

CROSSROADS CENTER

380-498 Wylie Drive, Normal, Illinois

For LEASE/SALE



Real Estate Group

RETAIL—OFFICE—FLEX



Crossroads
Center

PROPERTY OVERVIEW

- ◆ See attached for information on available space.
- ◆ Some spaces easily converted into flex space with addition of overhead door.
- ◆ Bloomington-Normal has a population of approximately 160,000+ people and is home to four higher learning institutions and over 34,000 students.
- ◆ **Tenant Mix:** ACC Electronix, Everlasting Gospel, Chestnut Health System, CI Shooting Sports, Youth Build, Digital Copy Systems, Meyer Electronic Manufacturing, The Vineyard Church, Royal & Reese, Rally Holdings, and more.

FOR MORE DETAILS CONTACT:

Laura Pritts lpritts@cbcregroup.com

Phone 309-662-3370
Fax 309-663-4707

304 N. Hershey Road
Bloomington, Illinois 61704

DETAILS

Available for Lease: 2,686—11,747 square feet
Lease Rate: \$8.50-\$10.00/square foot

Available for Sale: 2,686—20,737 square feet
Price: \$35.00—\$50.00/square foot

Shopping Center
Size: 247,707 sq. ft.

Zoning: B-1, General Business

Acres: 12.9 acres

Parking: 7.6 spaces per 1,000 sq. ft.

CBCWorldwide.com

Information deemed reliable but not guaranteed. All information is believed accurate, but is not warranted. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Real Estate LLC. Each Office is Independently Owned and Operated.

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Easy access and visibility from Interstates 39, 55 and 74



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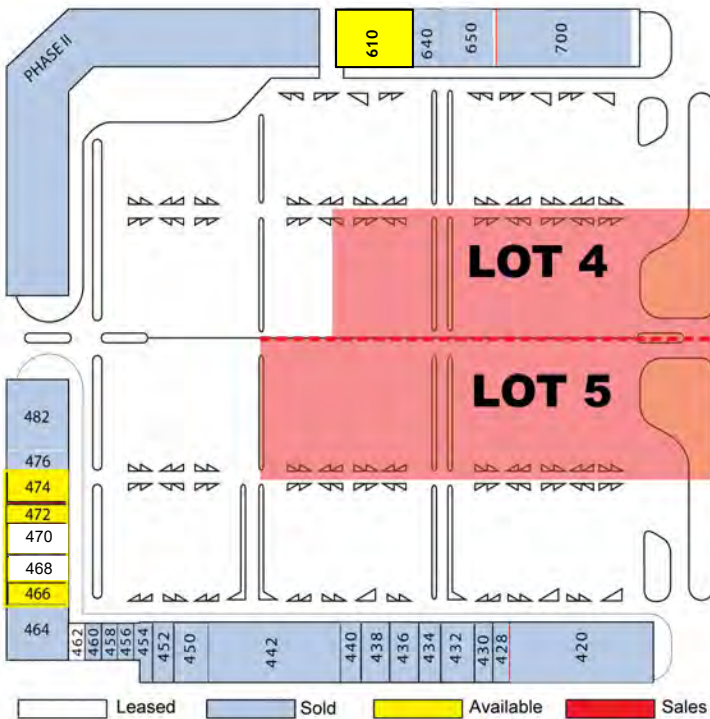
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Lease Space

Owner will provide a clean vanilla box (including fresh paint and floor covering as needed) for qualified tenants on a minimum three (3) year term.

