

FOR LEASE

106 SW ARCH ST

Atlanta, IL 61723

PRESENTED BY:

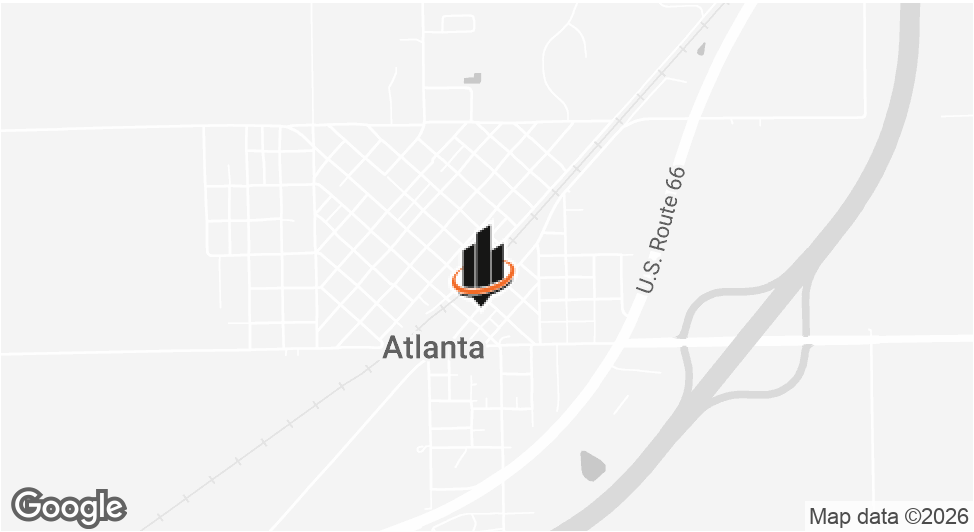
JULIE BALLER

Phone: 309.706.9672

julie.baller@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$575/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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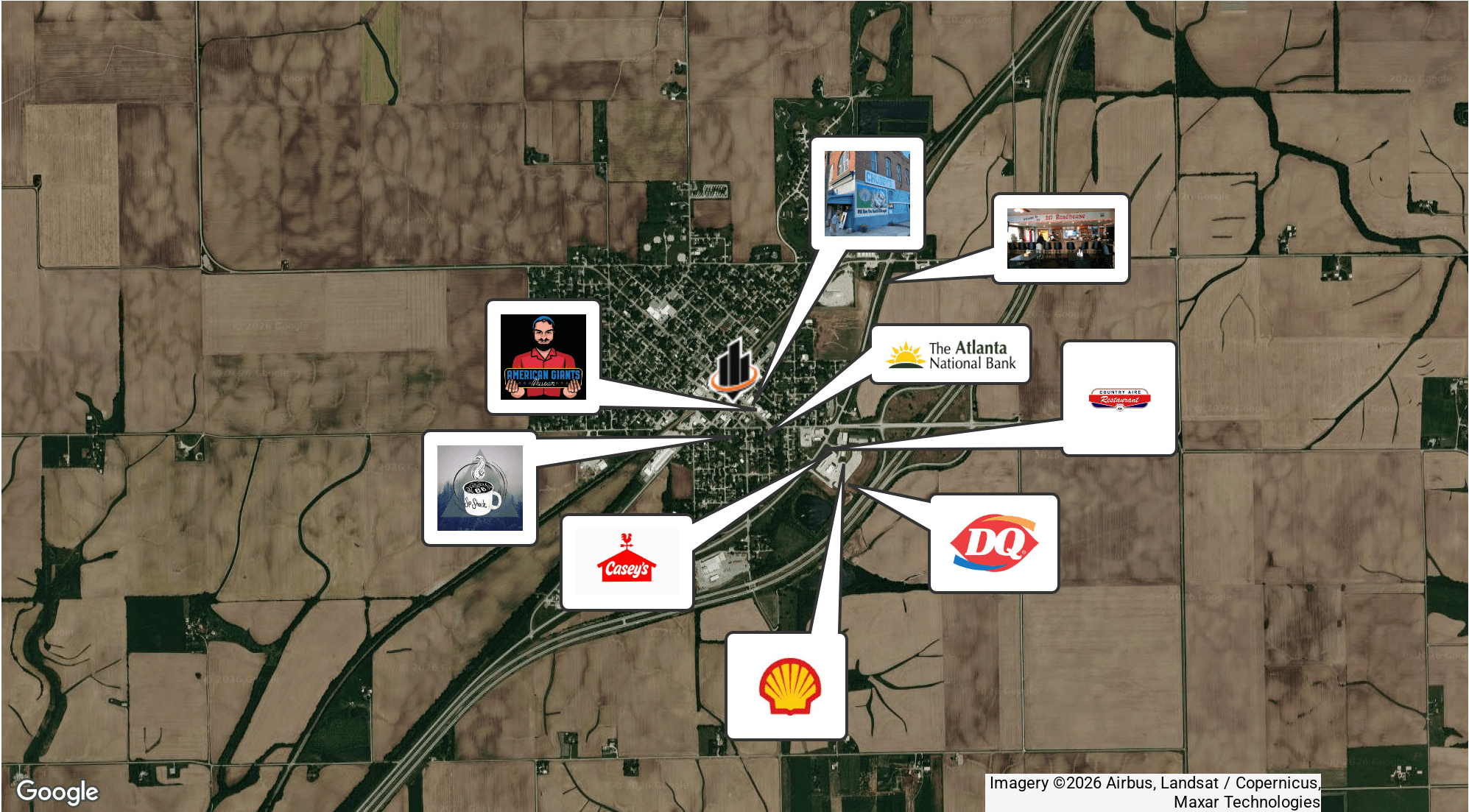
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

