

## LEASE & REDEVELOPMENT

# Morrissey Crossing

1603-1605 MORRISSEY DRIVE

Bloomington, IL 61704

### PRESENTED BY:

**CARRIE TINUCCI-TROLL**

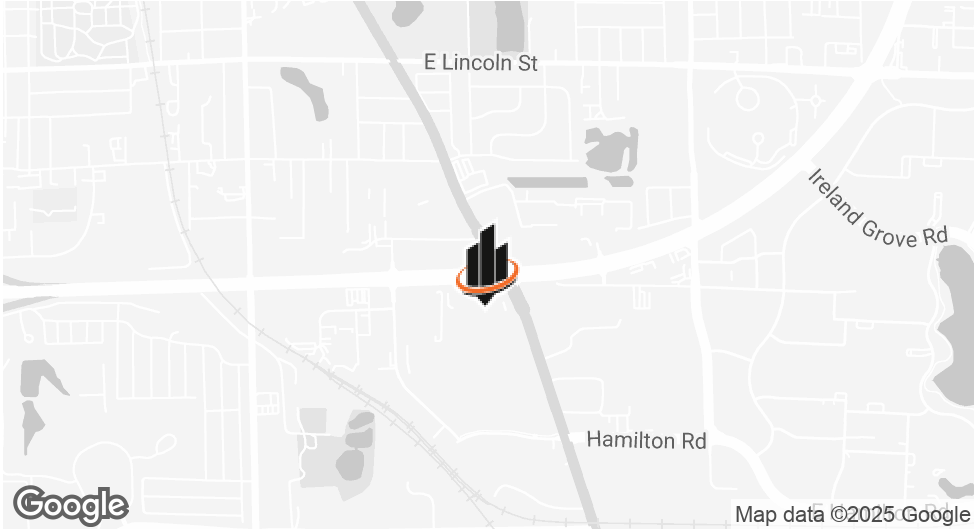
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$900,000
LEASE RATE:	\$12.00 - 15.00 SF/yr (NNN)
AVAILABLE SF:	1,500 - 65,340 SF
PRICE / SF:	\$38.82
ZONING:	B-1
APN:	Multiple

PROPERTY OVERVIEW

If you're looking for prime location with great visibility from Veteran's Parkway, look no further! Morrissey Crossing Shopping Center, located at the intersection of Veterans Parkway and Morrissey Drive, has multiple spaces for lease, as well as a redevelopment opportunity for sale.

PROPERTY HIGHLIGHTS

- Great Visibility from Veterans Parkway with Ample Parking
- Lots of Potential in All Spaces
- Recent Upgrades to the Property and Parking Lot

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AVAILABLE FOR LEASE

AVAILABLE SPACES

SUITE		SIZE	RATE.	DESCRIPTION
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1605 - Unit 101	Available	1,500 - 4,120 SF	\$12.00 - 15.00 SF/yr	Suite 101, the end cap unit opposite of Dollar Tree, offers a wide open floor plan that could be utilized for multiple uses. The rear of the unit offers additional storage, with a set of double doors for easy loading/unloading, plus a small office and multiple restrooms. Bring your ideas and make the space your own. The owner is open to the idea of dividing the suite into 2 smaller units. In that case, the quoted lease rate may increase.
1605 - Unit 105	Available	3,978 SF	\$14.00 SF/yr	Don't miss the incredible opportunity to lease a fully turn-key salon and spa in a high-visibility, high-traffic location, just off Veterans Parkway. This beautifully designed space is completely move-in ready and offers a seamless setup for a salon and spa owner ready to hit the ground running. All equipment is included in the price, offering exceptional value and convenience. No build-out, no setup - just simply unlock the door and start seeing clients. The salon suite features a welcoming reception area, 8 modern hair stations, a hair washing room, a generous retail display area to boost sales, full nail service with 3 pedicure stations and 3 manicure tables, up to 3 private treatment rooms geared towards massage, waxing or other esthetic services, and even a fully outfitted spray tan room. If you've been looking to venture out on your own and create a thriving salon and spa business, here's your chance!
1603 - Ground Lease	Available	1.5 Acres	Negotiable	Approximately +/- 1.5 acre pad site for a ground lease opportunity