Sold
Leased/Available for Sale
Available for Sale or Lease

Suite	Tenant Name	Square Feet	Lease Price psf	Sale Price psf	Sales Price
420-436	ACC ELECTRONIX	45,831			
438-440	MEYER ELECTRONIC MANUFACTURING	5,806			
442	CHESTNUT HEALTH SYSTEM	22,346			
450-452	EVERLASTING GOSPEL CHURCH	5,907			
454	CENTRAL IL INTERIOSCAPE	1,210			
456	GREAT PLAINS LIFE FOUNDATION	1,202			
458	CRUISIN' OUTTA POVERTY SERVICES	1,202			
460	EAGLE MULTI-PRO	1,210			
462	MATTRESS CLEARANCE CENTER	2,170		\$ 45.00	\$ 97,650
464	BRIDGEWAY TRAINING SERVICES	6,701			
466	AVAILABLE	4,048	\$8.50 psf	\$ 37.00	\$ 149,776
468	BARGAIN BINS	3,525	\$8.50 psf	\$ 39.00	\$ 137,475
470	BARGAIN BINS	4,538	\$8.50 psf	\$ 35.00	\$ 158,830
472	AVAILABLE	2,686	\$8.50 psf	\$ 43.00	\$ 115,498
474	GOD'S DECISION OUTREACH CENTER	5,940	\$8.50 psf	\$ 38.00	\$ 225,720
476	DIGITAL COPY SYSTEMS	2,008			
482	RALLY HOLDINGS	10,680			
PHASE II	YOUTH BUILD	75,000			
610	ROYAL & REESE	11,747	\$10.00 psf	\$ 50.00	\$ 587,350
640-660	VINEYARD CHURCH	7,016			
700	CI SHOOTING	25,464			
TOTAL SQUARE FOOTAGE		246,237			



Condo Sales

Spaces available for both users and investors. Call Listing Agent for lease details on investment condos.

Condo fees are estimated at \$1.85 per square foot for 2021 (includes roof, landscaping, snow, and exterior maintenance)

Condo owners pay property taxes (estimated at \$1.00/sq. ft. annually)

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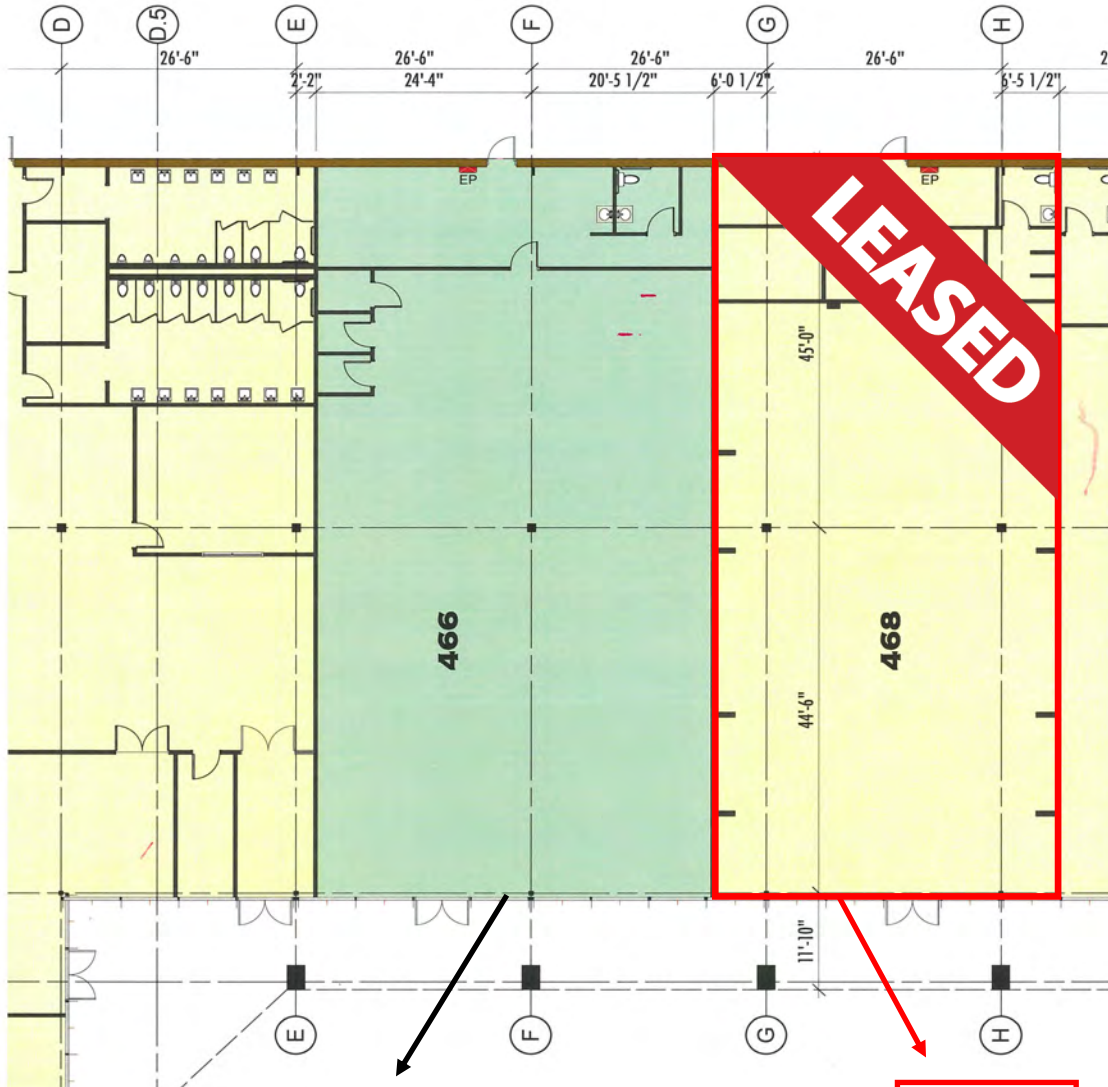
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Unit 466

