

SALE

Veterans Parkway Commercial Lots

**704 S ELDORADO RD AND 704 1/2 S
ELDORADO RD**

Bloomington, IL 61704

PRESENTED BY:

JILL SPRATT

O: 309.590.7900 x302

jill.spratt@svn.com



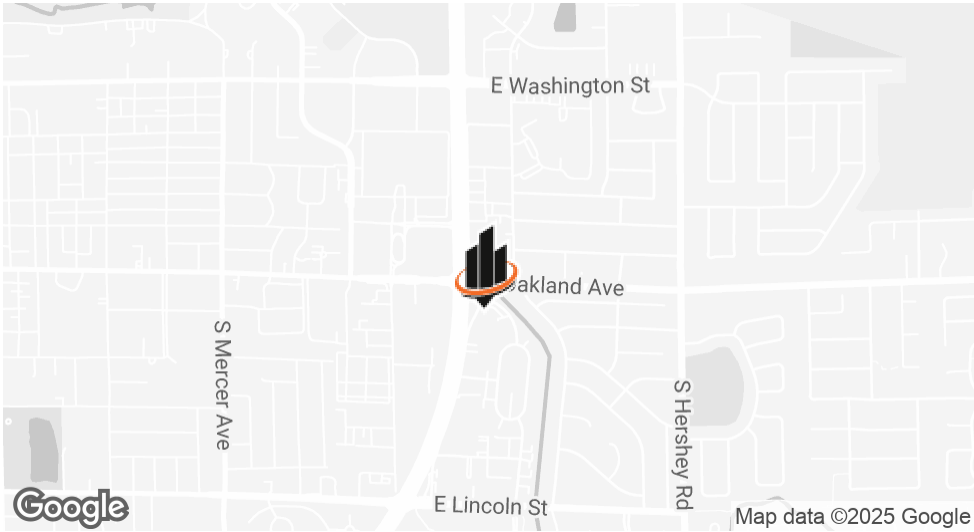
PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,800,000
NUMBER OF UNITS:	2
LOT SIZE:	1.21 Acres

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PROPERTY DESCRIPTION

Outstanding opportunity to own two highly visible B-1 zoned commercial lots located on the corner of Eldorado Road and Arcadia Drive in Bloomington, Illinois. These premier corner parcels offer frontage along Veterans Parkway, one of the city’s busiest areas, with average daily traffic counts exceeding 27,000 vehicles. Ideal for a wide range of commercial uses. The site offers excellent accessibility, strong demographics, and maximum exposure in a well-established commercial corridor surrounded by national retailers, restaurants, and residential neighborhoods. Whether you’re an investor, developer, franchise or business owner seeking a high-visibility location, this lot presents a rare opportunity to secure a strategic site in Bloomington’s thriving retail space.

