

LEASE

MLK Business Park

**1103 MARTIN LUTHER KING JUNIOR DRIVE,
UNIT 2C**

Bloomington, IL 61701

PRESENTED BY:

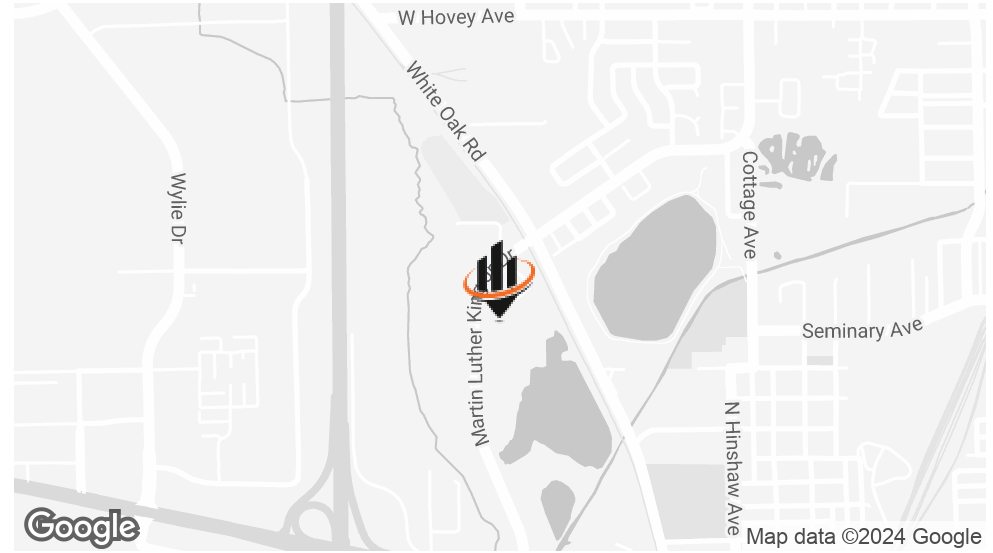
JILL SPRATT

O: 309.590.7900 x302

jill.spratt@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$8.00 SF/yr (MG)
AVAILABLE SF:	6,480 SF
YEAR BUILT:	1995
ZONING:	B-1
APN:	14-31-476-008

PROPERTY OVERVIEW

Welcome to this 6,480 square foot warehouse space, where functionality meets a setting designed for businesses ready to innovate and expand. This space offers a large open warehouse and the convenience of two restrooms. It includes a kitchenette area for employees. There is a 14 ft overhead door in addition to a dock door, ensuring seamless access for all your logistical needs. The space boasts high ceilings and bright lighting, creating an inviting atmosphere for storage, production, or creative projects.

This MLK Business Park is conveniently located near Interstate 74/55/39 and IL. Call today for a showing!

PROPERTY HIGHLIGHTS

-14 FT OVERHEAD DOOR

-1 DOCK

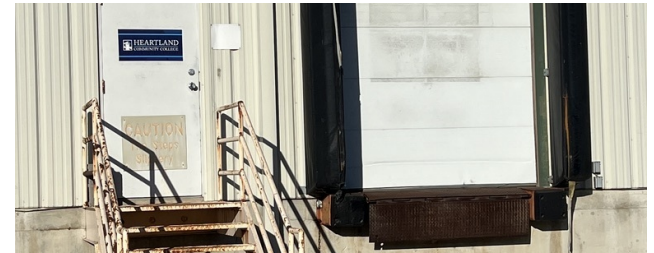
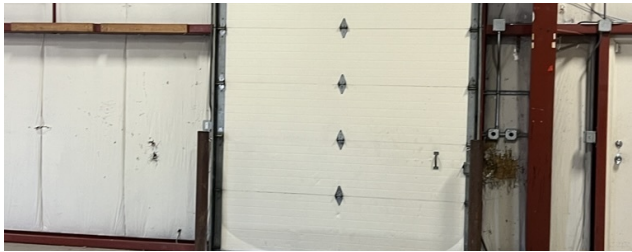
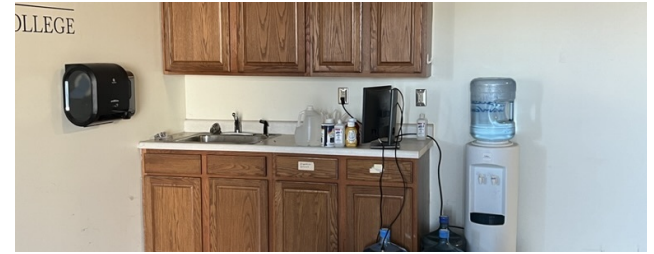
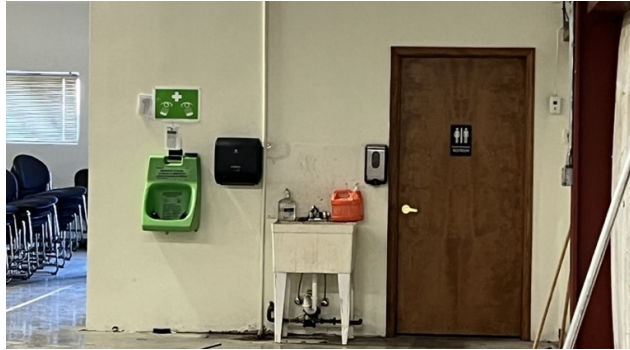
-VERSITILE WIDE OPEN WAREHOUSE

