

FOR LEASE

106 SW ARCH ST

Atlanta, IL 61723

PRESENTED BY:

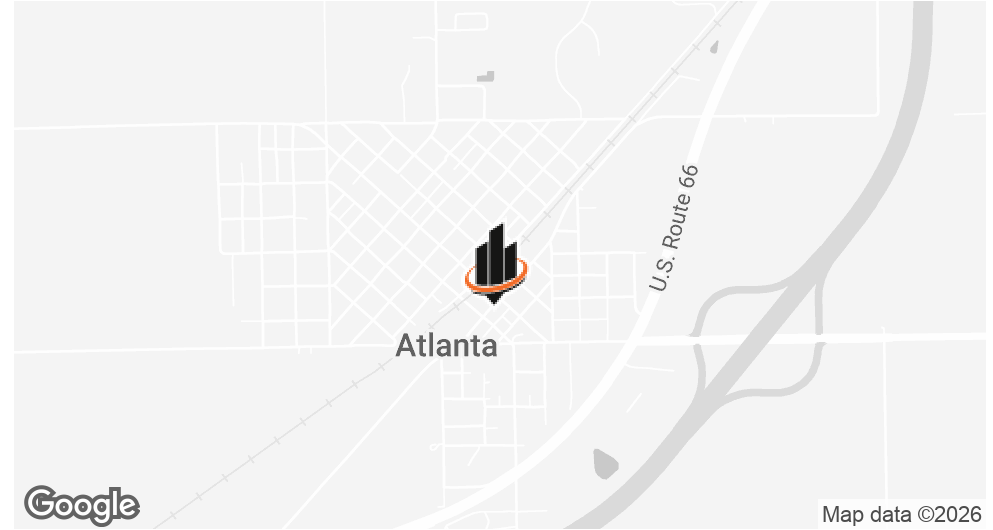
TOM DIBBLE

Phone: 309.262.4535

tom.dibble@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$525/mo
BUILDING SIZE:	6,960
AVAILABLE SF:	688
LOT SIZE:	4,710 SF
APN:	05-343-006-00

PROPERTY OVERVIEW

This well-configured small office unit offers a practical and flexible layout within a charming multi-tenant building. The space features a street-facing front office with excellent natural light and visibility, a central office or storage area, and a larger private office in the rear, ideal for focused work, meetings, or expanded operations. The layout is efficient and functional, making it a strong fit for professional services, small businesses, or owner-users seeking an affordable office presence.

