



**SALE**

# Industrial Park for Sale

**1624/1628/1630 COMMERCE PARKWAY**

Bloomington, IL 61704

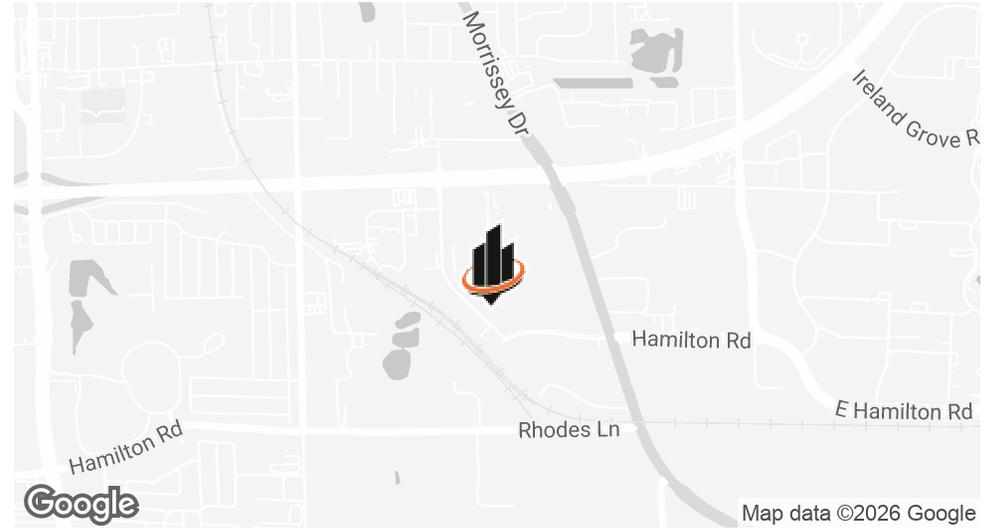
**PRESENTED BY:**

**JILL SPRATT**

O: 309.590.7900 x302

[jill.spratt@svn.com](mailto:jill.spratt@svn.com)

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,837,000
<b>BUILDING SIZE:</b>	24,719 SF
<b>AVAILABLE SF:</b>	Fully Occupied
<b>LOT SIZE:</b>	2.49 Acres
<b>PRICE / SF:</b>	\$74.32
<b>PROFORMA CAP RATE:</b>	7.25%
<b>PROFORMA NOI:</b>	\$133,185.82
<b>YEAR BUILT:</b>	1990

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## PROPERTY OVERVIEW

This 24,719 square foot multi-tenant flex complex presents a prime investment opportunity. The property is fully occupied with eight tenants, many of whom are long-standing and established in the community. Each unit is well-equipped with its own restroom and at least one overhead door, offering exceptional functionality and flexibility for a range of business uses. The property benefits from a high-visibility location that attracts consistent traffic and will see even greater exposure with the completion of the Hamilton Road opening project, further enhancing long-term value and tenant demand. Most of the tenant leases include annual increases. This is an outstanding opportunity to acquire a high-performing, multi-tenant flex property.

