

LEASE

1821 W Hovey, Building B

1821 WEST HOVEY AVENUE, BUILDING B

Normal, IL 61761

PRESENTED BY:

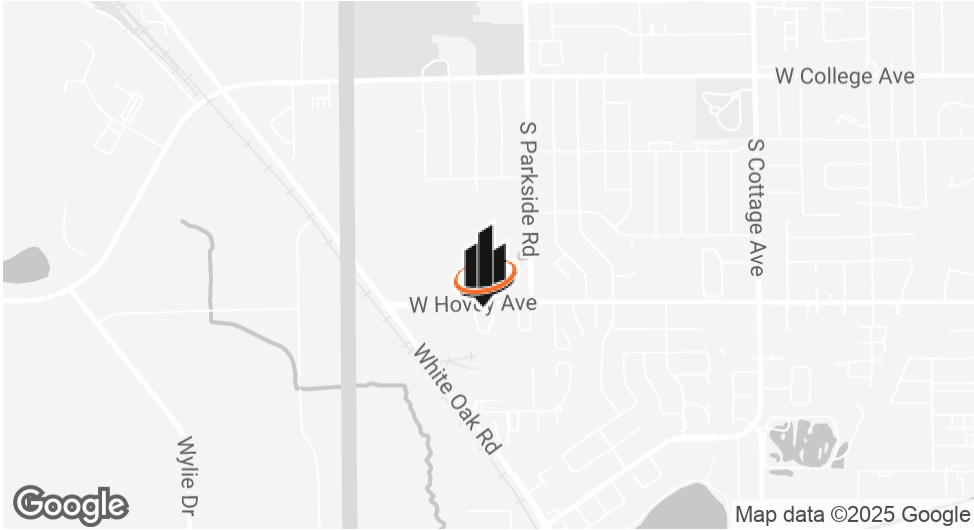
JILL SPRATT

O: 309.590.7900 x302

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$8.00
AVAILABLE SF:	3,825 SF
LOT SIZE:	0.69 Acres
BUILDING SIZE:	3,200 SF

PROPERTY DESCRIPTION

This versatile industrial building is ready to accommodate a wide range of business needs. Inside the warehouse, you'll find a spacious office/work area, a restroom with a shower, an ice maker, a water fountain, and a three-compartment sink. The building also features two convenient drive-in doors for easy access. Don't miss this opportunity to take your business to the next level in a prime industrial location. Call us today to schedule a showing! 309-590-7900

PROPERTY HIGHLIGHTS

- Close proximity to the interstates
- Large open warehouse
- Well-built out office/workspace

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ADDITIONAL PHOTOS



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LOCATION MAP



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RETAILER MAP



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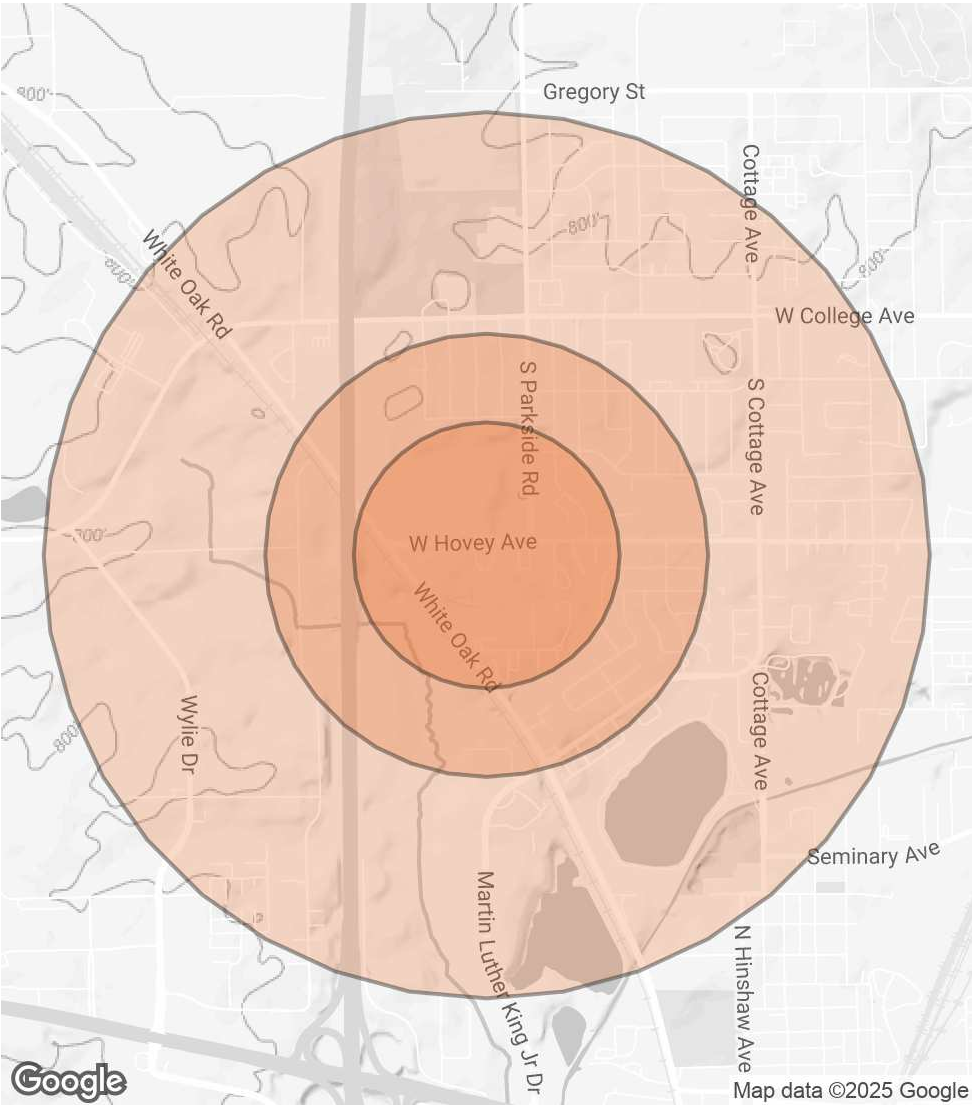
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	290	1,761	5,934
AVERAGE AGE	39	40	39
AVERAGE AGE (MALE)	38	39	38
AVERAGE AGE (FEMALE)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	124	761	2,556
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$114,726	\$105,478	\$98,273
AVERAGE HOUSE VALUE	\$197,388	\$185,537	\$193,838

Demographics data derived from AlphaMap



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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 TEAM



JILL SPRATT

Advisor

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