PROPERTY HIGHLIGHTS

- Great Location
- Flexible Layout
- Street Facing Front Office

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ADDITIONAL PHOTOS



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SVN | CORE 3 3

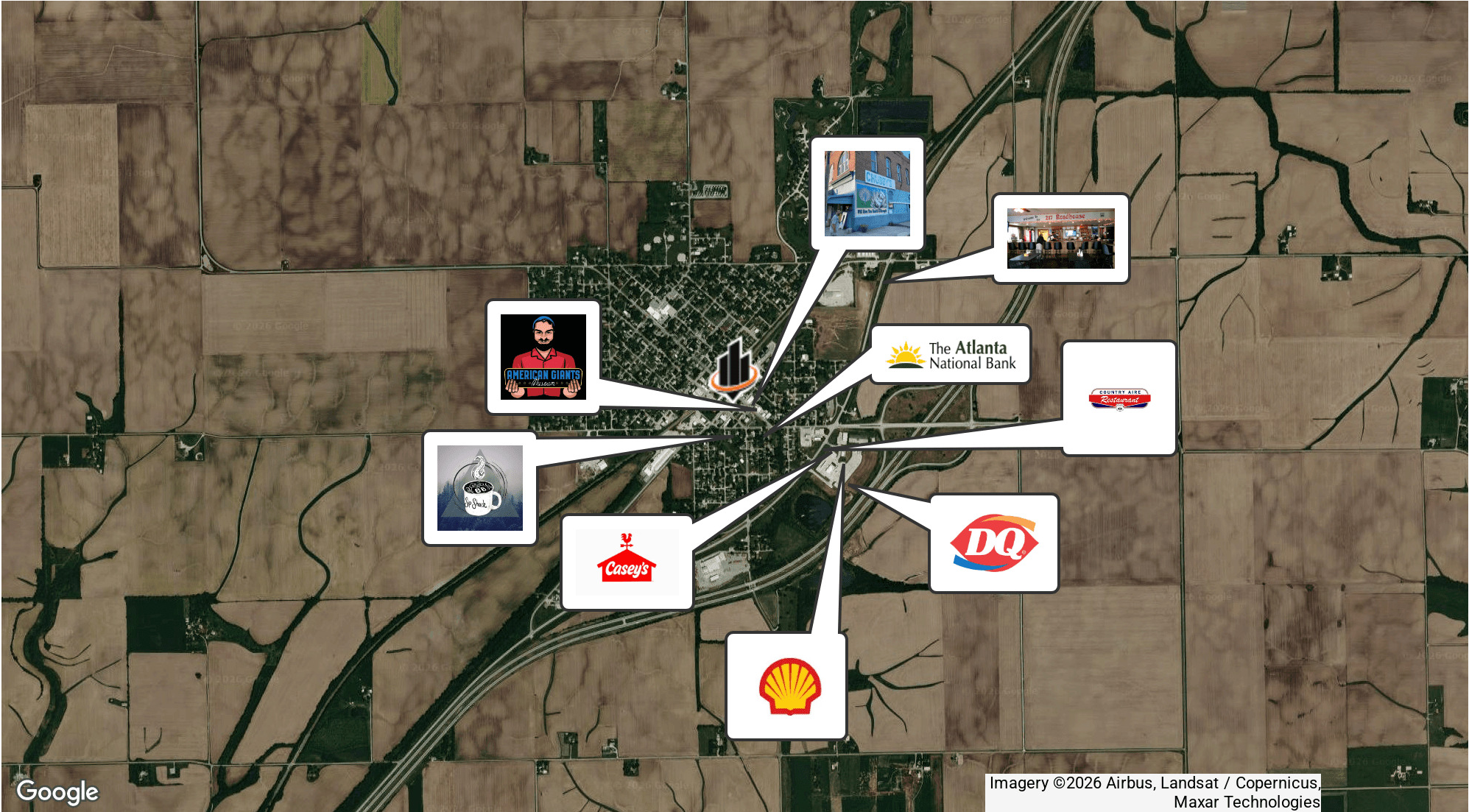
LOCATION MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