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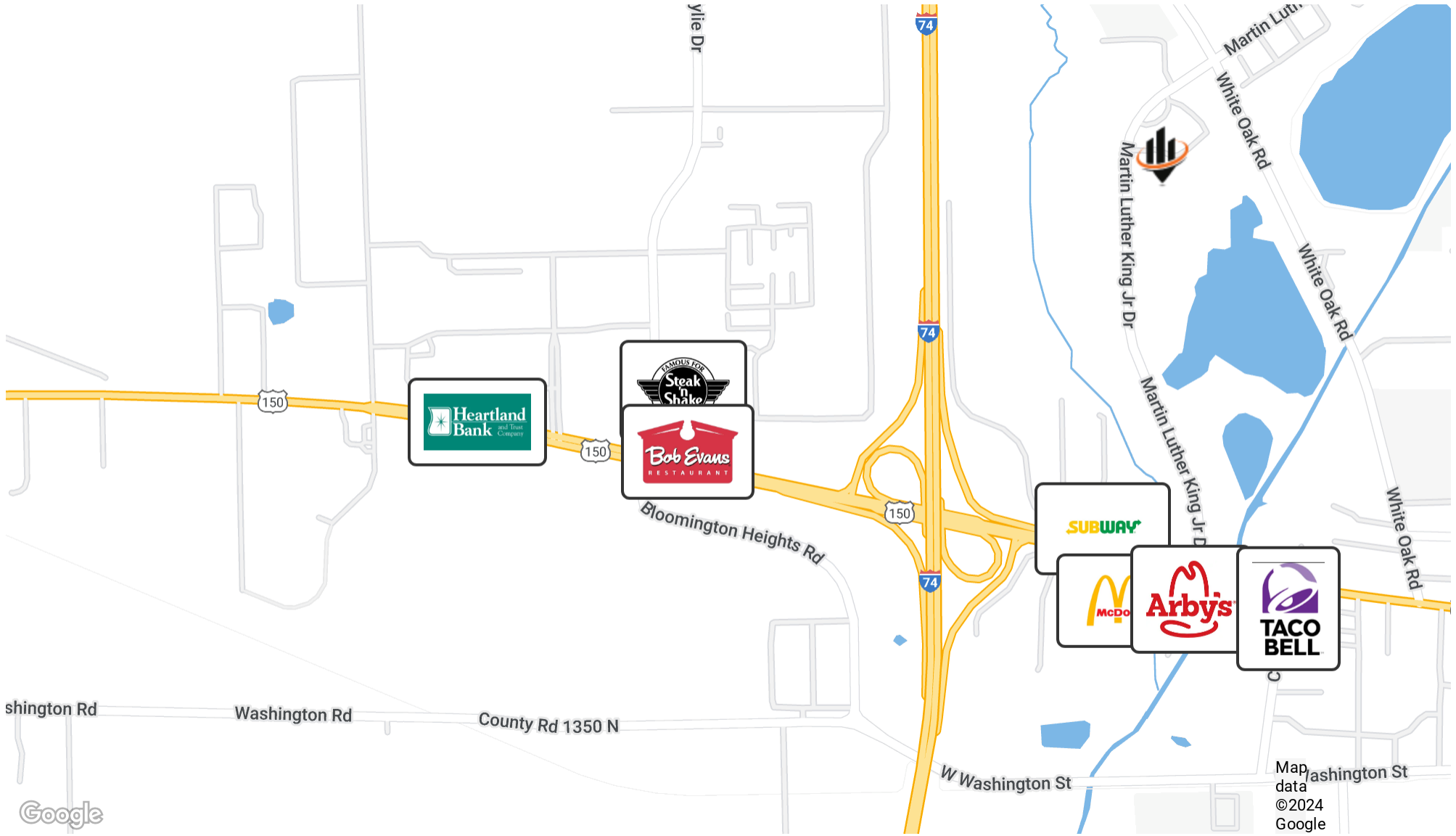
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ADDITIONAL PHOTOS



