AXIS 360
COMMERCIAL REAL ESTATE

3001½ Gill St.
Suite A
Bloomington, Illinois

www.axis360.co

FOR LEASE - Neighborhood Retail Space

Address
1804 S. Hershey Rd.
Bloomington, Illinois

Total Building Size
17,168 sq. ft.

Available Unit
Unit #106

Unit Size
4,267 sq. ft.

Lease Rate
$13.50 per sq. ft. NNN

Estimated NNNs
$3.25 per sq. ft. for 2025

Year Built
2007

Now Leasing – Customizable Retail or Office Space in Prime Southeast Bloomington Location

Be part of a busy neighborhood center that draws consistent traffic from the surrounding residential community. This brand-new space is a blank canvas—ready for your vision.

Build-out flexibility available: Landlord is willing to complete mechanicals, ceiling, and restrooms for a qualified tenant signing a minimum **5-year lease**. Customize the layout to meet your exact needs.

Perfect for:

- Boutique Retail
- Medical
- Wellness Services
- Salon
- Professional Office
- Specialty Grocery
- Wine/Spirits
- Tutoring

Laura Pritts
Designated Managing Broker
lpritts@axis360.co
(309) 824-0507

Visit our Website:
www.axis360.co

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative. This information is for illustrative purposes only.

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APPROXIMATE FLOOR PLAN

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LOCATION MAP

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