

Your Business

200

FOR LEASE

Turnkey Retail Space

200 NORTH PROSPECT ROAD

Bloomington, IL 61704

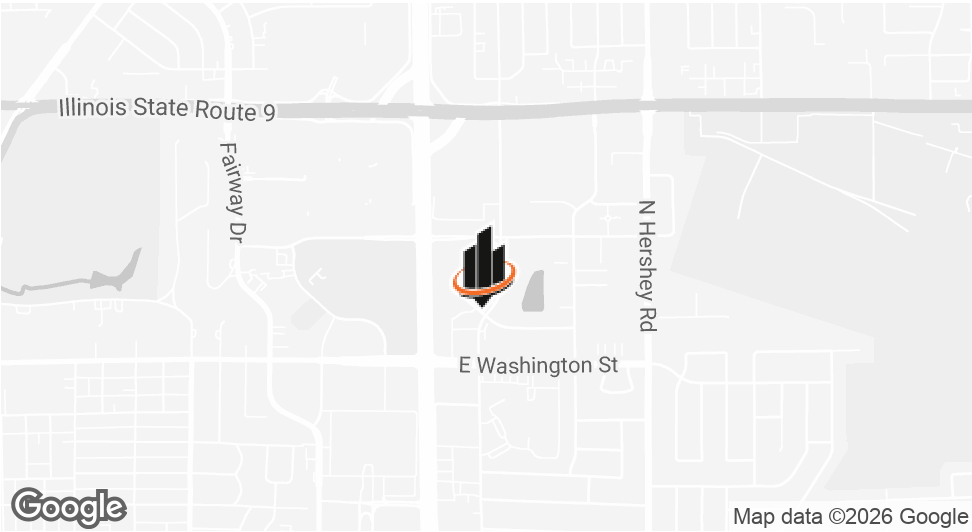
PRESENTED BY:

TOM DIBBLE

Phone: 309.262.4535

tom.dibble@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16 SF/yr (NNN)
BUILDING SIZE:	4,900 SF
AVAILABLE SF:	1,538 SF

PROPERTY OVERVIEW

This space flows from a welcoming open area into three existing changing rooms, a break room, two potential offices, and a dedicated storage room, giving you a ready-made layout for retail, salon, spa, boutique fitness, or other client-focused concepts. Keep all three changing rooms for an elevated retail or wellness experience, or convert one into an upscale private office to create a quiet consultation room or executive workspace without sacrificing functionality. With flexible rooms, natural separation between front-of-house and back-of-house, and a clean, modern feel, this suite is ready to become the next thoughtfully designed destination on Prospect Road.

PROPERTY HIGHLIGHTS

- Strong frontage exposure
- Ceiling heights support both display and experiential uses
- Generous signage opportunities along Prospect Road
- 3 upscale changing rooms

TOM DIBBLE
O: 309.262.4535
tom.dibble@svn.com

ADDITIONAL PHOTOS



Large open floor plan



Plenty of natural & display lighting



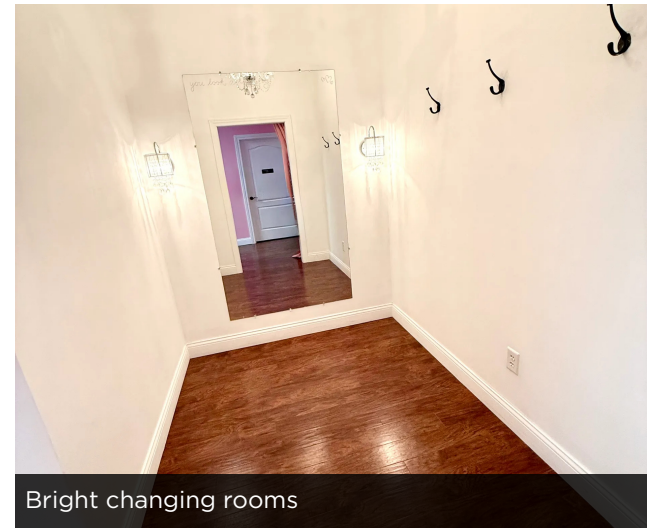
Beautiful entry



Upscale changing rooms



Oooh fancy!