PROPERTY HIGHLIGHTS

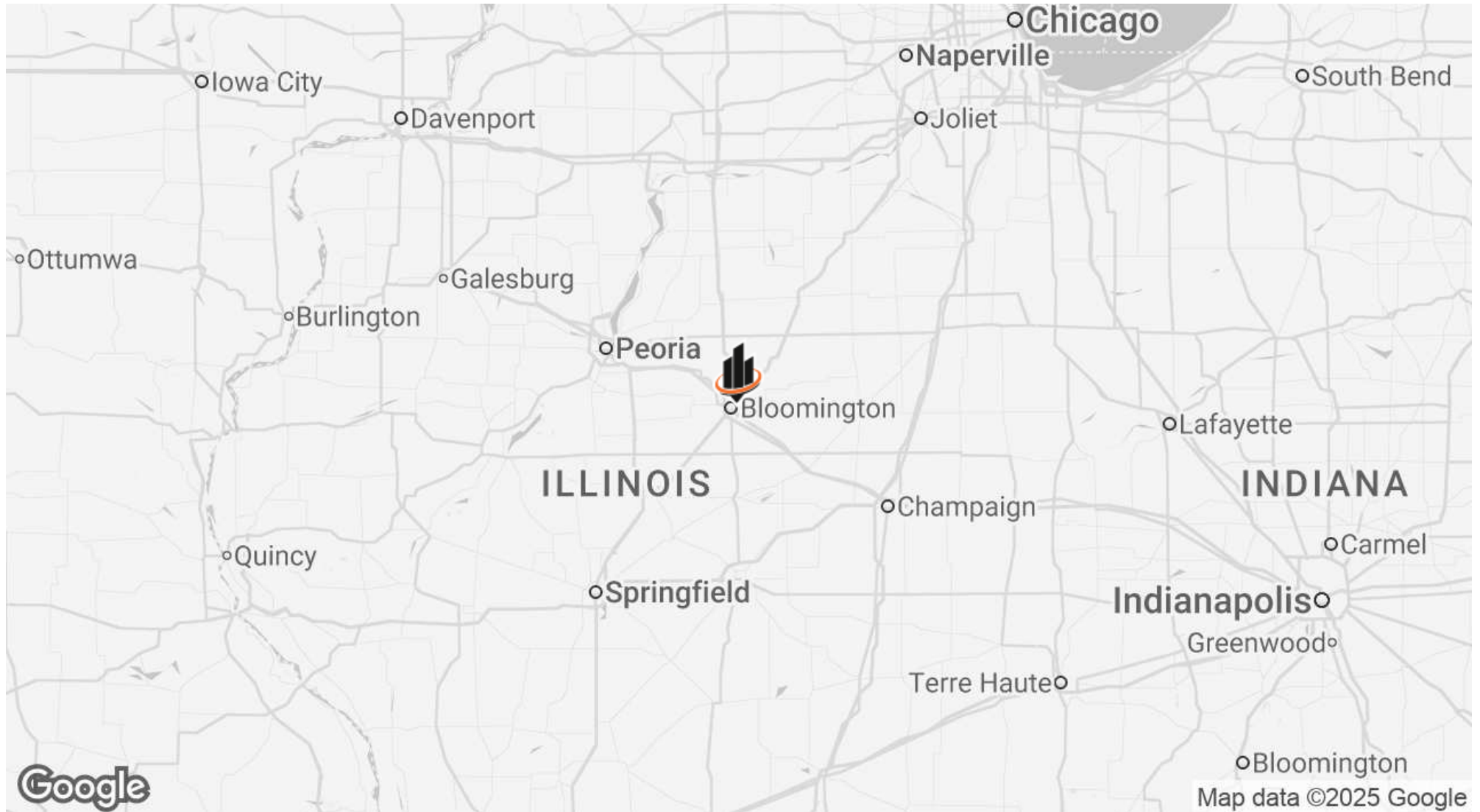
- HEAVY RETAIL TRAFFIC ON CORNER
- CLOSE INTERSTATE ACCESS

ADDITIONAL PHOTOS



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LOCATION MAP



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RETAILER MAP



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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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MEET THE ADVISOR



JILL SPRATT

Advisor

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Direct: **309.590.7900 x302** | Cell: **217.722.3584**

PROFESSIONAL BACKGROUND

Jill was born in Illinois and has lived in Central Illinois most of her life. She also lived in Oregon for 10 years during her school years. Jill has over 25 years of experience with client relations, customer service, leadership, event planning, and project management. She is a problem solver, effective communicator, relationship builder, and has strong interpersonal skills.

Before working at SVN Core 3, Jill had the experience of working with the SVN Core 3 team firsthand through her former employer. She explains, "The company I worked for moved to a new commercial building, and the new space required an extensive renovation." Jill got to know the team well during this time and said, "The professionalism, efficiency, and attention to detail that the team upheld throughout the entirety of the project was top-notch."

Because of the lasting impression SVN Core 3 made on Jill, she joined the team as a Commercial Property Manager in February of 2020.

Jill's favorite part of her position is the long-term relationships she builds with tenants, owners, and clients. She also enjoys the search for the perfect property fit for her clients. In addition to her role as our Commercial Property Manager, Jill is a licensed Real Estate Broker with a primary focus on Industrial and Land.

Jill and her husband Bob together have 3 children. They enjoy spending time with family, friends and their yellow lab Bonnie.

SVN | Core 3

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