

Lot #4
3.74 Acres

Lot #2
2.61 Acres

Lot #5
PENDING

Lot #3
SOLD

Route 9

Circle K

SALE

Interstate Business Park/West Gate Plaza

**INTERSTATE BUSINESS PARK AND WEST GATE
PLAZA LOTS**

Bloomington, IL 61705

PRESENTED BY:

JILL SPRATT

O: 309.590.7900 x302

jill.spratt@svn.com

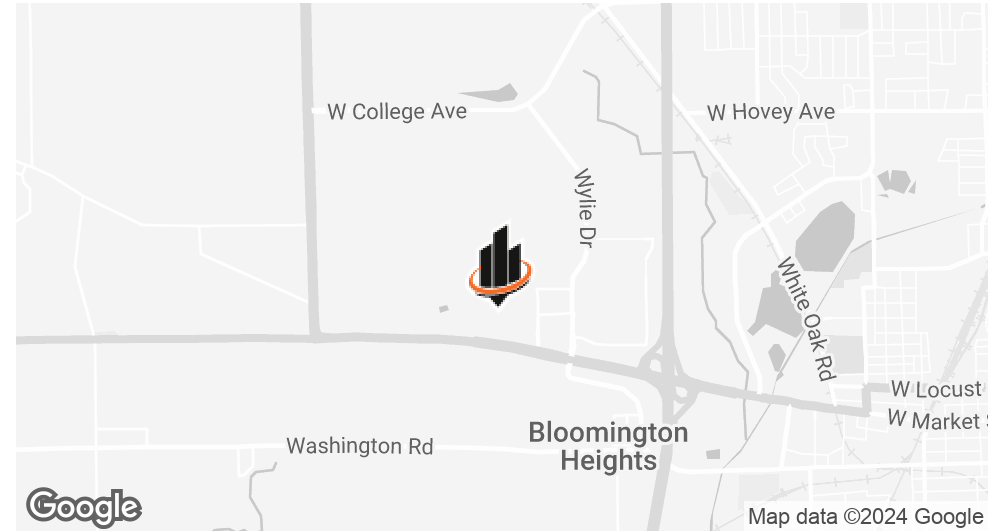
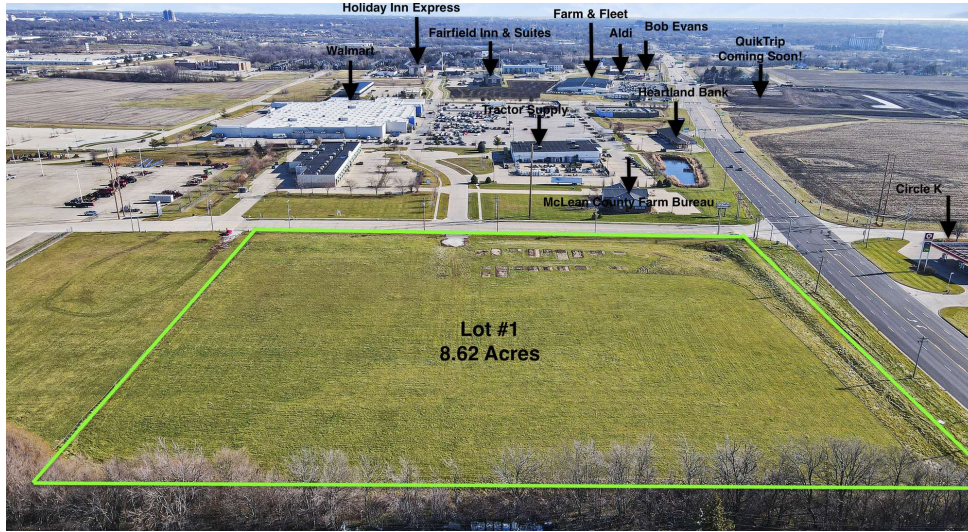
MARK FETZER, CPM

O: 309.590.7900

mark.fetzer@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3.50 - \$6.00 / SF
ZONING:	B1 or M1
APN:	20-01-200-048

PROPERTY OVERVIEW

Introducing a prime investment opportunity at Interstate Business Park and West Gate Plaza Lots in Bloomington, IL. This versatile property is zoned for both B1 and M1, offering ample potential for commercial and industrial development. Strategically located with easy access to major transportation routes and in close proximity to key business and industrial hubs, this property offers an attractive investment opportunity for land and other investors. With infrastructure ready for immediate development, expansive space for expansion and customization, this property presents a unique and promising investment prospect in the thriving Bloomington area. Just minutes away from the Rivian Plant.