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## SUITE 101 - FOR LEASE



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## SUITE 105

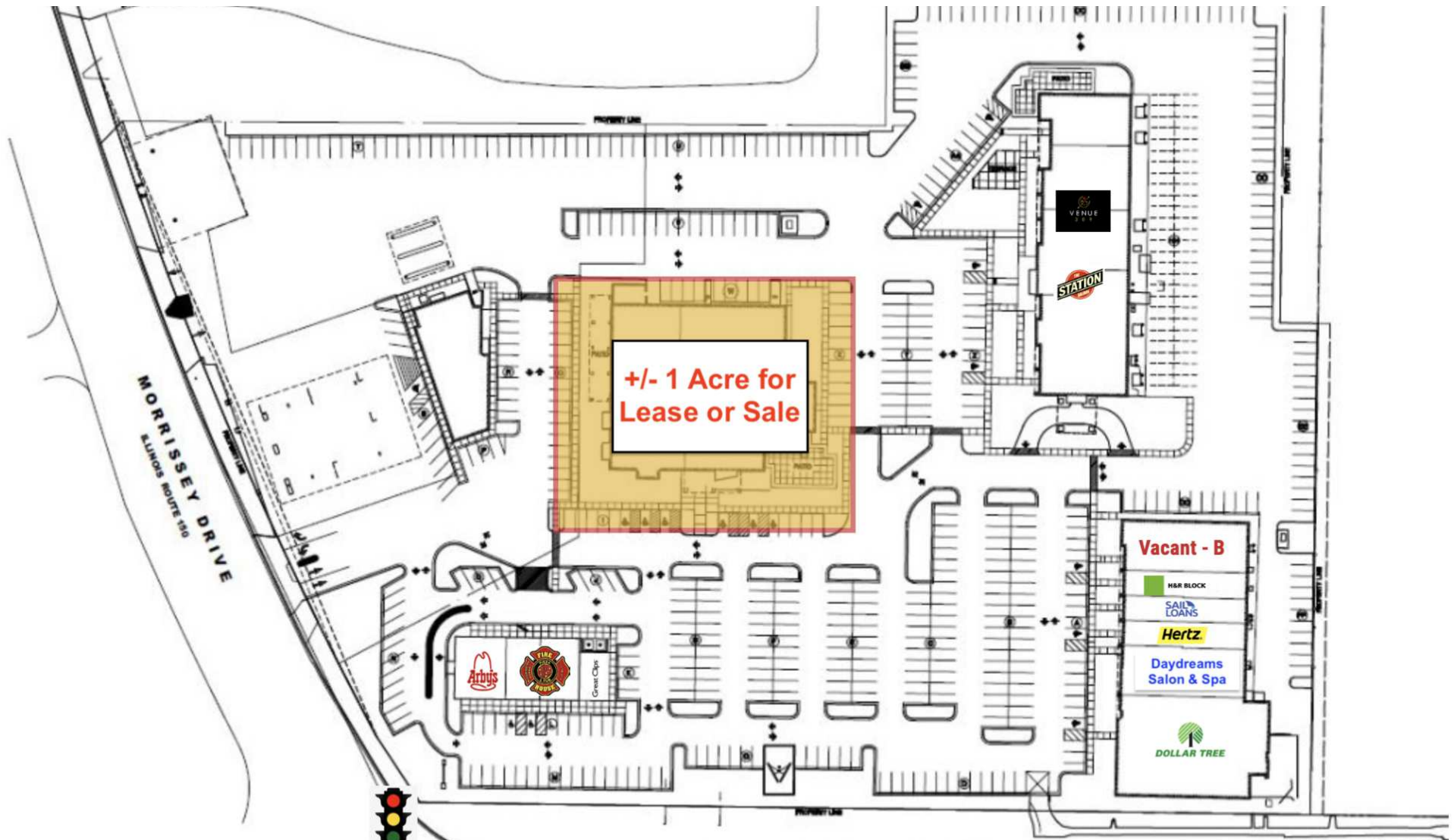


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## REDEVELOPMENT OPPORTUNITY - SALE OR LEASE