Bright changing rooms

TOM DIBBLE

O: 309.262.4535

tom.dibble@svn.com

200 NORTH PROSPECT ROAD | Bloomington, IL 61704

SVN | CORE 3 3

LOCATION MAP



TOM DIBBLE

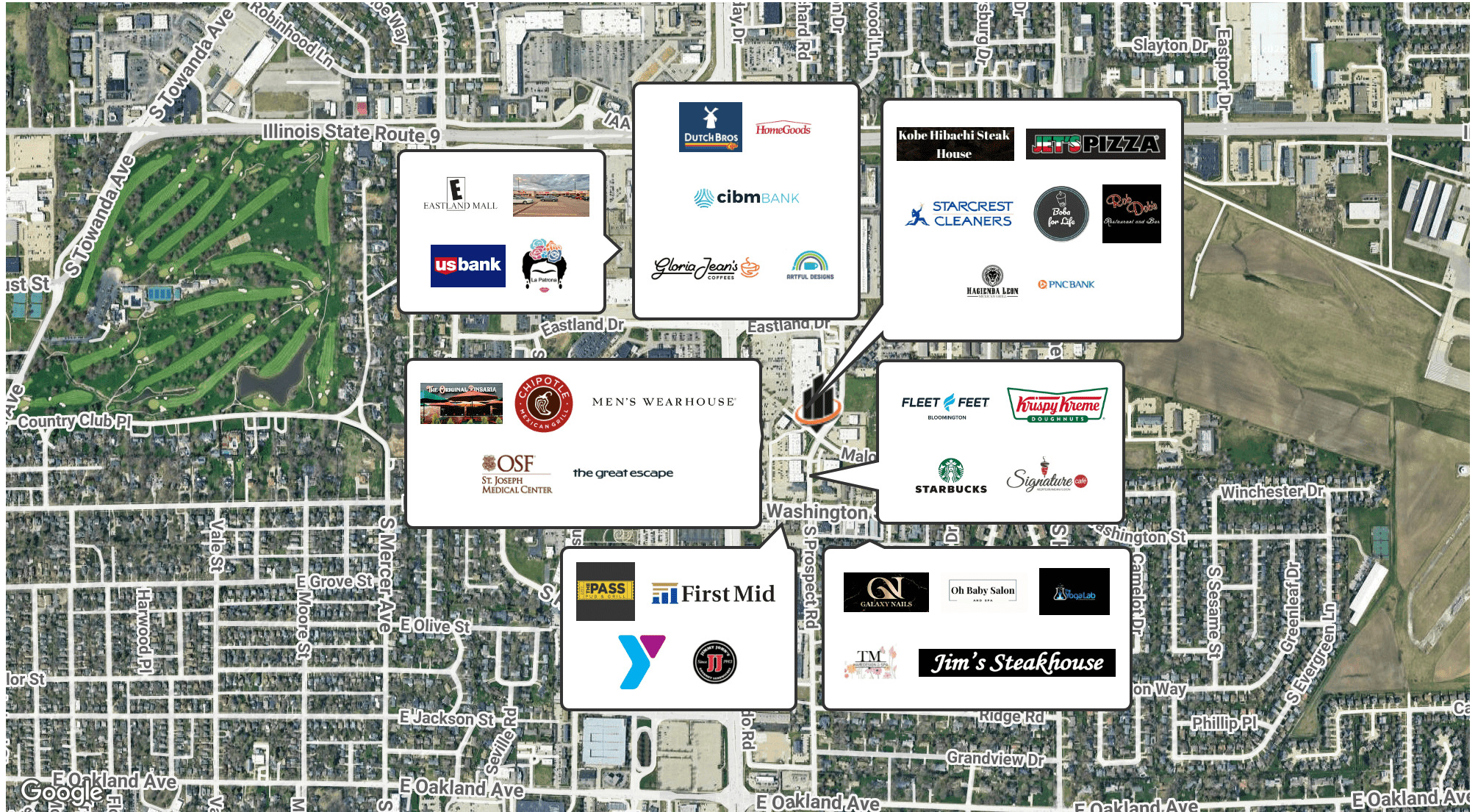
O: 309.262.4535

tom.dibble@svn.com

200 NORTH PROSPECT ROAD | Bloomington, IL 61704

SVN | CORE 3 4

RETAILER MAP



TOM DIBBLE

O: 309.262.4535

tom.dibble@svn.com

DEMOGRAPHICS MAP & REPORT

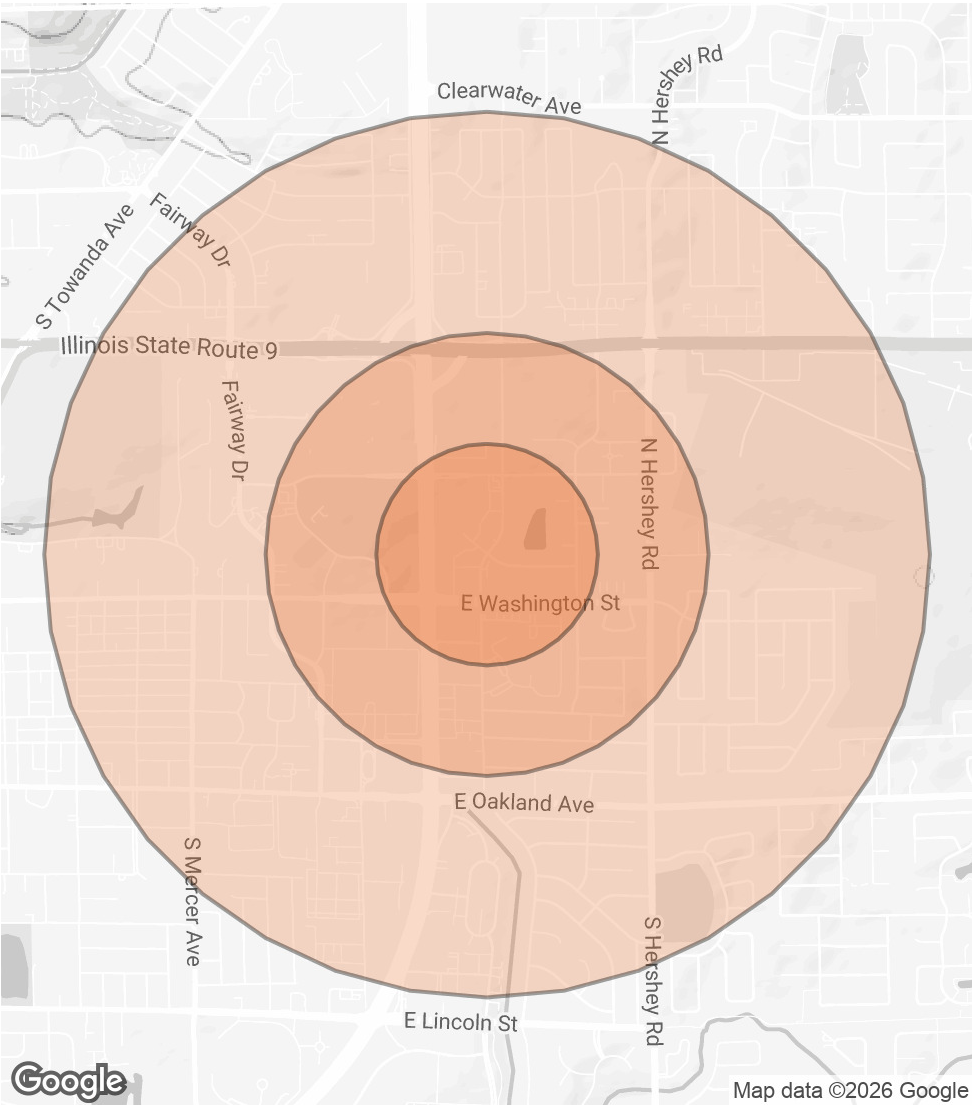
POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	375	1,464	8,798
AVERAGE AGE	33.5	37.0	39.8
AVERAGE AGE (MALE)	34.0	37.3	37.1
AVERAGE AGE (FEMALE)	32.0	35.2	42.2

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	234	839	4,258
# OF PERSONS PER HH	1.6	1.7	2.1
AVERAGE HH INCOME	\$64,124	\$77,667	\$90,927
AVERAGE HOUSE VALUE	\$252,316	\$259,779	\$209,931

2023 American Community Survey (ACS)



TOM DIBBLE
O: 309.262.4535
tom.dibble@svn.com

BLOOMINGTON-NORMAL CITY INFORMATION

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: This 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.

LOCATION DETAILS

COUNTY	McLean
--------	--------



TOM DIBBLE
O: 309.262.4535
tom.dibble@svn.com

200 NORTH PROSPECT ROAD | Bloomington, IL 61704



MEET THE ADVISOR



TOM DIBBLE

Associate Advisor

tom.dibble@svn.com

Direct: 309.262.4535

PROFESSIONAL BACKGROUND

Tom Dibble has been helping clients buy, sell, lease, and invest in real estate since 2009. Born and raised in Bloomington, Illinois, he brings deep local market knowledge, strong community connections, and firsthand business ownership experience to every client relationship.

As a Commercial Broker/Advisor with SVN Core 3 and a local business owner, Tom understands the challenges and opportunities facing business owners, investors, landlords, and property owners. His background in real estate, entrepreneurship, and property valuation allows him to provide practical advice and strategic guidance tailored to each client’s goals.

Known for his straightforward communication, responsiveness, and relationship-focused approach, Tom is committed to helping clients make informed and confident decisions. Over the years, he has built a strong network of local lenders, attorneys, contractors, inspectors, and business professionals, providing valuable resources that extend beyond the transaction.

A proud father of two, Tom remains actively involved in the Bloomington-Normal community he has called home his entire life. Whether buying, selling, leasing, or investing, his goal is simple: provide exceptional service, honest advice, and results that help clients achieve their real estate objectives.

SVN | Core 3
1707 E Hamilton Rd., #1A
Bloomington, IL 61704

TOM DIBBLE
O: 309.262.4535
tom.dibble@svn.com