

1505
SUITE 2

LEASE

1505 Veterans Parkway - Suite 2

1505 VETERANS PARKWAY - SUITE 2

Bloomington, IL 61704

PRESENTED BY:

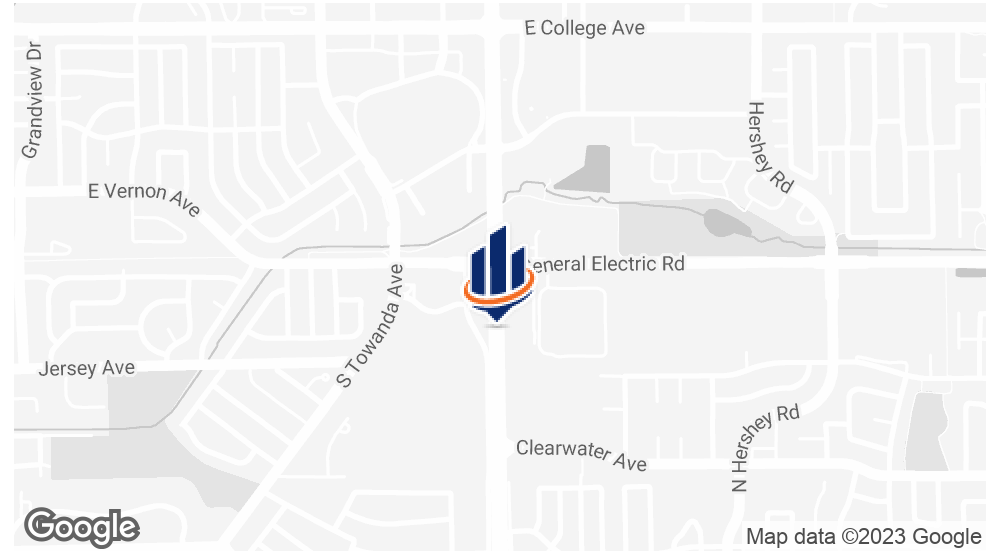
JILL SPRATT

O: 309.590.7900 x302

jill.spratt@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$17.00 SF/yr (NNN)
BUILDING SIZE:	4,000 SF
AVAILABLE SF:	2,000 SF
YEAR BUILT:	1999
ZONING:	B-1
APN:	14-35-203-004