4,048 square feet

For Sale: \$37/sq. ft.

For Lease: \$8.50/sq. ft.

(\$2,867/month)

Modified Gross

Unit 468

3,525 square feet

For Sale: \$39/sq. ft.

For Lease: \$8.50/sq. ft.

(\$2,497/month)

Modified Gross

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Unit 470

4,538 square feet

For Sale: \$35/sq. ft.

For Lease: \$8.50/sq. ft.

(\$3,214/month)

Modified Gross

Unit 472

2,686 square feet

For Sale: \$43/sq. ft.

For Lease: \$8.50/sq. ft.

(\$1,903/month)

Modified Gross

Unit 474

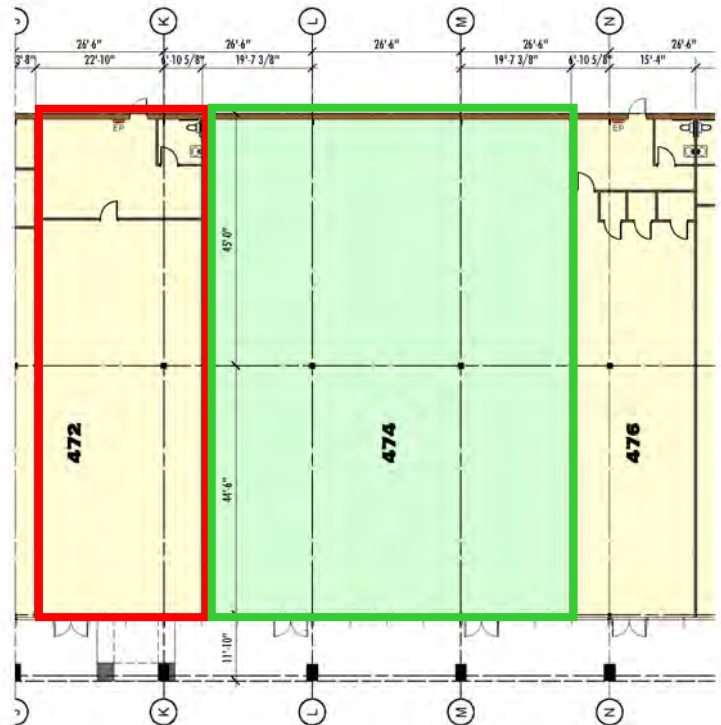
5,940 square feet

For Sale: \$38/sq. ft.

For Lease: \$8.50/sq. ft.