JILL SPRATT
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

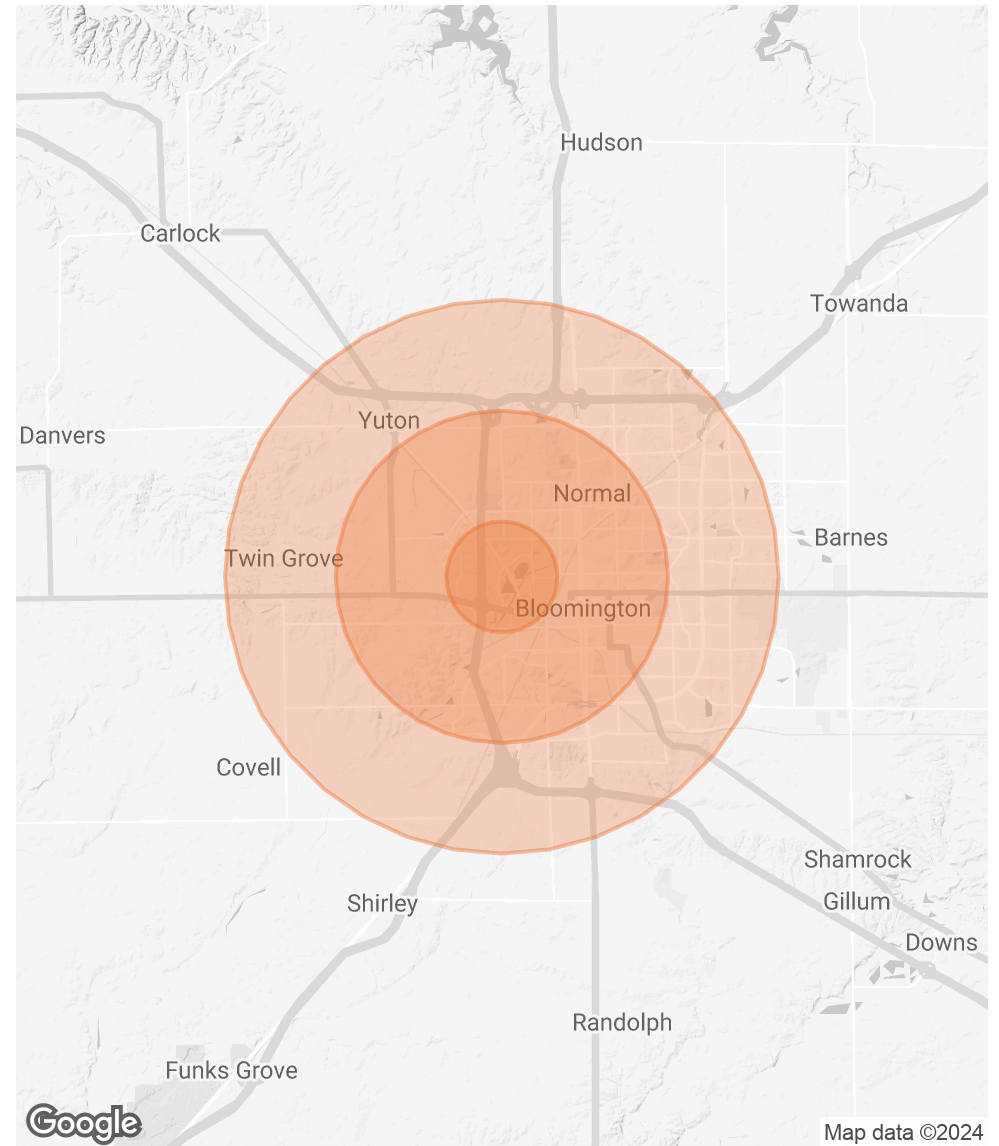
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,640	66,687	113,368
AVERAGE AGE	34.8	32.4	34.9
AVERAGE AGE (MALE)	35.5	32.2	34.2
AVERAGE AGE (FEMALE)	32.4	32.9	35.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,750	28,251	49,522
# OF PERSONS PER HH	2.1	2.4	2.3
AVERAGE HH INCOME	\$69,304	\$56,982	\$67,977
AVERAGE HOUSE VALUE	\$144,053	\$121,441	\$143,570

* Demographic data derived from 2020 ACS - US Census



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MEET THE ADVISOR



JILL SPRATT

Advisor

jill.spratt@svn.com

Direct: **309.590.7900 x302** | Cell: **217.722.3584**

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 her primary focus on Commercial Property Sales and Leasing.

Jill enjoys spending time with her husband, Bob, and 3 children, along with family and friends. Jill and Bob have two dogs, Bonnie and Beans. In her spare time, Jill has a love for cooking, traveling, going to concerts, being outdoors, and floating in their pool.

SVN | Core 3

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