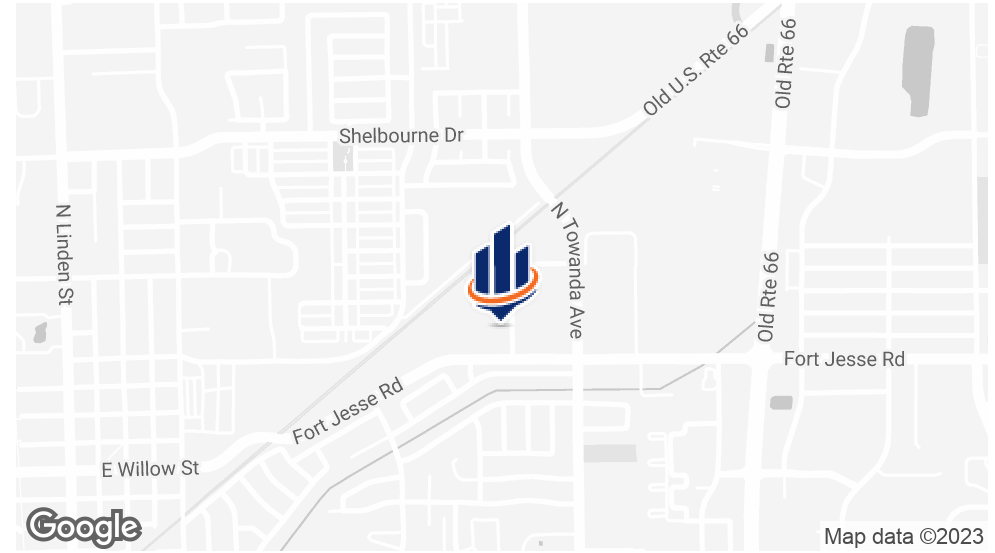
**403 KAYS DR**  
Normal, IL 61761

**PRESENTED BY:**

**DEMI POWELL**  
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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$725,000
<b>BUILDING SIZE:</b>	6,000 SF
<b>LOT SIZE:</b>	0.6 Acres
<b>PRICE / SF:</b>	\$120.83
<b>YEAR BUILT:</b>	1992
<b>ZONING:</b>	B1
<b>APN:</b>	14-22-476-007

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## PROPERTY OVERVIEW

SVN | Core 3 Commercial Real Estate is excited to offer 403 Kays Drive in Normal, IL for sale. The building is located just off Fort Jesse Rd. and Veterans Pkwy on a quiet side street. There is 6,000 sq ft. available and would make for a perfect day care, school, or extra curricular activity center.

The property includes a private parking lot, an enclosed outdoor area, as well as multiple private offices inside.

**ADDITIONAL PHOTOS**



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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.25 MILES 0.5 MILES 1 MILE

