

SALE

HUGE PRICE IMPROVEMENT! Former Nursing Home 509 S Buck LeRoy, Illinois

PRESENTED BY:

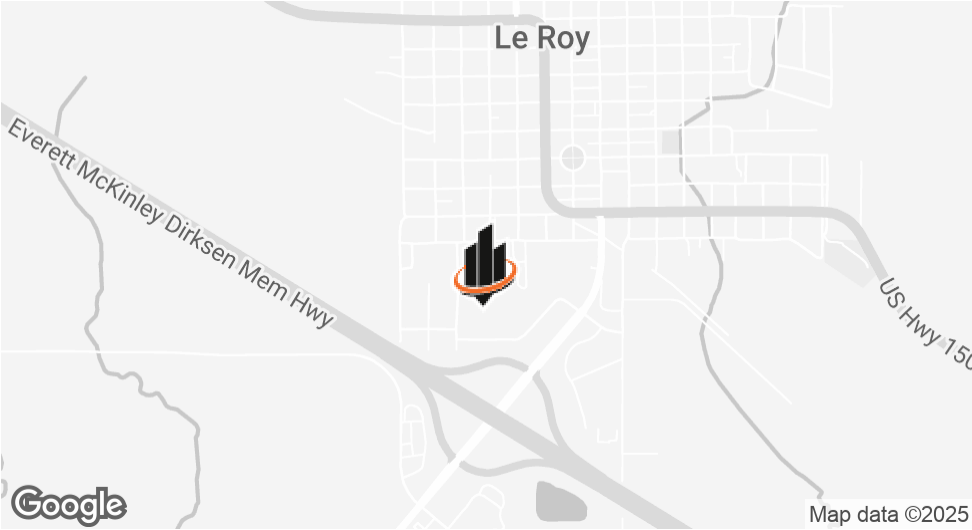
JILL SPRATT

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	PRICE IMPROVEMENT \$899,000 (reduced from \$1,190,000)
NUMBER OF UNITS:	1
LOT SIZE:	3.79 Acres
BUILDING SIZE:	34,415 SF

PROPERTY DESCRIPTION

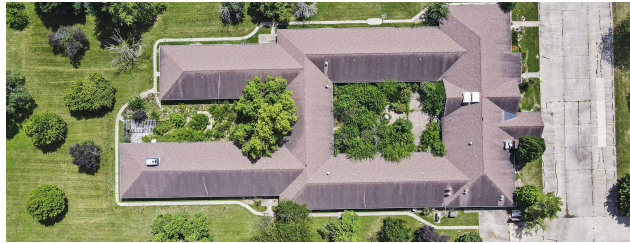
Vacant former Nursing Home located in LeRoy, Illinois. This beautiful 3.79 acre lot is located just off interstate 74 situated between Champaign/Urbana and Bloomington/Normal Illinois. The property accommodates 96 beds within 55 private rooms. Various reception areas, wide open social gathering rooms, offices, dining rooms, laundry, physical therapy area, nurse stations, commercial kitchen and lush outdoor surroundings for a nice stroll. The property is being sold "as is". This ideal location is within walking distance to restaurants, grocery stores, gas stations, boutiques and more!

PROPERTY HIGHLIGHTS

- Close proximity to Interstate 74
- Within walking distance to many amenities
- Beautiful grounds on large lot