PROPERTY HIGHLIGHTS

- EASY ACCESS TO INTERSTATE 74/55/39 AND IL ROUTE 9
- BLOOMINGTON/NORMAL IS CENTRALLY LOCATED BETWEEN CHICAGO, ST LOUIS AND INDIANAPOLIS
- HEAVY RETAIL AND INDUSTRIAL AREA

JILL SPRATT

O: 309.590.7900 x302

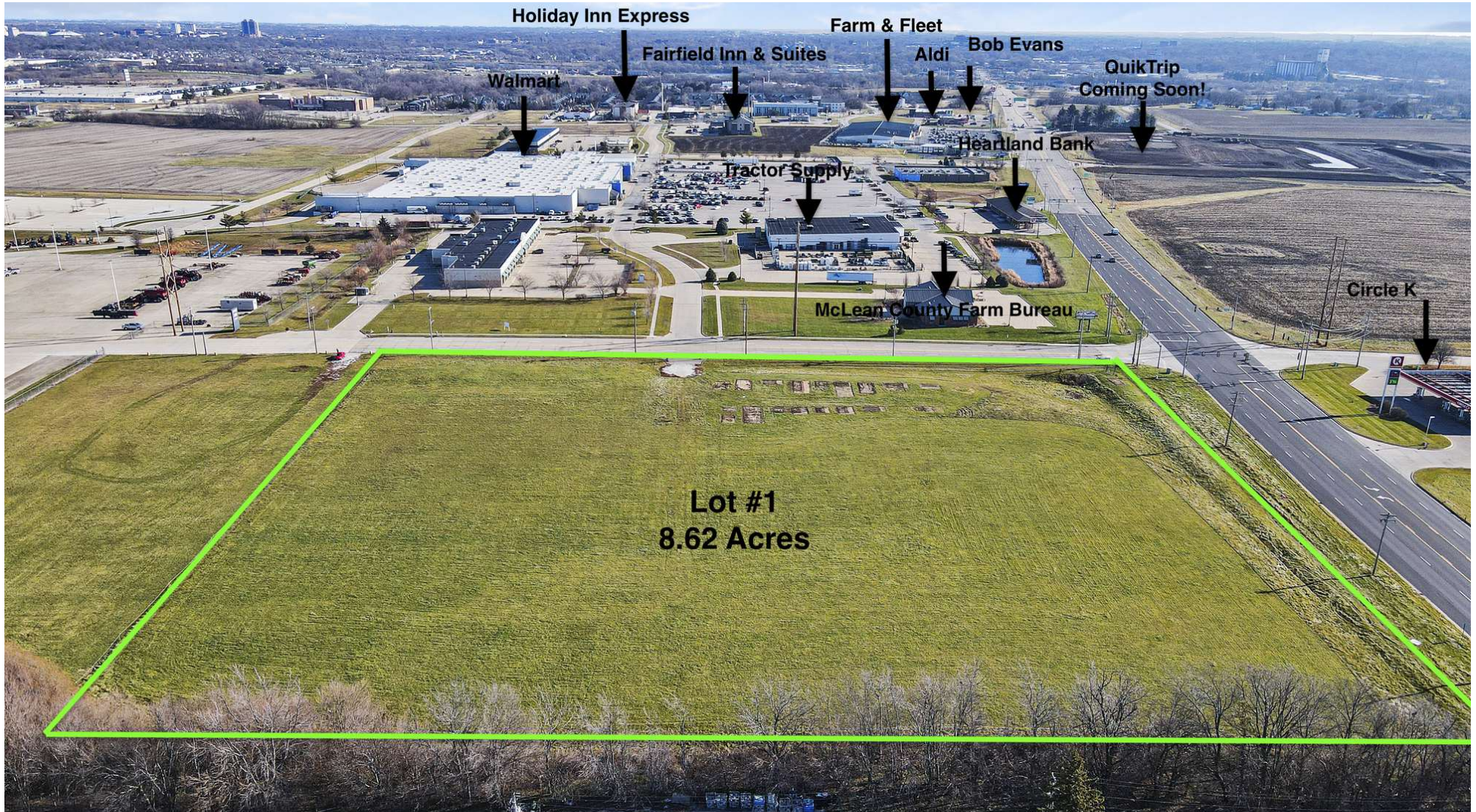
jill.spratt@svn.com

MARK FETZER, CPM

O: 309.590.7900

mark.fetzer@svn.com

ADDITIONAL PHOTOS



JILL SPRATT

O: 309.590.7900 x302

jill.spratt@svn.com

MARK FETZER, CPM

O: 309.590.7900

mark.fetzer@svn.com

ADDITIONAL PHOTOS



JILL SPRATT
O: 309.590.7900 x302
jill.spratt@svn.com

MARK FETZER, CPM
O: 309.590.7900
mark.fetzer@svn.com

ADDITIONAL PHOTOS



JILL SPRATT
O: 309.590.7900 x302
jill.spratt@svn.com

MARK FETZER, CPM
O: 309.590.7900
mark.fetzer@svn.com

ADDITIONAL PHOTOS



JILL SPRATT
O: 309.590.7900 x302
jill.spratt@svn.com

MARK FETZER, CPM
O: 309.590.7900
mark.fetzer@svn.com

LAND LOTS

OF LOTS 4 | TOTAL LOT SIZE 2.27 - 8.62 ACRES | TOTAL LOT PRICE

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	1	Avalon		Industrial	2.27 Acres	\$593,287	B-1
Available	2	Avalon		Industrial	2.61 Acres	\$397,920	B-1
Available	4	Avalon		Industrial	3.74 Acres	\$570,200	M-1
Available	Westgate	Interstate / IL Rt 9		Industrial	8.62 Acres	\$1689692.40 / SF	B-1



