

**LEASE**

# Flex Space for Lease

**1001 CROXTON AVE, #3**

Bloomington, IL 61701

**PRESENTED BY:**

**TOM DIBBLE**

O: 309.242.8502

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PROPERTY SUMMARY

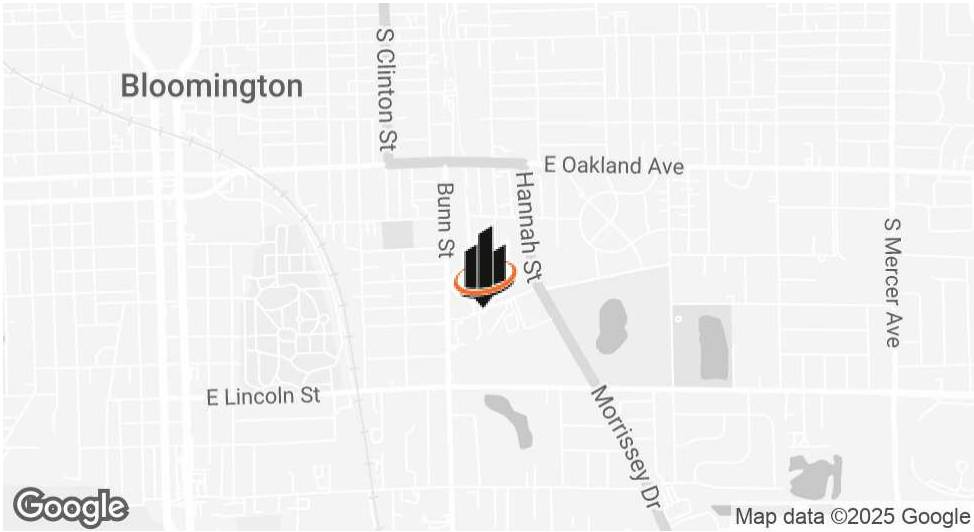


OFFERING SUMMARY

LEASE RATE:	\$2,100.00 per month (MG)
NUMBER OF UNITS:	8
AVAILABLE SF:	2,970 SF
LOT SIZE:	138,072 SF
BUILDING SIZE:	59,674 SF

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PROPERTY DESCRIPTION

Versatile Commercial Space with Tall Garage Doors and Loft Office

Unlock the potential of this wide-open commercial space featuring two oversized garage doors, extra-tall ceilings, and a flexible floorplan that adapts to your business needs. The layout includes a private restroom, a loft-style office overlooking the main space, and a dedicated storage room for added functionality.

With its open span, soaring ceilings, and easy access through both garage doors and two exterior doors, this property is ideal for a wide range of uses — from automotive, fabrication, and warehousing to creative studios, workshops, or custom buildouts.

Endless possibilities await in this ready-to-customize space.