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ADDITIONAL PHOTOS



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LOCATION MAP



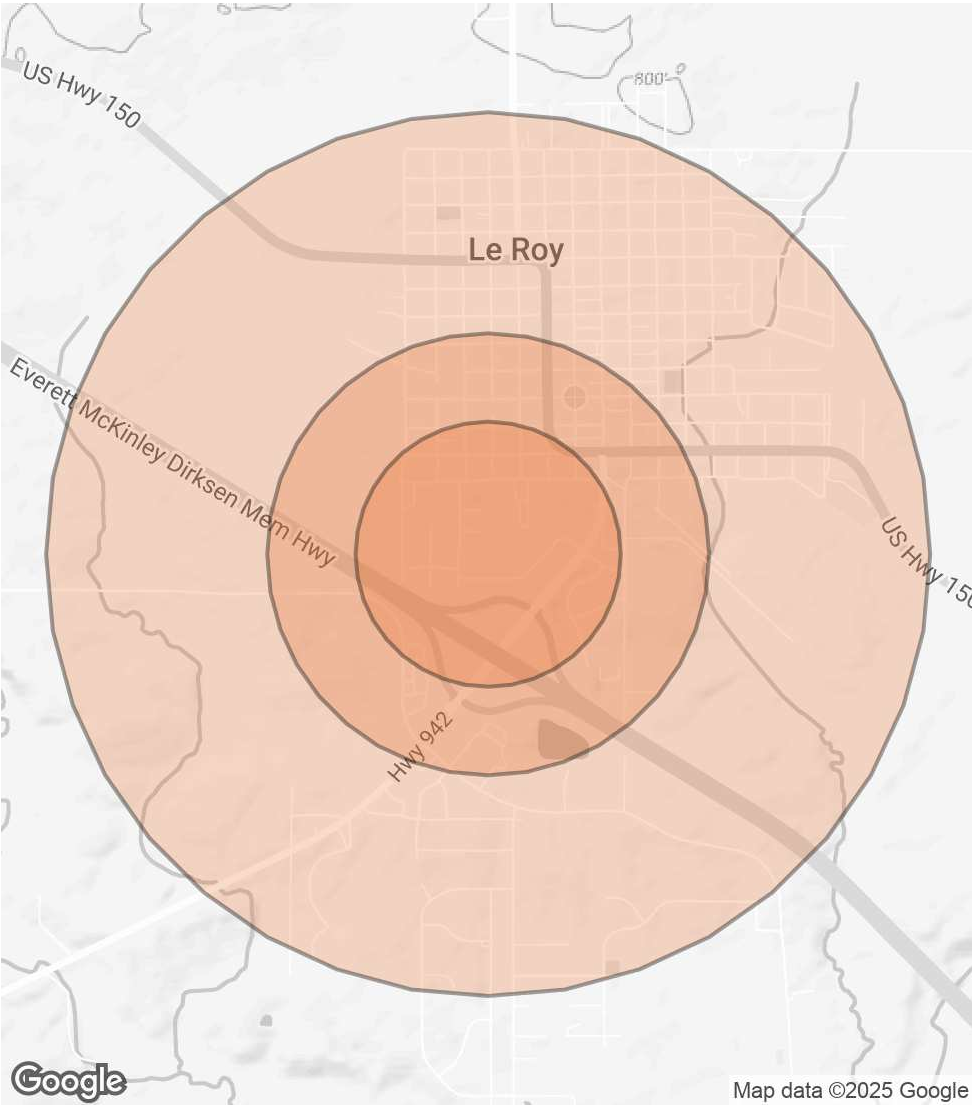
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	321	744	2,967
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	40	40	40
AVERAGE AGE (FEMALE)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	129	309	1,248
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$120,971	\$106,717	\$105,659
AVERAGE HOUSE VALUE	\$248,055	\$219,145	\$211,224

Demographics data derived from AlphaMap



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MEET THE ADVISOR



JILL SPRATT

Advisor

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PROFESSIONAL BACKGROUND

Jill was born in Illinois and has lived in Central Illinois most of her life. She also lived in Oregon for 10 years during her school years. Jill has over 25 years of experience with client relations, customer service, leadership, event planning, and project management. She is a problem solver, effective communicator, relationship builder, and has strong interpersonal skills.

Before working at SVN Core 3, Jill had the experience of working with the SVN Core 3 team firsthand through her former employer. She explains, "The company I worked for moved to a new commercial building, and the new space required an extensive renovation." Jill got to know the team well during this time and said, "The professionalism, efficiency, and attention to detail that the team upheld throughout the entirety of the project was top-notch." Because of the lasting impression SVN Core 3 made on Jill, she joined the team as a Commercial Property Manager in February of 2020.

Jill's favorite part of her position is the long-term relationships she builds with tenants, owners, and clients. She also enjoys the search for the perfect property fit for her clients. In addition to her role as our Commercial Property Manager, Jill is a licensed Real Estate Broker with a primary focus on Industrial and Land.

Jill and her husband Bob together have 3 children. They enjoy spending time with family, friends and their yellow lab Bonnie.

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