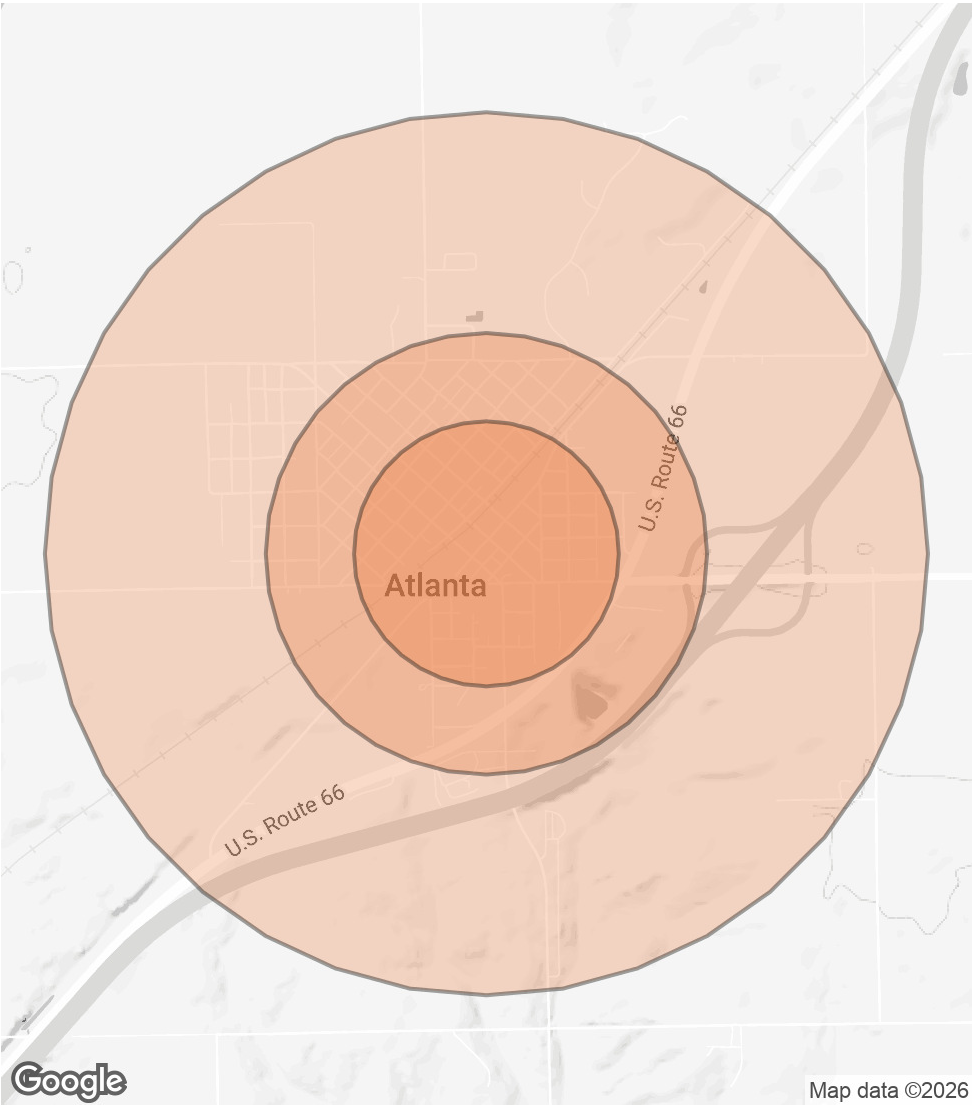
TOTAL POPULATION	674	1,235	1,651
AVERAGE AGE	40	40	40
AVERAGE AGE (MALE)	40	40	40
AVERAGE AGE (FEMALE)	41	41	41

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	283	516	684
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$78,582	\$80,298	\$82,081
AVERAGE HOUSE VALUE	\$150,193	\$150,756	\$152,271

2020 American Community Survey (ACS)



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About SVN

SVN® is the world's leading commercial real estate franchise and the only **Employee-Owned Public Benefit Corporation** in the industry. SVN's growing network includes over 2,000 Advisors staff, and independent owner-operators who support clients across markets.

Built on a foundation of innovation, collaboration, and shared success, SVN Advisors openly share data, knowledge, and opportunities across the entire commercial real estate industry. This industry-leading **Shared Value Network®** approach delivers better outcomes for clients and expands access to deals and information nationwide.

SVN believes that a healthy commercial real estate market is at the heart of every thriving community. As a Public Benefit Corporation, SVN is committed to creating Shared Value by aligning strong business performance with meaningful, lasting impact — for our clients, our communities, and the commercial real estate industry.

This is the SVN Difference

ADVISOR BIO 1



TOM DIBBLE

Associate Advisor

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Direct: 309.262.4535

PROFESSIONAL BACKGROUND

Tom Dibble has been helping clients buy, sell, lease, and invest in real estate since 2009. Born and raised in Bloomington, Illinois, he brings deep local market knowledge, strong community connections, and firsthand business ownership experience to every client relationship.

As a Commercial Broker/Advisor with SVN Core 3 and a local business owner, Tom understands the challenges and opportunities facing business owners, investors, landlords, and property owners. His background in real estate, entrepreneurship, and property valuation allows him to provide practical advice and strategic guidance tailored to each client’s goals.

Known for his straightforward communication, responsiveness, and relationship-focused approach, Tom is committed to helping clients make informed and confident decisions. Over the years, he has built a strong network of local lenders, attorneys, contractors, inspectors, and business professionals, providing valuable resources that extend beyond the transaction.

A proud father of two, Tom remains actively involved in the Bloomington-Normal community he has called home his entire life. Whether buying, selling, leasing, or investing, his goal is simple: provide exceptional service, honest advice, and results that help clients achieve their real estate objectives.

SVN | Core 3
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