## ADDITIONAL PHOTOS

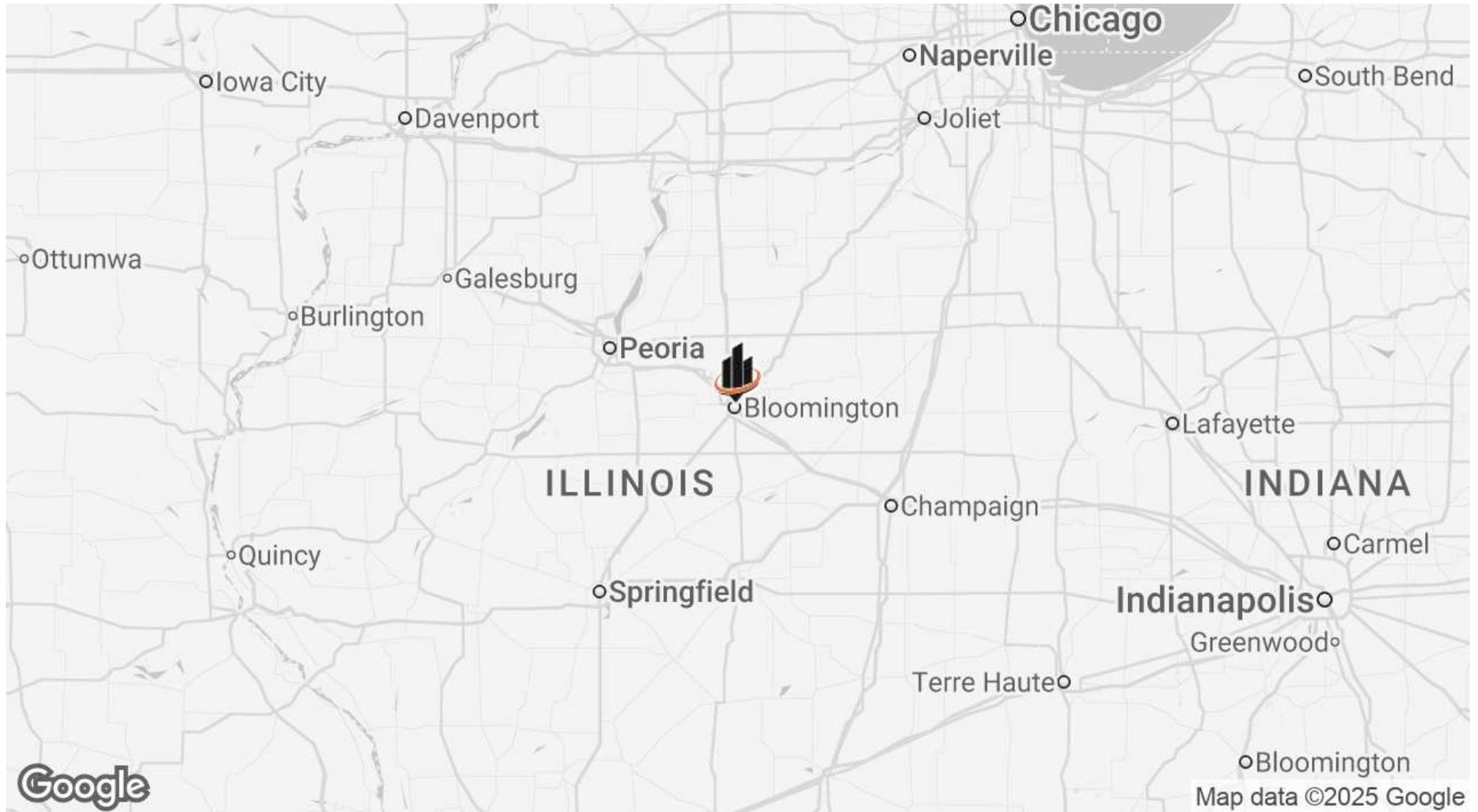


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**SVN | CORE 3** 3

## LOCATION MAP



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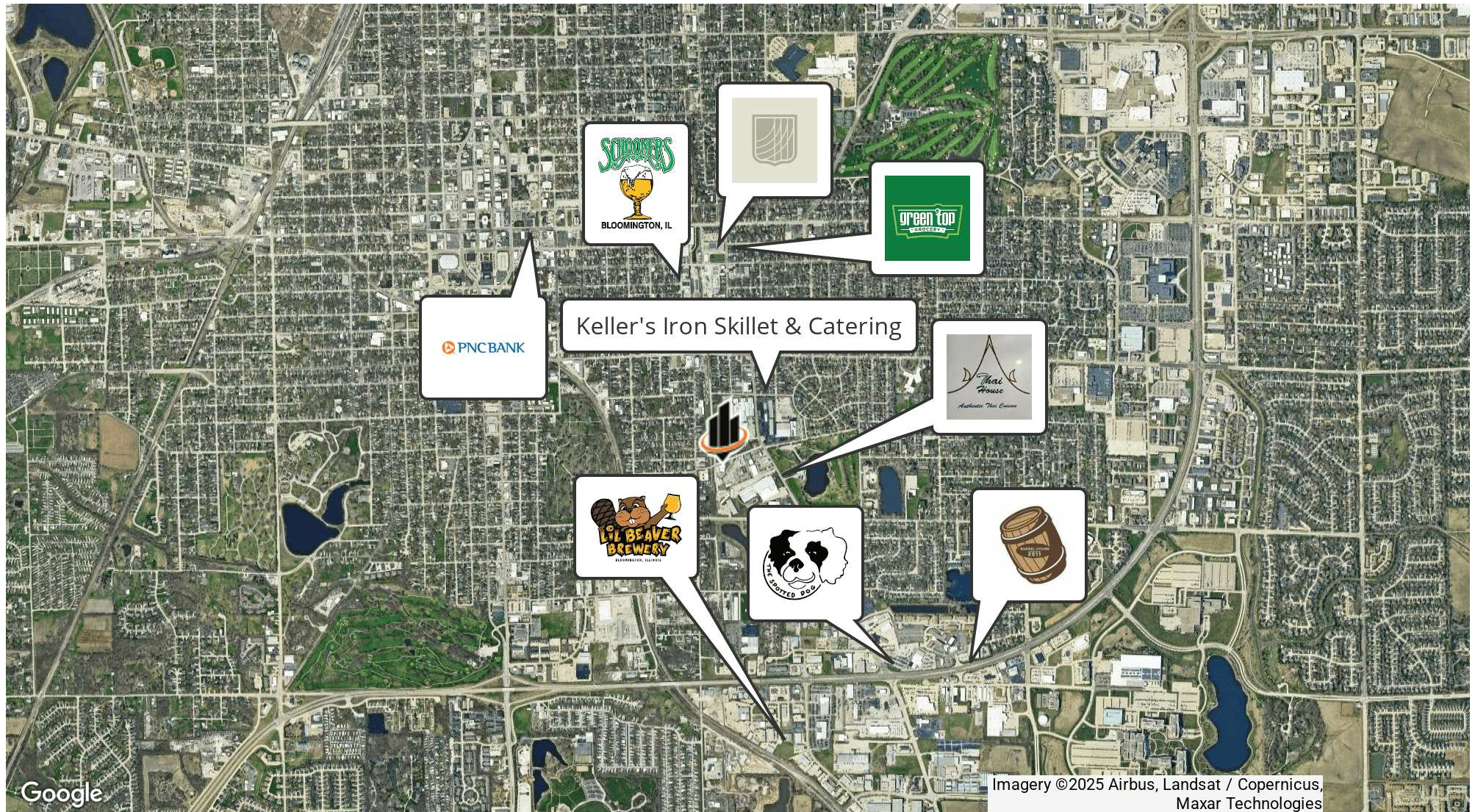
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1001 CROXTON AVE | Bloomington, IL 61701

