

LEASE

Retail/Office Opportunity

107 MALL DR, SUITE B

Normal, IL 61761

PRESENTED BY:

CARRIE TINUCCI-TROLL

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PROPERTY SUMMARY



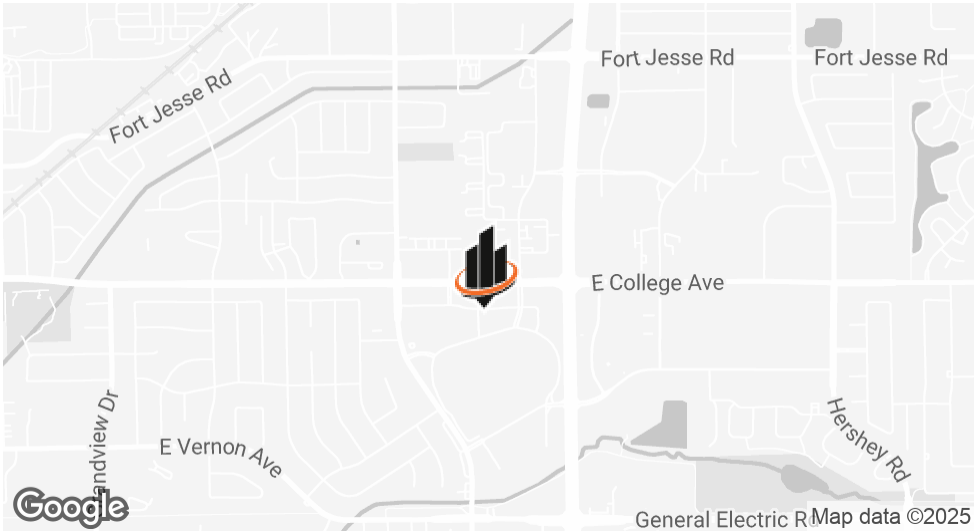
OFFERING SUMMARY

LEASE RATE:	\$14.00 SF/yr (NNN)
AVAILABLE SF:	5,187 SF
LOT SIZE:	2.38 Acres
BUILDING SIZE:	29,775 SF

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PROPERTY DESCRIPTION

Discover the exceptional opportunity to lease 5,187 SF of prime retail or office space in a highly sought after location, just off the intersection of College Ave. and Veterans Parkway. Suite B at 107 Mall Drive offers a lot of space! The front of the suite is wide open and would be ideal for a variety of uses. You'll also find a very spacious back storage area, complete with two offices, as well as a large room that could be utilized as a conference or gathering area. The property is situated in a bustling commercial development, adjacent to Target and College Hills Mall, plus many retail and dining options. Join neighboring tenants LVL Up Coffee, Magnolia Salon & Sweetbay Boutique, KBL Design Center, and Jill S. Young Family Dental Center to round out the complex. This is a NNN lease, with fees not to exceed \$3.00/SF.

PROPERTY HIGHLIGHTS

- Great retail or office opportunity
- Zoned B-1 for General Business District
- Highly Trafficked Area