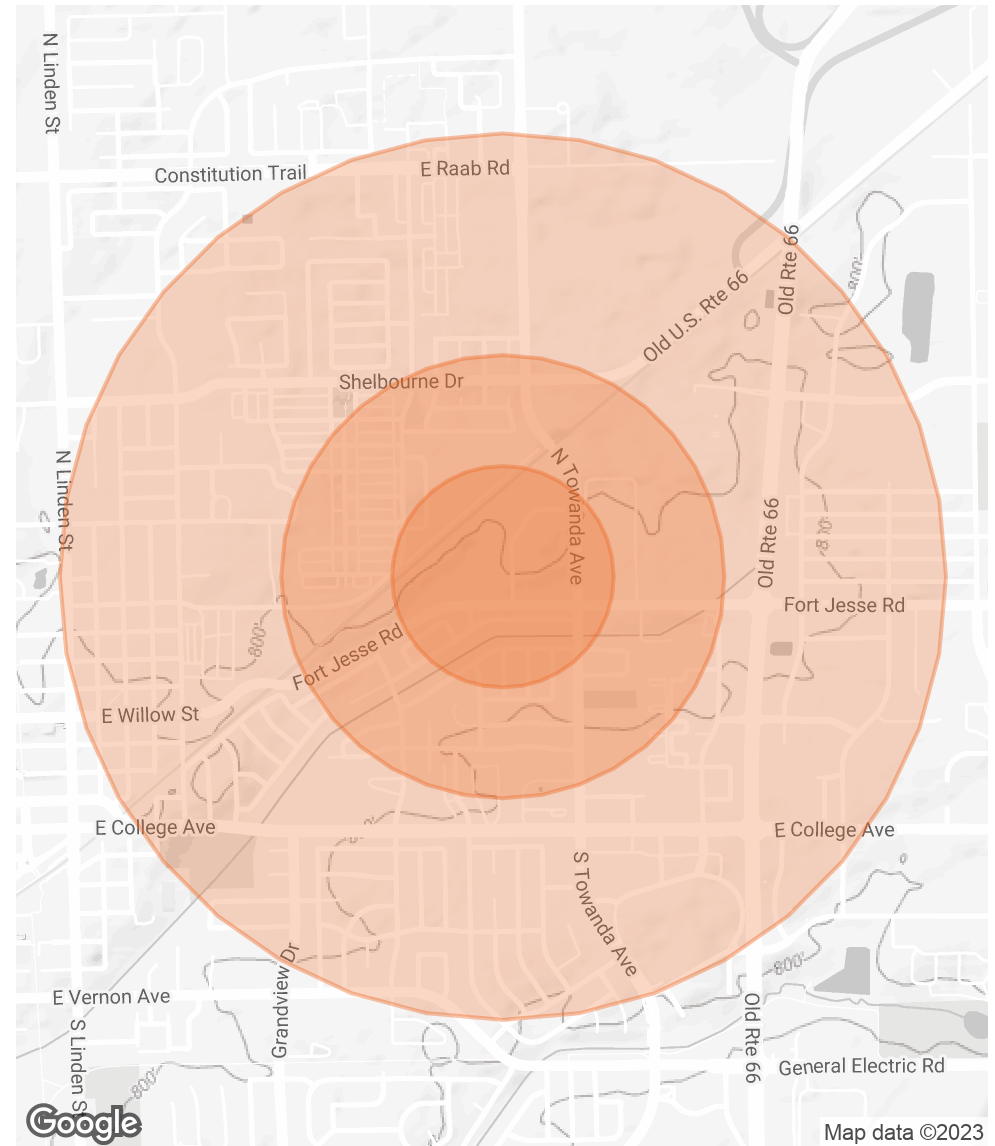
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	591	2,619	9,820
AVERAGE AGE	37.6	36.2	38.0
AVERAGE AGE (MALE)	35.7	36.0	36.9
AVERAGE AGE (FEMALE)	37.8	35.3	38.8

## HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	253	1,087	3,995
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$73,504	\$71,537	\$80,592
AVERAGE HOUSE VALUE	\$167,941	\$173,741	\$172,210

\* Demographic data derived from 2020 ACS - US Census



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## MEET THE TEAM



### DEMI POWELL

Associate Advisor

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Direct: **309.590.7900** | Cell: **309.830.3229**

## PROFESSIONAL BACKGROUND

Demi Powell serves as an Advisor with SVN Core 3 Commercial Real Estate in Bloomington, IL. She's worked on our commercial team for almost two years and moved into a Property Manager role last year. Demi specializes in storage unit facilities and manages industrial, office, and retail properties.

Before joining the SVN Core 3 team, Demi worked in sales in the media industry for several years. She's always enjoyed meeting new people and building connections in the community. She grew up in Central Illinois and graduated from the University of Kansas with a degree in Strategic Communication.

Outside the office, Demi enjoys spending time with her husband and daughter who is 4 months old. She also enjoys taking trips to the beach every summer as well as weekend trips to Chicago to visit family.

### SVN | Core 3 Commercial Real Estate

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