## PROPERTY HIGHLIGHTS

- -Close proximity to Interstates
- -Numerous long term tenants
- -100% occupied

## ADDITIONAL PHOTOS



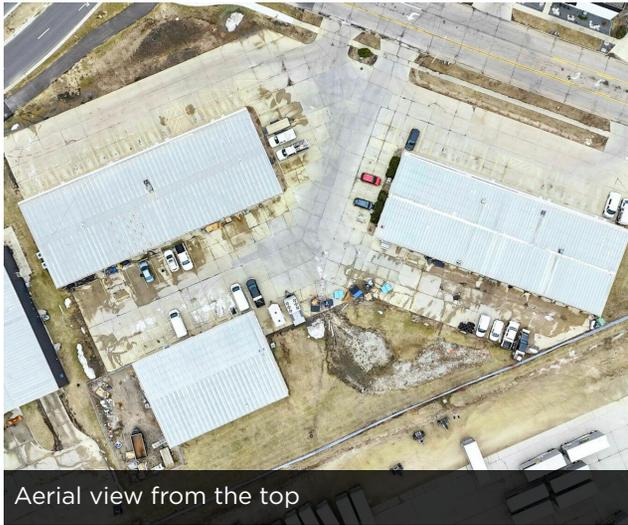
Front of 1628 Commerce - 3 Tenants



Front of 1624 Commerce - 4 Tenants



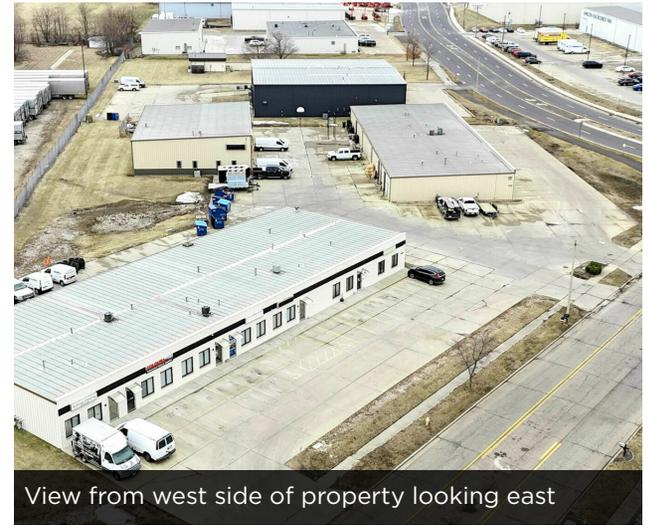
1630 Commerce - 1 Tenant occupies this building



Aerial view from the top



Aerial view of the front of the property



View from west side of property looking east

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## ADDITIONAL PHOTOS



1624 Commerce Unit C - Front lobby/office



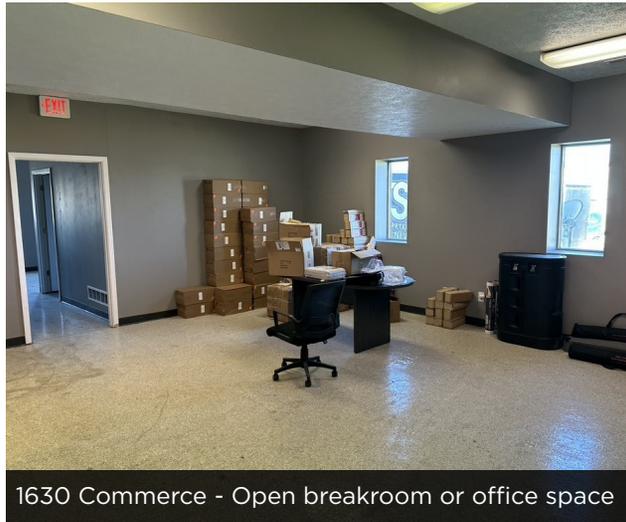
1624 Commerce Unit C - Additional office space



1624 Commerce Unit C - Back warehouse area



1630 Commerce - Front showroom/lobby



1630 Commerce - Open breakroom or office space



1630 Commerce - Warehouse space with two drive-in doors

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# LOCATION MAP



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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