ADDITIONAL PHOTOS

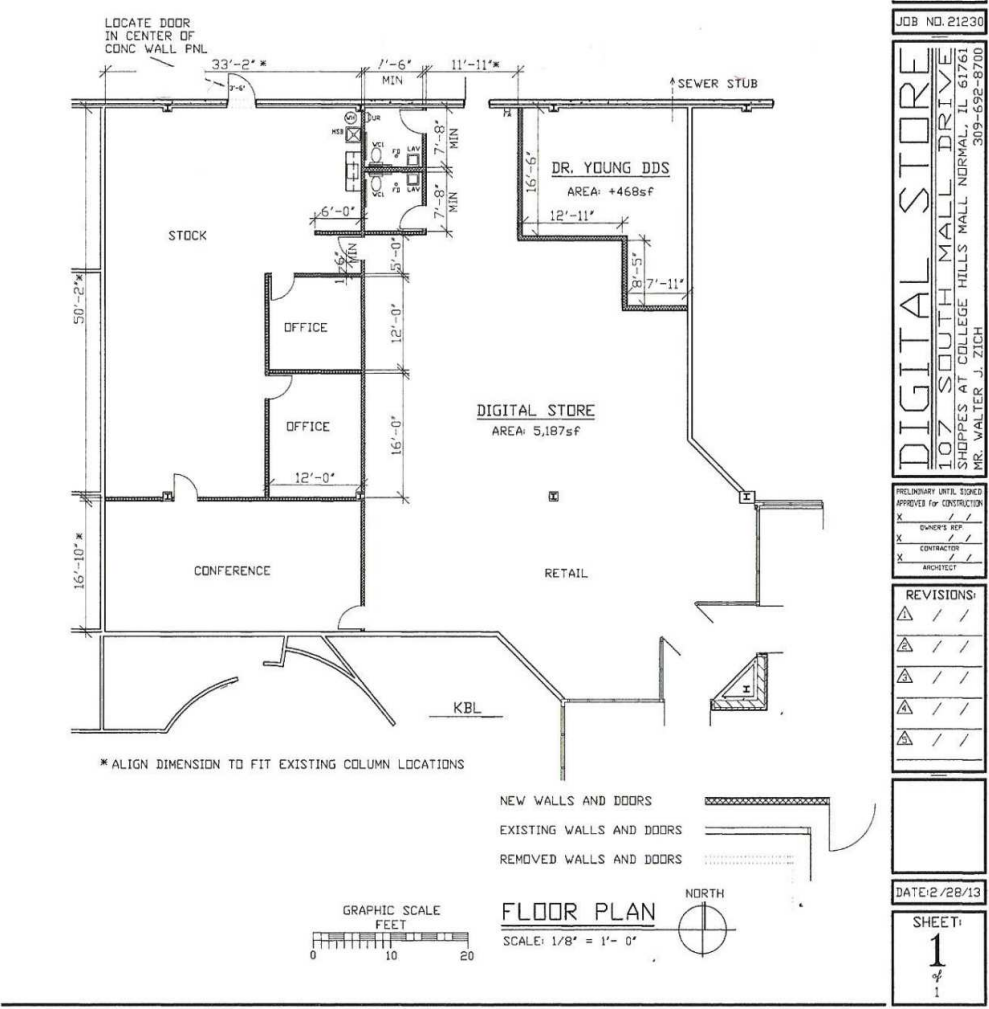


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FLOOR PLANS



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LOCATION MAP



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RETAILER MAP



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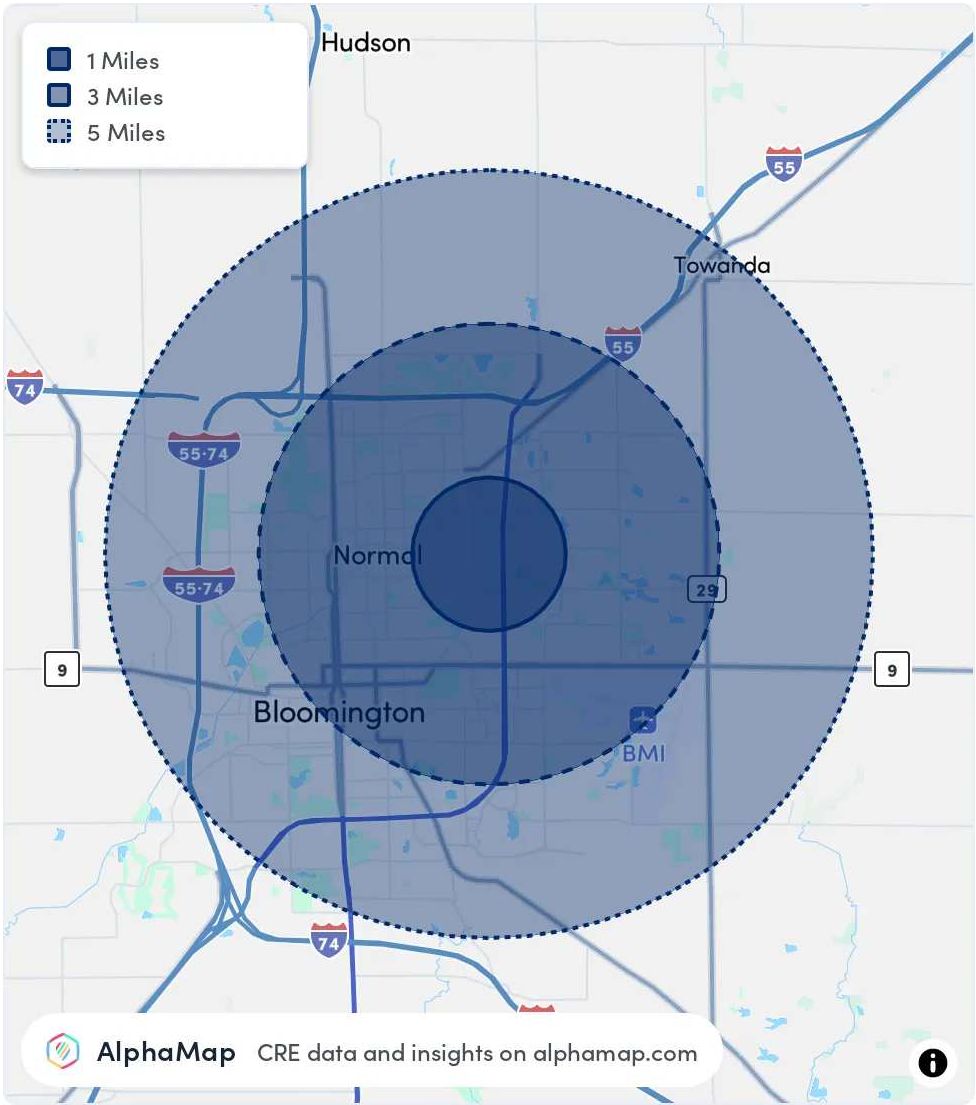
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,881	93,919	128,998
AVERAGE AGE	40	37	38
AVERAGE AGE (MALE)	38	36	37
AVERAGE AGE (FEMALE)	42	38	38

