

# AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.  
Suite A  
Bloomington, Illinois

[www.axis360.co](http://www.axis360.co)



## FOR LEASE - Retail Box: 4,000 or 8,000 sq. ft.

### ADDRESS

801-803 W. Cleveland St.  
Heyworth, Illinois

### SIZE

4,000 or 8,000 sq. ft.

### LEASE RATE

\$7.00 per sq. ft. NNN

### EST. NNN CHARGES

\$4.25 per sq. ft. (2025)

### ZONING

C-Commercial

### CO-TENANTS

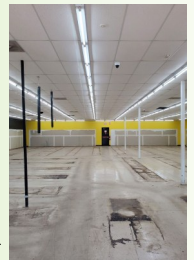
Subway, Happy Nails



Now with a population of approx. 3,000, the Village of Heyworth is one of the fastest growing communities in McLean County. Located just 8 miles from Bloomington, it offers superior schools, excellent local police protection, a volunteer fire department, and local 24-hour ambulance service.

- High traffic location at the US 51 and Rt. 136 junction, space previously occupied by Dollar General.
- Across from the new Prairie Meadows Subdivision, a recently developed 27 home subdivision and adjacent to the new Prairie View Subdivision
- One block from Heyworth Jr/Sr High School
- Located in the highway retail district in close proximity to restaurants, service stations and residential

**May consider selling**



**Laura Pritts**  
Designated Managing Broker

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(309) 824-0507

Visit our Website:  
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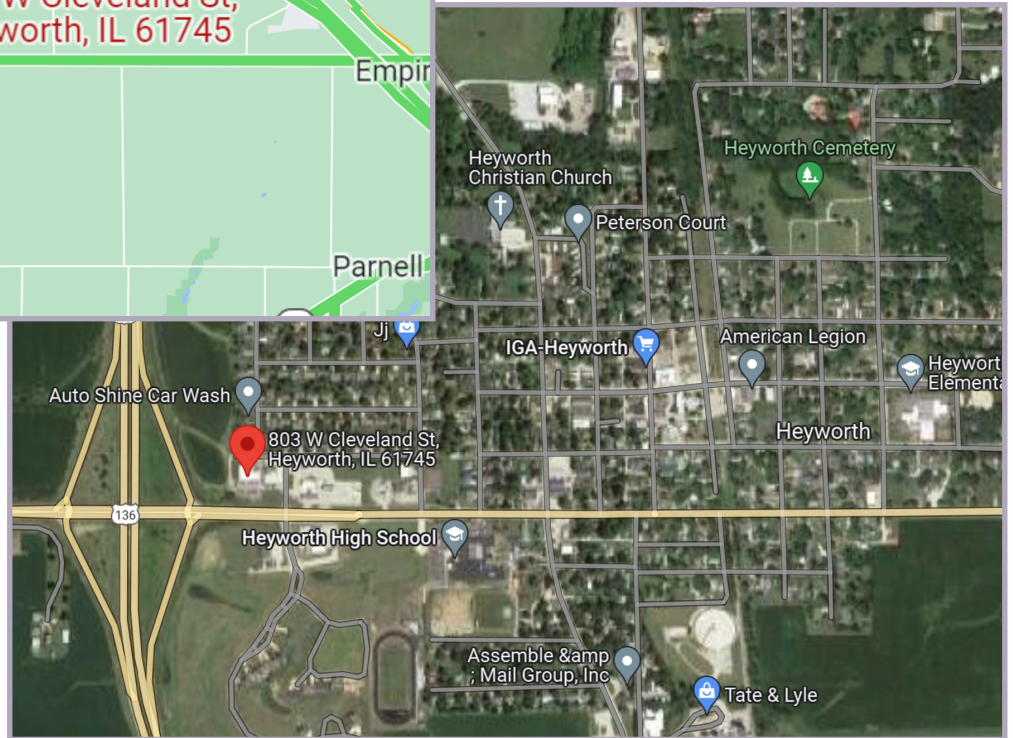




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