JILL SPRATT

O: 309.590.7900 x302

jill.spratt@svn.com

MARK FETZER, CPM

O: 309.590.7900

mark.fetzer@svn.com

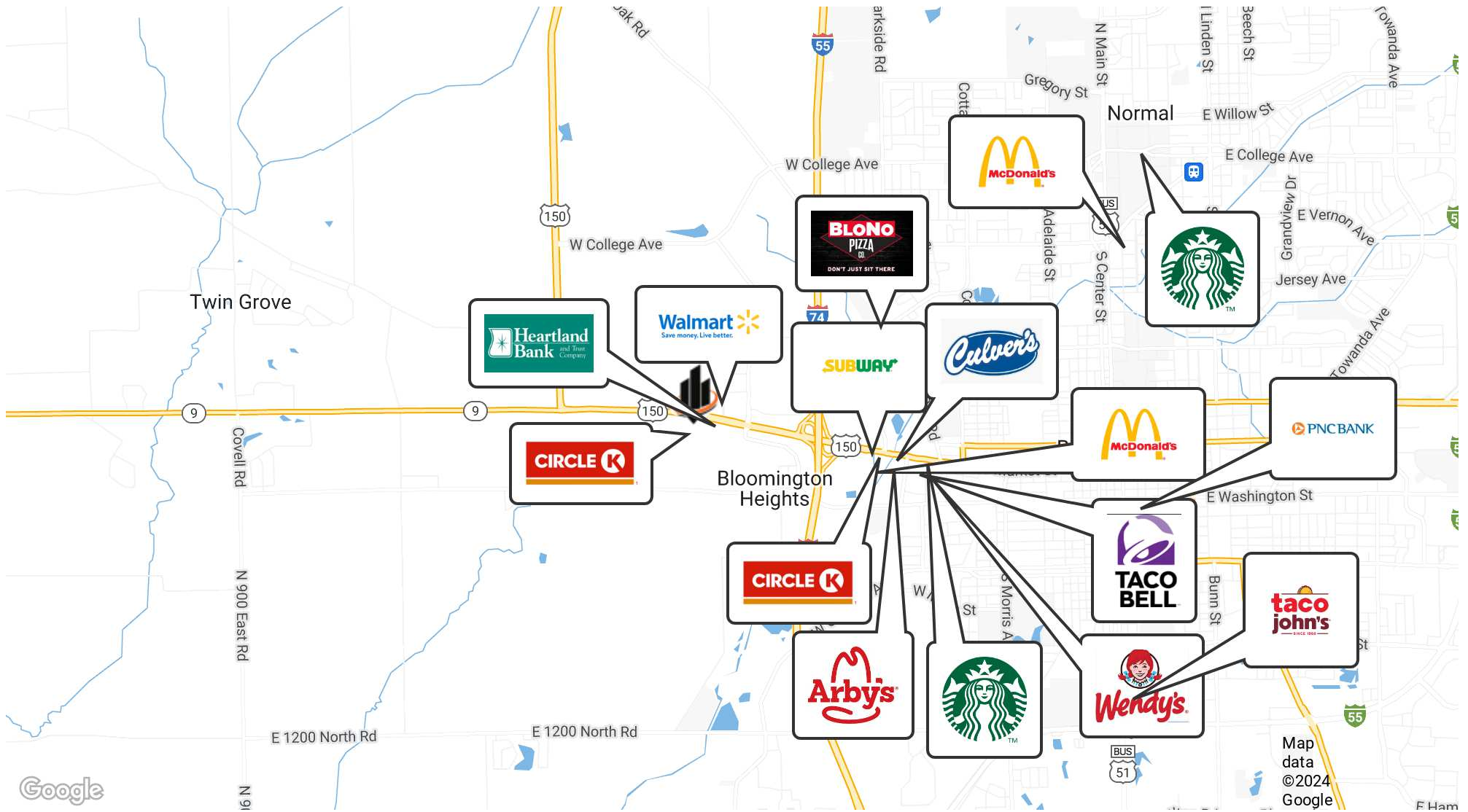
LOCATION MAP



JILL SPRATT
O: 309.590.7900 x302
jill.spratt@svn.com

MARK FETZER, CPM
O: 309.590.7900
mark.fetzer@svn.com

RETAILER MAP



JILL SPRATT
O: 309.590.7900 x302
jill.spratt@svn.com

MARK FETZER, CPM
O: 309.590.7900
mark.fetzer@svn.com

DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

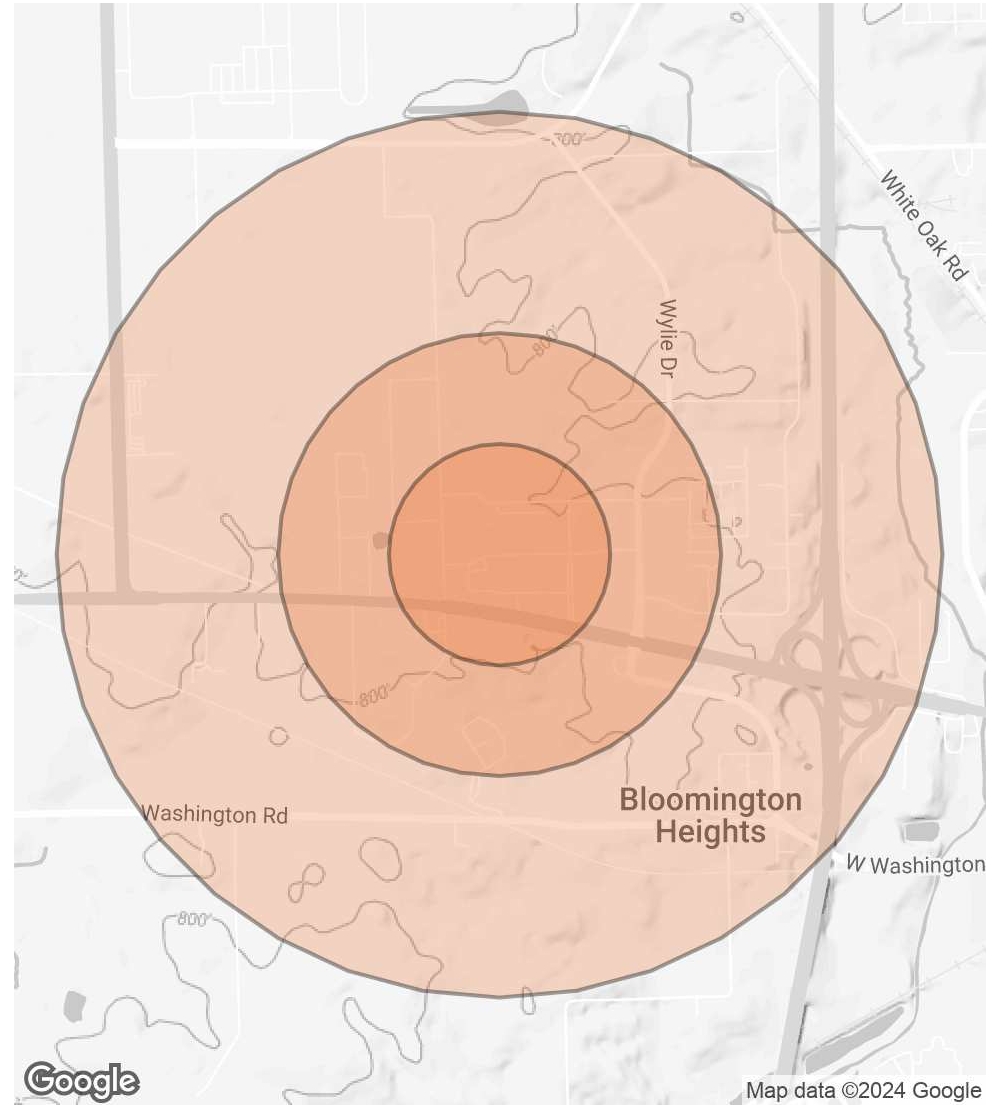
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	70	273	1,108
AVERAGE AGE	36.8	37.2	37.6
AVERAGE AGE (MALE)	36.7	37.9	38.8
AVERAGE AGE (FEMALE)	43.3	41.5	40.6

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	42	152	581
# OF PERSONS PER HH	1.7	1.8	1.9
AVERAGE HH INCOME	\$52,131	\$63,093	\$70,642
AVERAGE HOUSE VALUE	\$185,888	\$182,854	\$183,117

2020 American Community Survey (ACS)



JILL SPRATT

O: 309.590.7900 x302

jill.spratt@svn.com

MARK FETZER, CPM

O: 309.590.7900

mark.fetzer@svn.com

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.



JILL SPRATT

O: 309.590.7900 x302

jill.spratt@svn.com

MARK FETZER, CPM

O: 309.590.7900

mark.fetzer@svn.com

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.

JILL SPRATT

O: 309.590.7900 x302
jill.spratt@svn.com

MARK FETZER, CPM

O: 309.590.7900
mark.fetzer@svn.com



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.

MEET THE TEAM



JILL SPRATT

Advisor

Direct: 309.590.7900 x302 **Cell:** 217.722.3584
jill.spratt@svn.com



MARK FETZER, CPM

Managing Director

Direct: 309.590.7900 **Cell:** 309.825.5710
mark.fetzer@svn.com

JILL SPRATT

O: 309.590.7900 x302
jill.spratt@svn.com

MARK FETZER, CPM

O: 309.590.7900
mark.fetzer@svn.com