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,538	38,262	53,283
PERSONS PER HH	2.2	2.5	2.4
AVERAGE HH INCOME	\$92,442	\$97,979	\$100,011
AVERAGE HOUSE VALUE	\$217,114	\$247,843	\$240,654
PER CAPITA INCOME	\$42,019	\$39,191	\$41,671



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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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ABOUT SVN CORE 3 COMMERCIAL REAL ESTATE



WHO WE ARE:

SVN is a globally recognized commercial real estate brand united by a shared vision of creating value with clients, colleagues, and our communities. When you choose SVN Core 3 Commercial Real Estate, you mobilize the entire SVN organization of experts and all our trusted relationships to act on your behalf. This shared network is the SVN Difference.

SVN Core 3 is a full-service commercial brokerage and property management company located in Bloomington, Illinois, where we manage over 1,250,000 square feet of commercial space in Central Illinois. Our team has over 30 years combine of real estate experience in sales, leasing, property management, tenant representation, and development in Central Illinois.

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WHAT WE DO:

Our Advisors offer national reach and local expertise across all commercial property types. Whether you're looking to buy, sell, or lease space, our specialists are ready to serve your needs and can assist you with sales, leasing, and property management.

The collective strength of our resources, data, and opportunities results in a more rewarding sale and deal potential for our clients. We address each client's individual needs and build a property-specific strategy, harnessing the power of collaboration to drive outsized success.

SVN Core 3 is shaping the future of commercial real estate. Our modern and progressive business model is built on the collective strength of collaboration, supported by a transparent and inclusive culture.

ADVISOR BIO



CARRIE TINUCCI-TROLL

Advisor

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PROFESSIONAL BACKGROUND

Carrie Tinucci-Troll serves as an Advisor for SVN | Core 3 in Bloomington, IL. She works with business owners and investors in selling, purchasing, and leasing commercial property in the Central Illinois market.

Carrie's past work experience includes over 12 years in the education field, teaching Spanish at the elementary level. With her strong educational background, Carrie can apply many of the skills she used in the classroom to the real estate world. She is organized, friendly, hard-working, and determined to meet her client's needs.

After obtaining her real estate license in the spring of 2015, Carrie took an interest in the residential world, working with buyers and sellers. After transitioning to the commercial real estate field upon joining SVN Core 3 in the summer of 2020, Carrie now specializes in office, multifamily, retail, and land sales, leasing, and tenant representation.

Carrie is a member of the Mid Illinois Realtors Association, serving on multiple committees, as well as their Board of Directors. She also volunteers regularly with her local Kiwanis chapter, serving as the club's Secretary. Carrie is also involved with Child Protection Network, where she will serve as a Board Member. Carrie is in the process of obtaining her CCIM designation and was also a recipient of the Crexi Platinum Broker Award in 2022.

MEMBERSHIPS

- Mid Illinois Realtors Association
- National Association of Realtors
- Kiwanis International
- Certified Commercial Investment Member (CCIM) Institute
- International Council of Shopping Centers (ICSC)

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