(\$4,208/month)

Modified Gross



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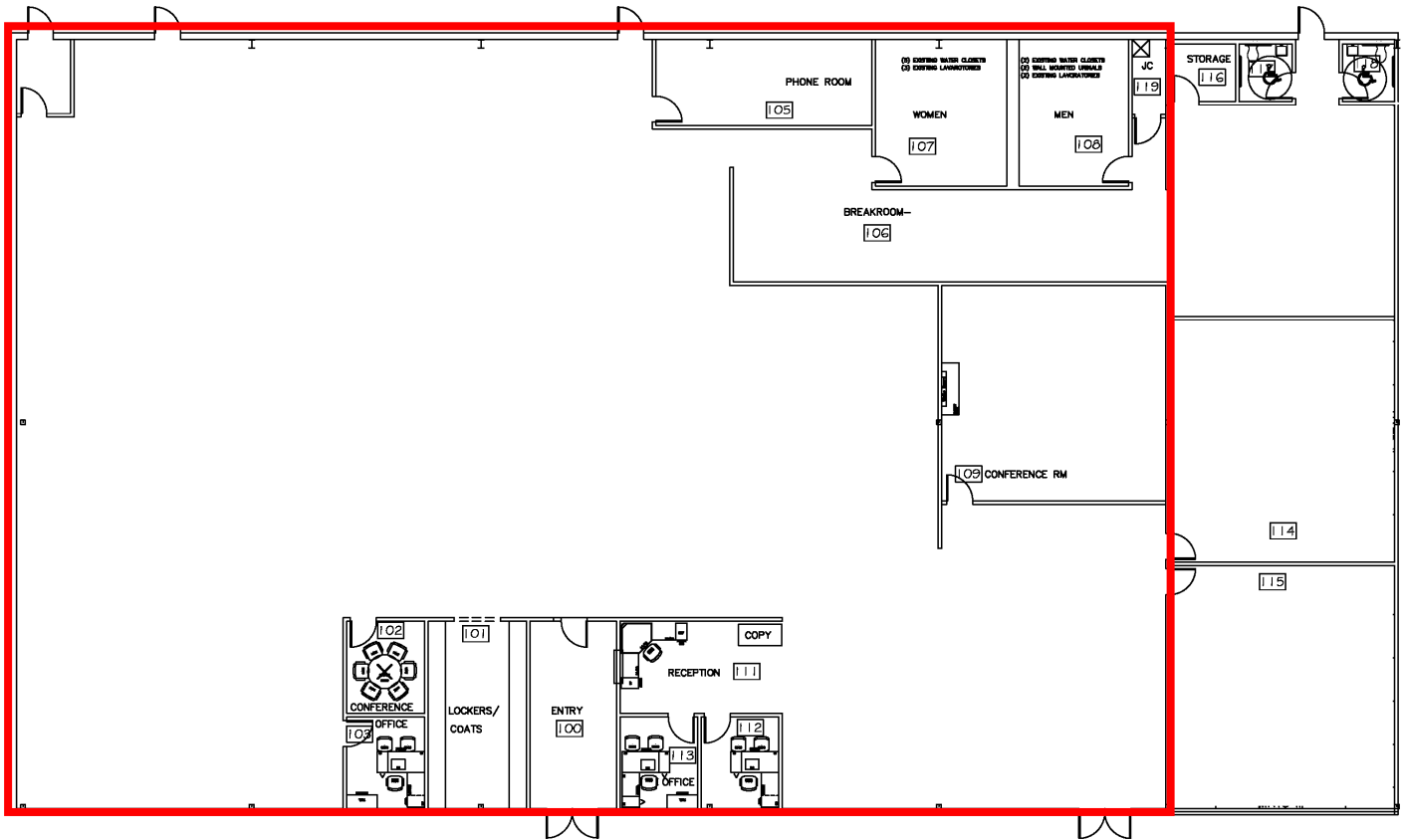
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Unit 610

11,747 square feet

For Sale: \$50/sq. ft.

For Lease: \$10.00/sq. ft.

(\$9,789/month)

Modified Gross

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