

**LEASE**  
**1703 Clearwater Ave,  
Suite 105**

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Bloomington, IL 61704

**PRESENTED BY:**

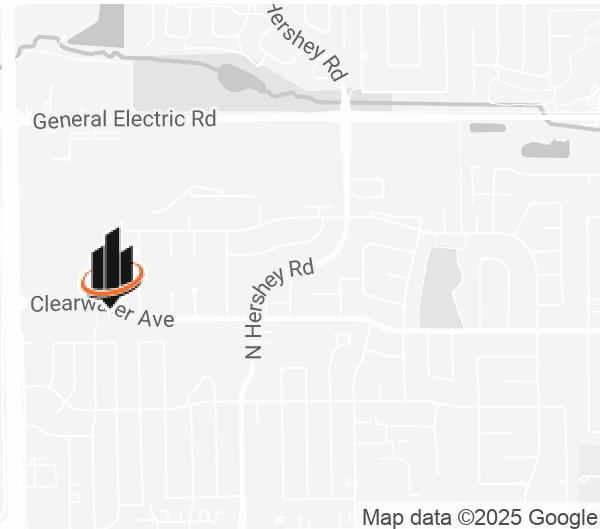
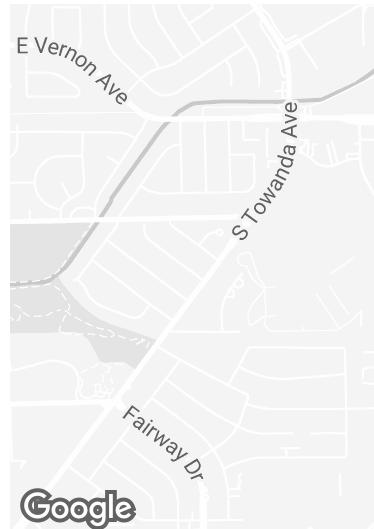
**CARRIE TINUCCI-TROLL, CCIM**

O: 309.590.7900 x383

carrie.troll@svn.com



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$13.75 SF/yr (MG)
<b>AVAILABLE SF:</b>	2,070 SF
<b>LOT SIZE:</b>	0.65 Acres
<b>YEAR BUILT:</b>	1997
<b>ZONING:</b>	C-1
<b>APN:</b>	14-35-253-014

## PROPERTY OVERVIEW

Located just east of Veterans and across from Hy-vee, this move-in-ready office space is looking for a new tenant. Within the 2,070 SF of updated office space, you will find a reception and waiting area, 2 private office rooms, an open multipurpose space, kitchen, and private restroom.

## PROPERTY HIGHLIGHTS

- Great location - just one block east of Veterans
- Large multipurpose space
- Shared parking lot