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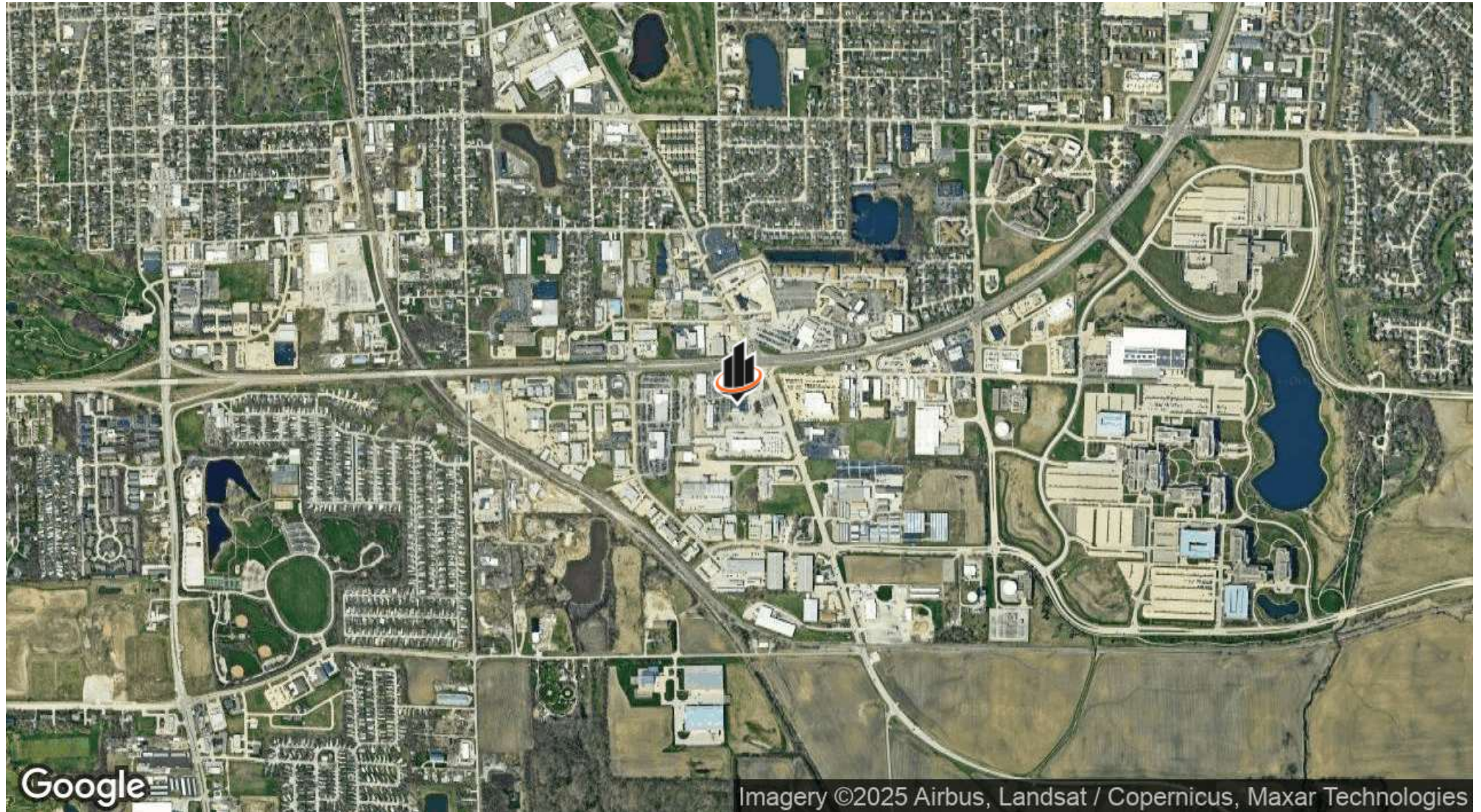
RETAILER MAP



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## AERIAL MAP



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**MORRISSEY CROSSING** | 1603-1605 Morrissey Drive Bloomington, IL 61704