PROPERTY OVERVIEW

\$17 per square foot plus NNN expenses

PROPERTY HIGHLIGHTS

- HIGHLY VISIBLE MONUMENT SIGN ON VETERANS PARKWAY
- THRIVING RETAIL AREA

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ADDITIONAL PHOTOS

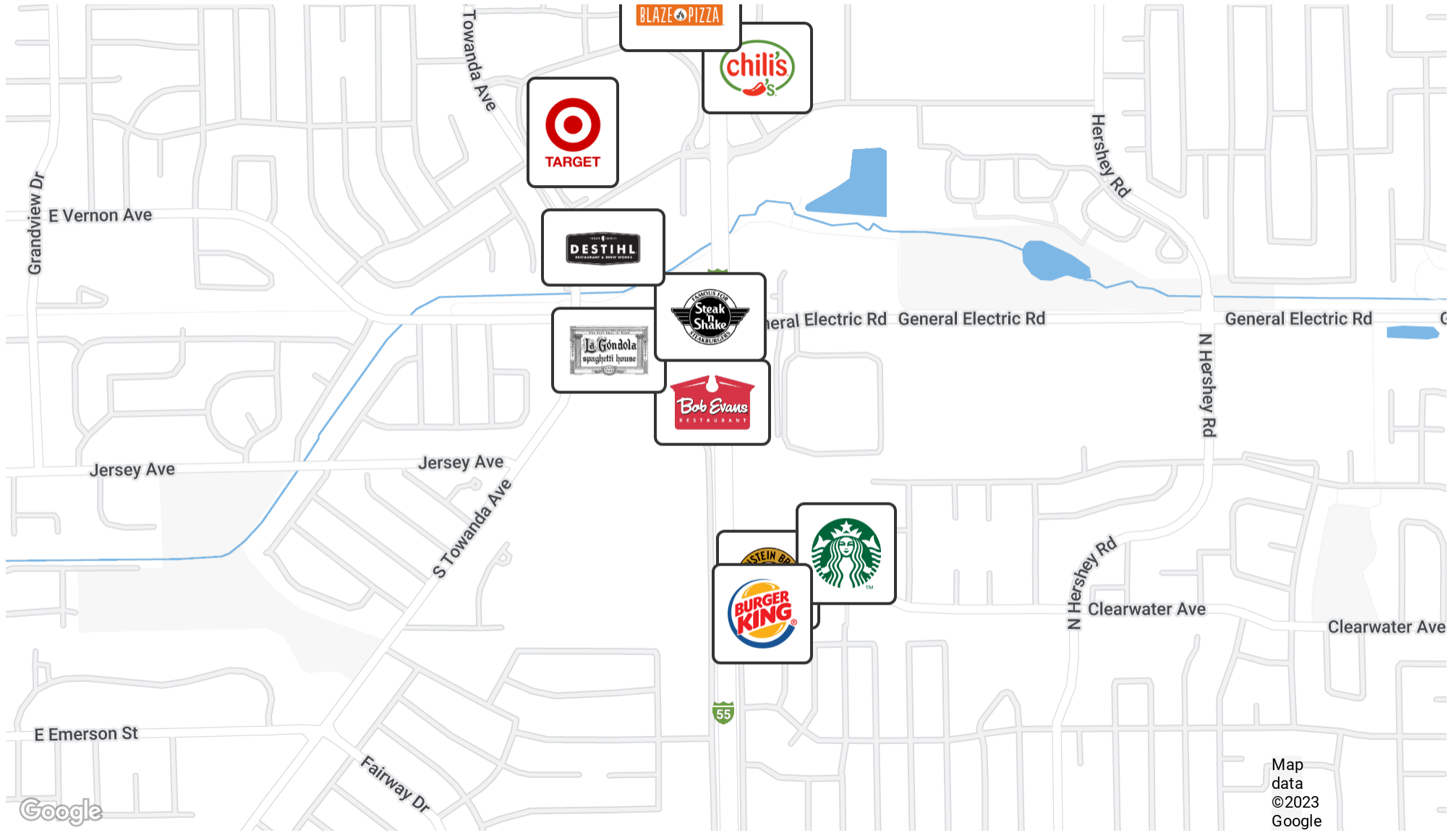


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

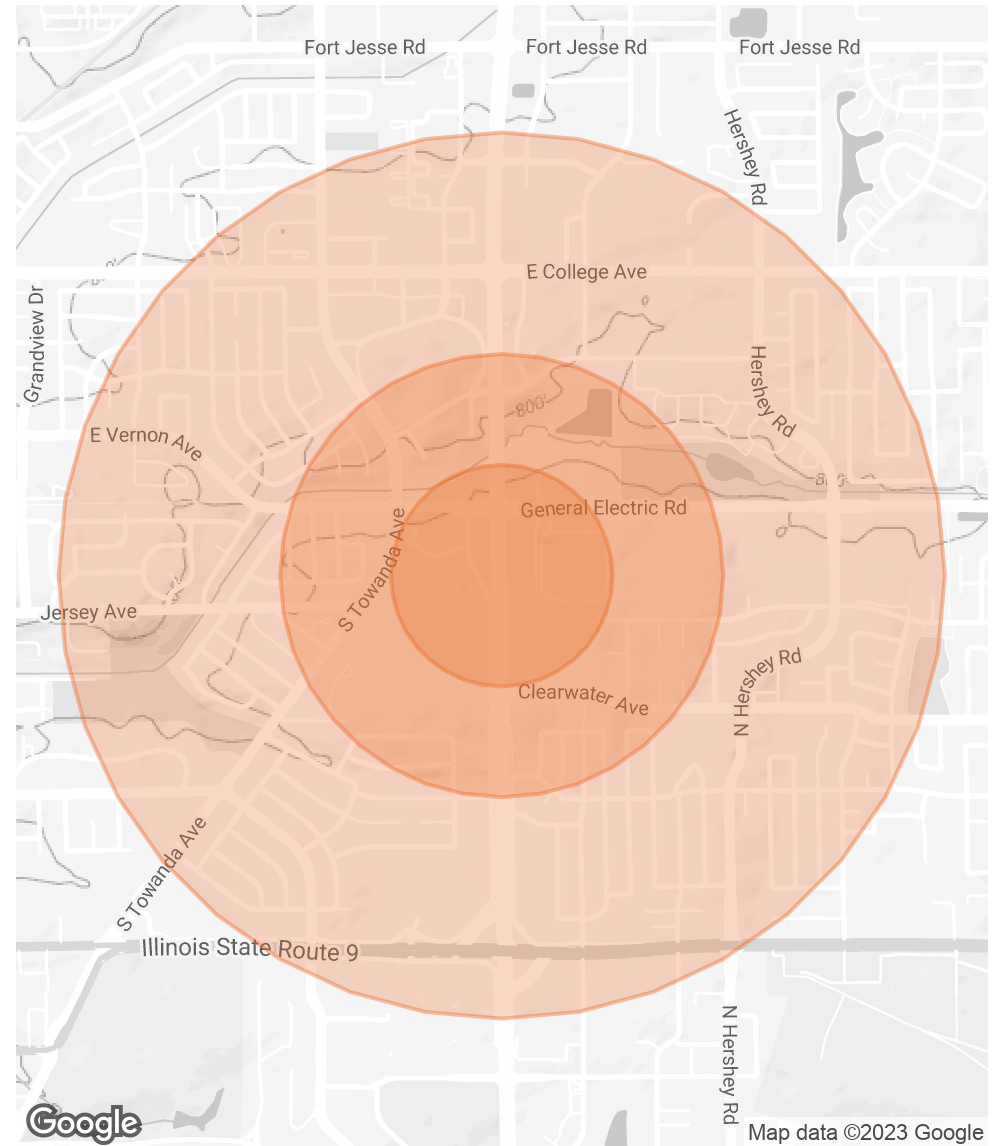
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	679	2,666	10,602
AVERAGE AGE	33.5	36.4	38.1
AVERAGE AGE (MALE)	32.6	34.4	36.5
AVERAGE AGE (FEMALE)	33.6	38.1	39.6

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	344	1,319	5,087
# OF PERSONS PER HH	2.0	2.0	2.1
AVERAGE HH INCOME	\$52,695	\$57,755	\$69,583
AVERAGE HOUSE VALUE	\$134,453	\$136,428	\$155,229

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



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

SVN | Core 3 Commercial Real Estate

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