

LEASE

107 Mall Drive, Suite A

107 MALL DRIVE, SUITE A

Normal, IL 61761

PRESENTED BY:

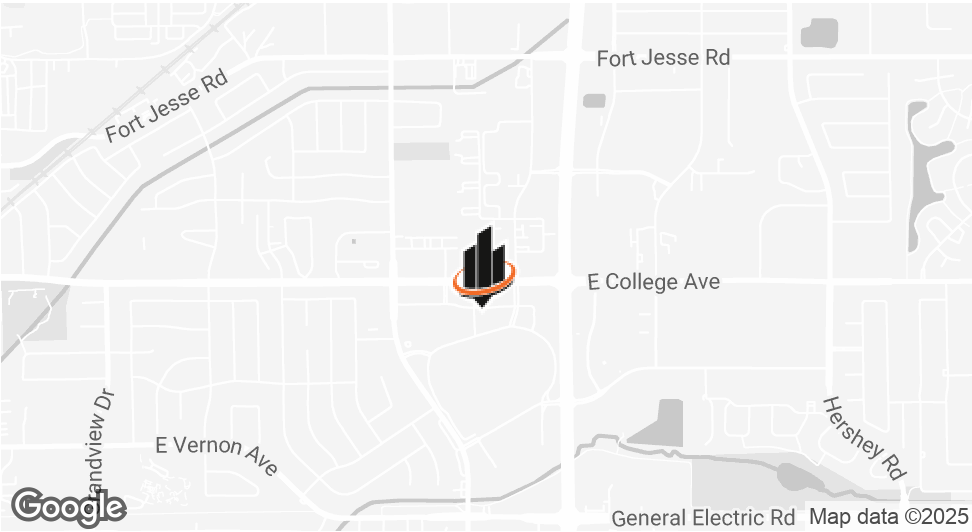
CARRIE TINUCCI-TROLL

O: 309.590.7900 x383

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$11.00 SF/yr (NNN)
AVAILABLE SF:	16,500 - 21,687 SF
LOT SIZE:	2.38 Acres
YEAR BUILT:	1986
ZONING:	B-1
APN:	14-26-326-014

PROPERTY OVERVIEW

Discover the flexibility and functionality of this conveniently located approximately 16,500 SF retail showroom suite with warehouse storage. The spacious showroom features non-load-bearing, removable walls, allowing you to create a wide-open floor plan or easily customize the layout to suit your operational needs. With approximately 16-foot ceiling height throughout, the space feels open and expansive, ideal for showcasing products or creating an inviting customer experience. The property also includes both a dock door and an overhead door, ensuring seamless access for deliveries and shipping. This suite can be adjoined with Suite B next door for a combined SF footprint of 21,497. Join neighboring tenants LVL Up Coffee, Magnolia Salon & Sweetbay Boutique and Jill S. Young Family Dental Center to round out the complex. This is a NNN lease, with fees not to exceed \$3.00/SF.