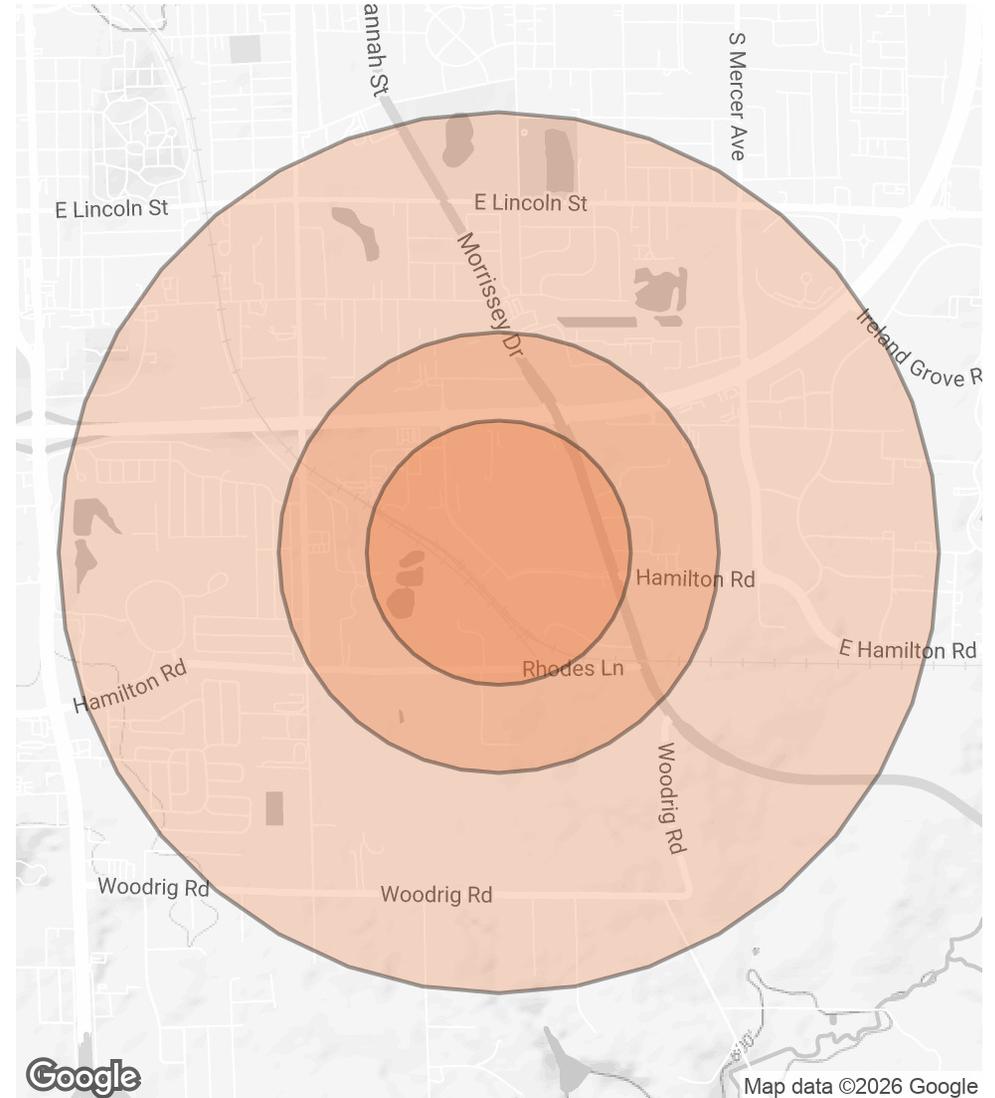
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	17	486	4,033
<b>AVERAGE AGE</b>	40	41	41
<b>AVERAGE AGE (MALE)</b>	38	39	39
<b>AVERAGE AGE (FEMALE)</b>	41	42	43

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	10	253	2,068
<b># OF PERSONS PER HH</b>	1.7	1.9	2
<b>AVERAGE HH INCOME</b>	\$78,519	\$64,544	\$65,478
<b>AVERAGE HOUSE VALUE</b>	\$287,023	\$173,087	\$150,195

Demographics data derived from AlphaMap



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## CITY INFORMATION - BLOOMINGTON-NORMAL

### BLOOMINGTON-NORMAL, IL

- **Prime Location:** Situated in the heart of Central Illinois, Bloomington-Normal is ideally located within a few hours' drive of major cities including Chicago, St. Louis, Indianapolis, and the state capital, Springfield.
- **Innovative Manufacturing:** Rivian's 3.3 million square foot manufacturing campus is located in Normal, IL. This cutting-edge facility is a key player in the production of electric vehicles, positioning the area as a leader in the green economy.
- **Population:** The combined population of the "Twin Cities" stands at around 130,000, offering a vibrant community with a small-town feel and big-city amenities.
- **Insurance Industry Leaders:** Bloomington is proud to host two national insurance hubs—State Farm, one of the largest insurance companies in the U.S., and Country Financial, both of which have their headquarters here.
- **Educational Institutions:** The area is home to three renowned educational institutions—Illinois State University, Illinois Wesleyan University, and Heartland Community College—providing a highly educated workforce and contributing to the region's vibrant cultural scene.



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## MEET THE ADVISOR



### JILL SPRATT

Advisor

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## 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 a primary focus on Industrial and Land.

Jill and her husband Bob together have 3 children. They enjoy spending time with family, friends and their yellow lab Bonnie.

### SVN | Core 3

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