**SVN | CORE 3** 8

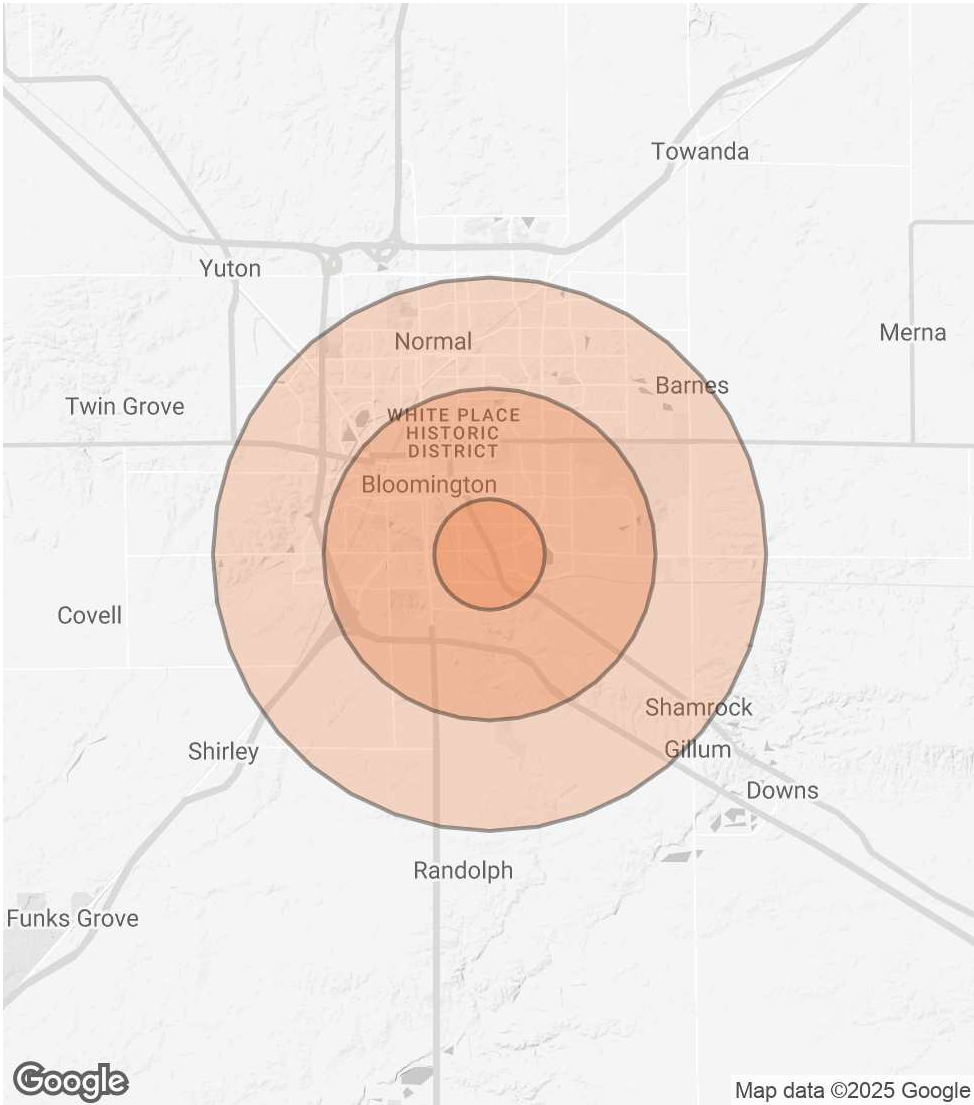


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,276	53,597	118,015
AVERAGE AGE	41.4	38.1	35.4
AVERAGE AGE (MALE)	39.5	36.7	34.4
AVERAGE AGE (FEMALE)	42.4	39.5	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,510	25,672	50,660
# OF PERSONS PER HH	1.7	2.1	2.3
AVERAGE HH INCOME	\$55,257	\$65,548	\$73,914
AVERAGE HOUSE VALUE	\$124,722	\$135,076	\$152,986

2020 American Community Survey (ACS)



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ADVISOR BIO



CARRIE TINUCCI-TROLL

Advisor

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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, multifamily, retail, and land 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 Secretary. Carrie is also involved with Child Protection Network, where she will serve as a Board Member. Carrie is in the process of obtaining her CCIM designation and was also a recipient of the Crexi Platinum Broker Award in 2022.

MEMBERSHIPS

Mid Illinois Realtors Association  
National Association of Realtors

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