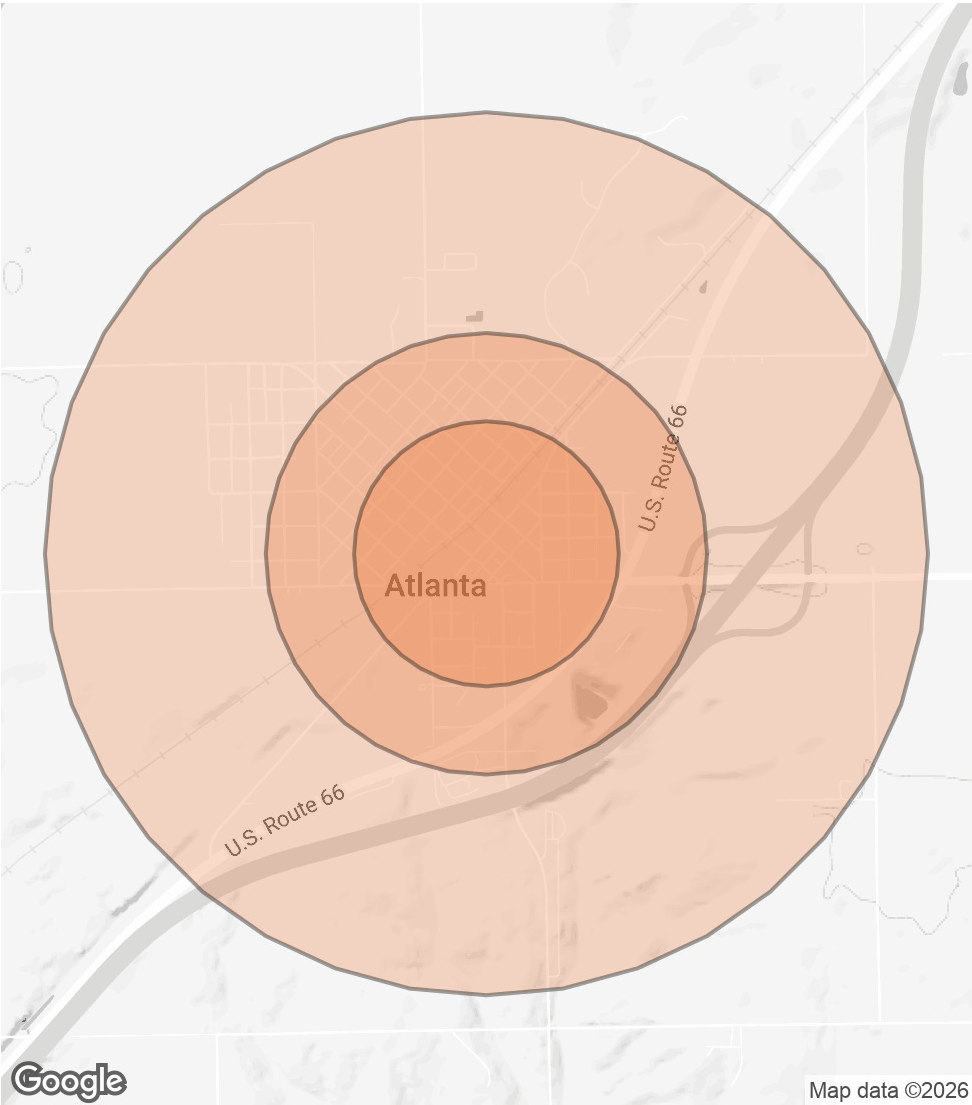
TOTAL POPULATION	674	1,235	1,651
AVERAGE AGE	40	40	40
AVERAGE AGE (MALE)	40	40	40
AVERAGE AGE (FEMALE)	41	41	41

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



JULIE BALLER

Associate Advisor
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Direct: 309.706.9672

PROFESSIONAL BACKGROUND

Born in Chicago, Illinois, Julie has resided in Central Illinois for most of her life. Her Midwestern upbringing instilled in her a strong foundation of integrity, a diligent work ethic, and a steadfast commitment to faith, family, and community.

With over 35 years of experience within a Fortune 100 corporate environment, Julie has held diverse leadership roles across departments, including Enterprise Consulting & Strategy, Research, Financial Services, Customer Response Centers, and Claims Management.

A collaborative and solutions-oriented professional, Julie is recognized for her exceptional interpersonal skills and ability to cultivate meaningful relationships. She joined SVN Core 3 due to the firm’s commitment to collaboration, transparency, and an inclusive corporate culture. SVN Core 3’s expertise extends beyond traditional brokerage services to encompass advisory services across all commercial real estate asset classes, including investment sales, leasing, tenant representation, property management, corporate capital markets, and development. Furthermore, Julie’s background in holding multiple securities licenses (Series 6, 63, 51, and 26) provides her with unique insights that deliver optimal value to her clients. As a licensed Real Estate Broker, she focuses primarily on Commercial Retail.

Outside of her professional endeavors, Julie is the proud mother of two sons, Quinn and Cullen. She enjoys spending quality time with her family, friends, and pets.

SVN | Core 3
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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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