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## ADDITIONAL PHOTOS

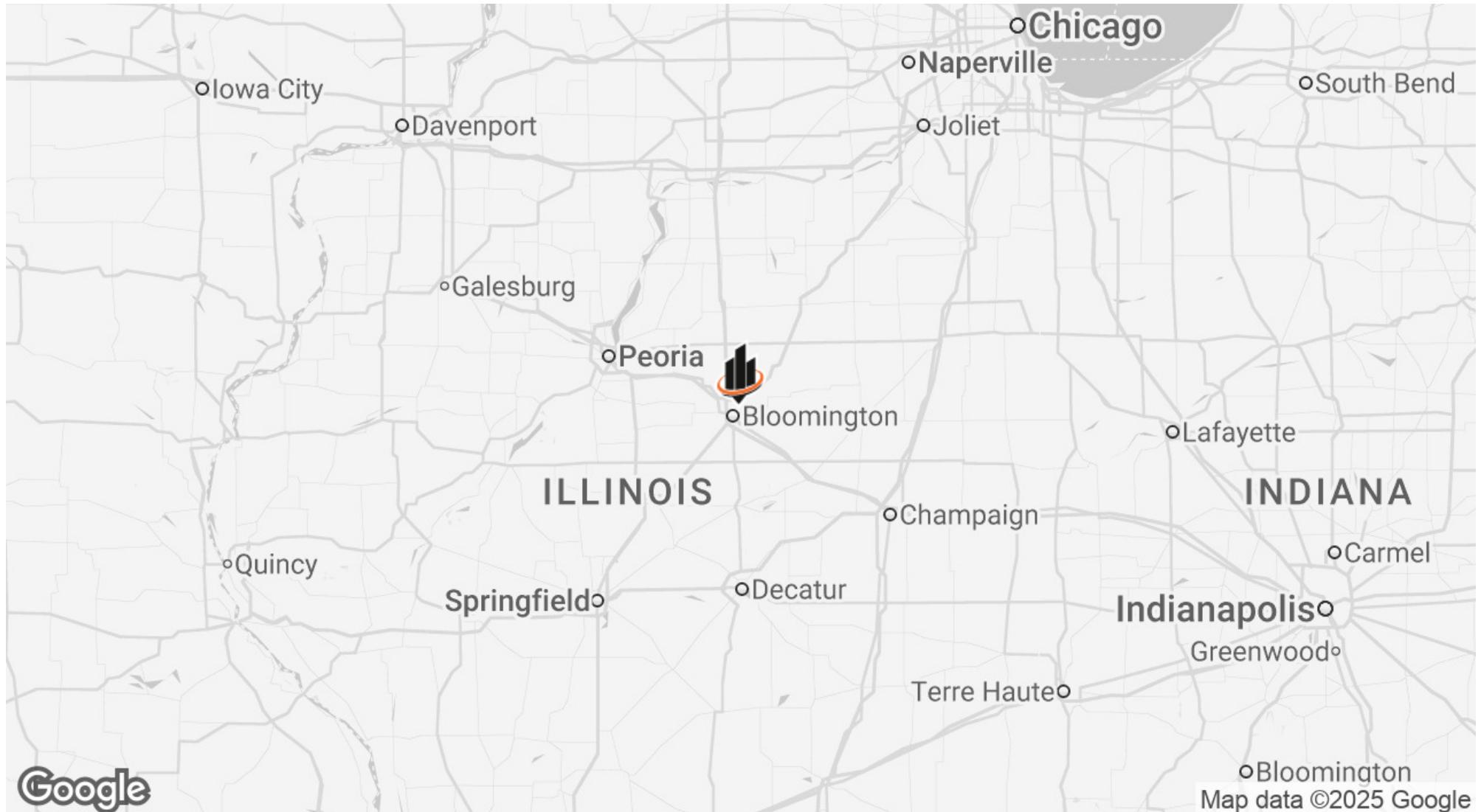


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## LOCATION MAP



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## RETAILER MAP



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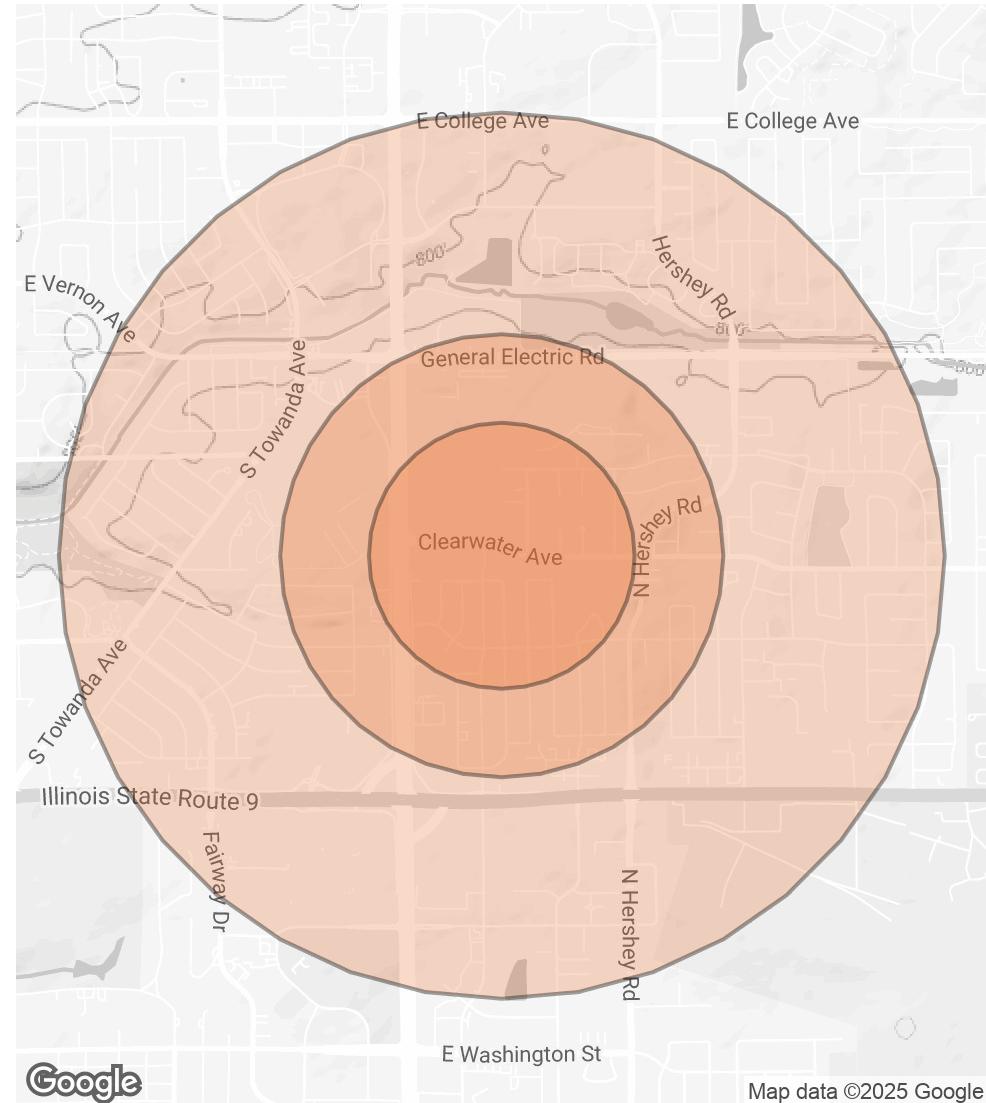
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	740	3,637	9,714
<b>AVERAGE AGE</b>	36	36	38
<b>AVERAGE AGE (MALE)</b>	35	36	37
<b>AVERAGE AGE (FEMALE)</b>	36	37	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	328	1,632	4,386
<b># OF PERSONS PER HH</b>	2.3	2.2	2.2
<b>AVERAGE HH INCOME</b>	\$70,288	\$76,201	\$93,624
<b>AVERAGE HOUSE VALUE</b>	\$168,203	\$181,565	\$218,854

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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## ADVISOR BIO



### CARRIE TINUCCI-TROLL, CCIM

Advisor

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Direct: **309.590.7900 x383** | Cell: **331.452.6860**

## 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 and multifamily 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 President. Carrie is also involved with Child Protection Network, where she serves as a Board Member. Carrie completed her CCIM designation October 2025 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

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