PROPERTY HIGHLIGHTS

- Great Retail Showroom Space
- Dock & OH Door Access
- Highly Trafficked Area

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ADDITIONAL PHOTOS

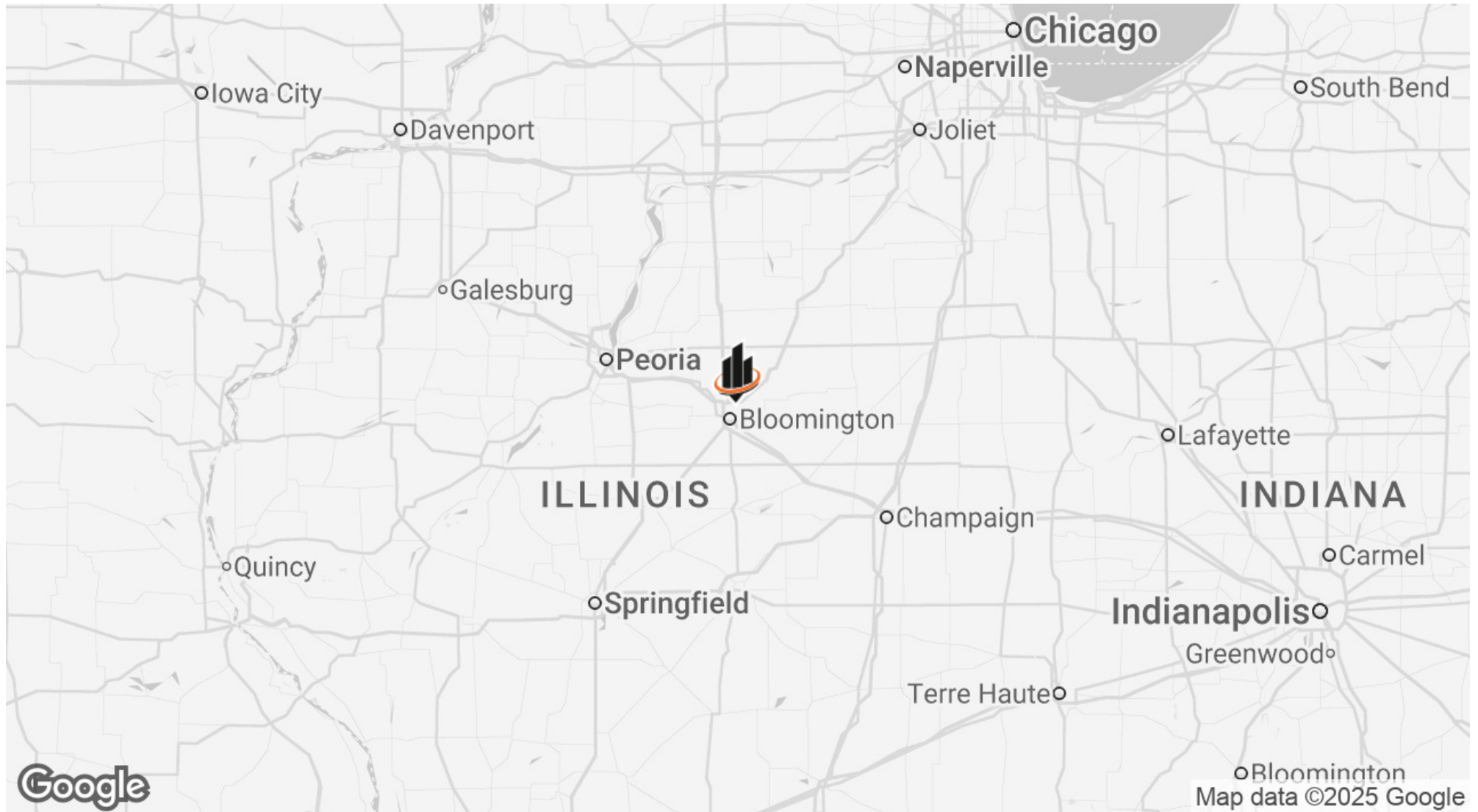


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LOCATION MAP



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RETAILER MAP



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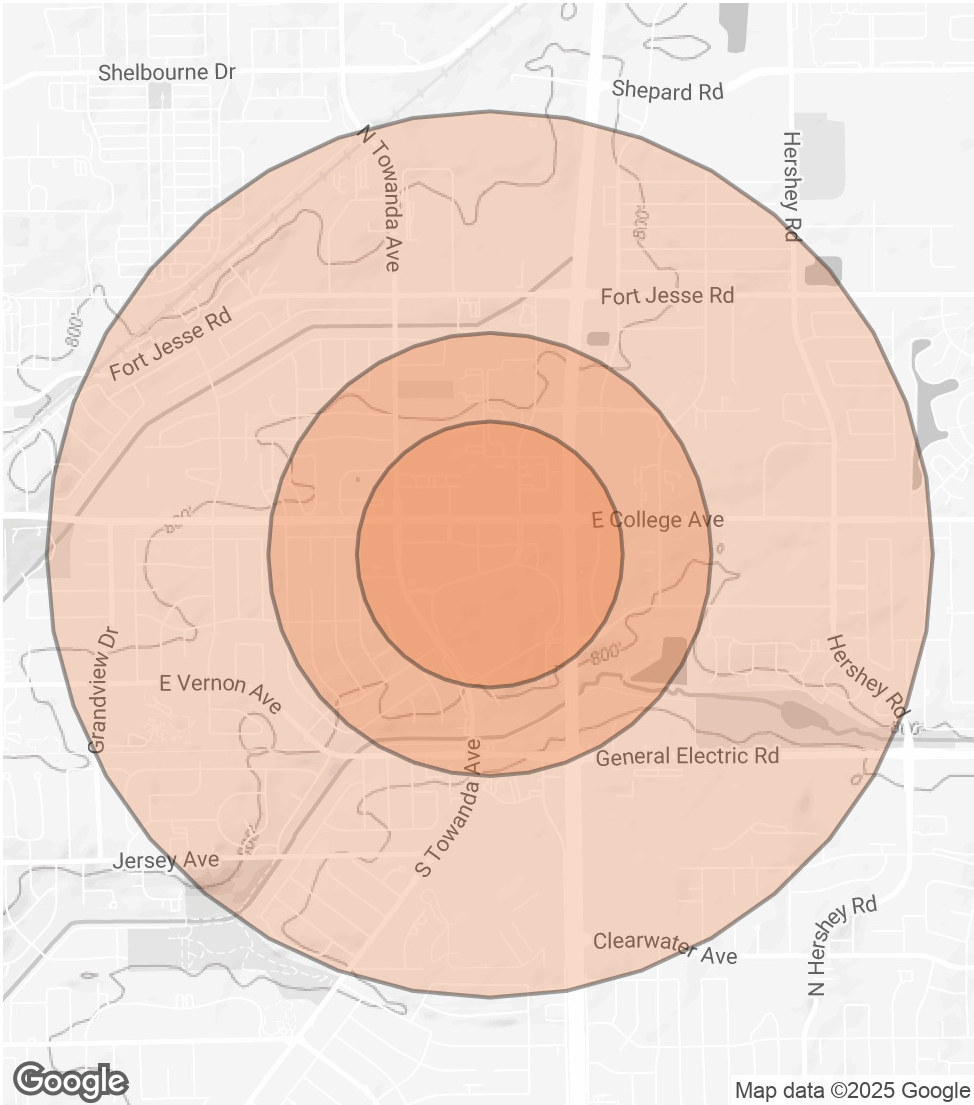
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	491	2,361	9,881
AVERAGE AGE	41	39	40
AVERAGE AGE (MALE)	39	37	38
AVERAGE AGE (FEMALE)	42	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	232	1,089	4,538
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$84,367	\$76,233	\$92,442
AVERAGE HOUSE VALUE	\$206,174	\$201,637	\$217,114

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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ADVISOR BIO 1



CARRIE TINUCCI-TROLL

Advisor

carrie.troll@svn.com
Direct: 309.590.7900 x383 | Cell: 331.452.6860

PROFESSIONAL BACKGROUND

Carrie Tinucci-Troll serves as an Advisor for SVN | Core 3 in Bloomington, IL. She works with business owners and investors in selling, purchasing, and leasing commercial property in the Central Illinois market.

Carrie’s past work experience includes over 12 years in the education field, teaching Spanish at the elementary level. With her strong educational background, Carrie can apply many of the skills she used in the classroom to the real estate world. She is organized, friendly, hard-working, and determined to meet her client’s needs.

After obtaining her real estate license in the spring of 2015, Carrie took an interest in the residential world, working with buyers and sellers. After transitioning to the commercial real estate field upon joining SVN Core 3 in the summer of 2020, Carrie now specializes in office and multifamily sales, leasing, and tenant representation.

Carrie is a member of the Mid Illinois Realtors Association, serving on multiple committees, as well as their Board of Directors. She also volunteers regularly with her local Kiwanis chapter, serving as the club’s President. Carrie is also involved with Child Protection Network, where she serves as a Board Member. Carrie completed her CCIM designation October 2025 and was also a recipient of the Crexi Platinum Broker Award in 2022.

SVN | Core 3
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