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## RETAILER MAP



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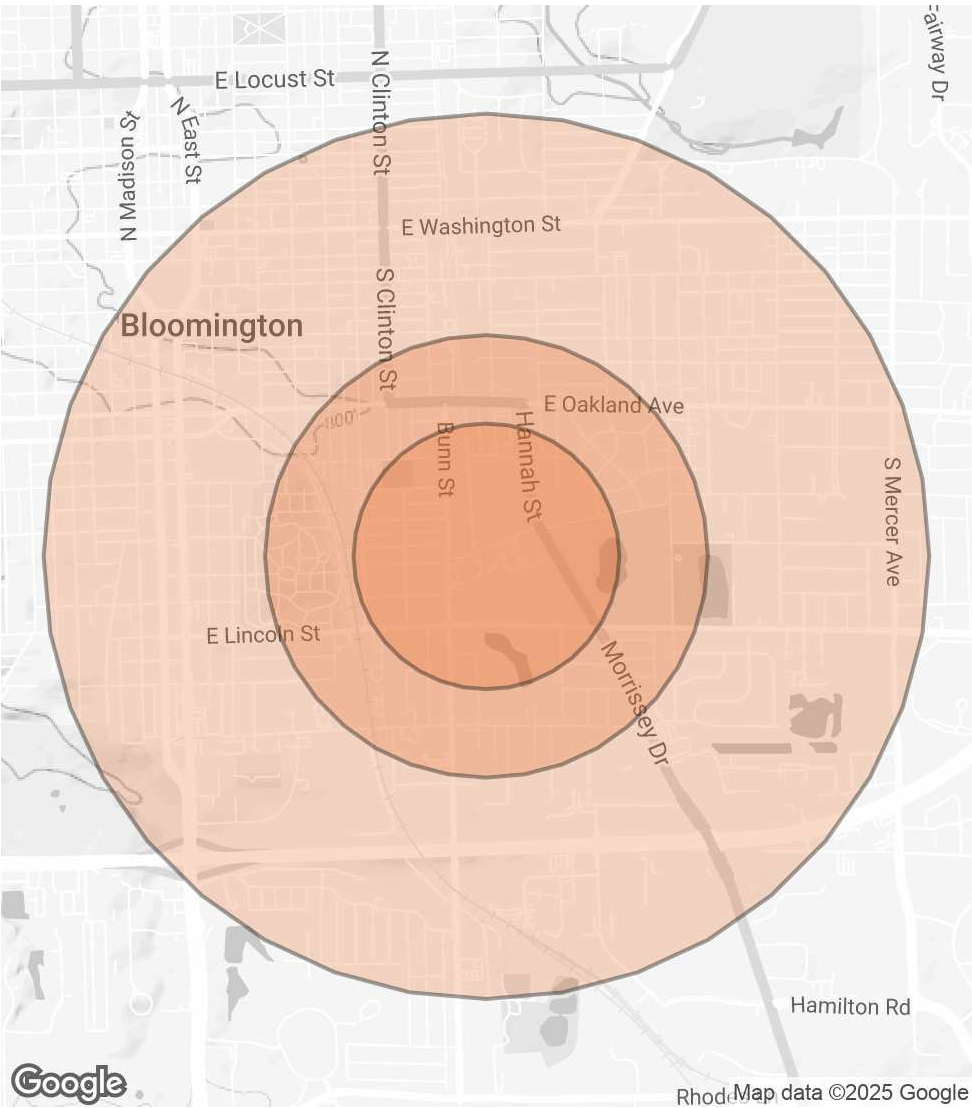
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# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	605	2,077	11,390
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	41	40	40
AVERAGE AGE (FEMALE)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	301	1,040	5,839
# OF PERSONS PER HH	2	2	2
AVERAGE HH INCOME	\$57,846	\$65,685	\$69,190
AVERAGE HOUSE VALUE	\$140,171	\$153,110	\$165,055

Demographics data derived from AlphaMap



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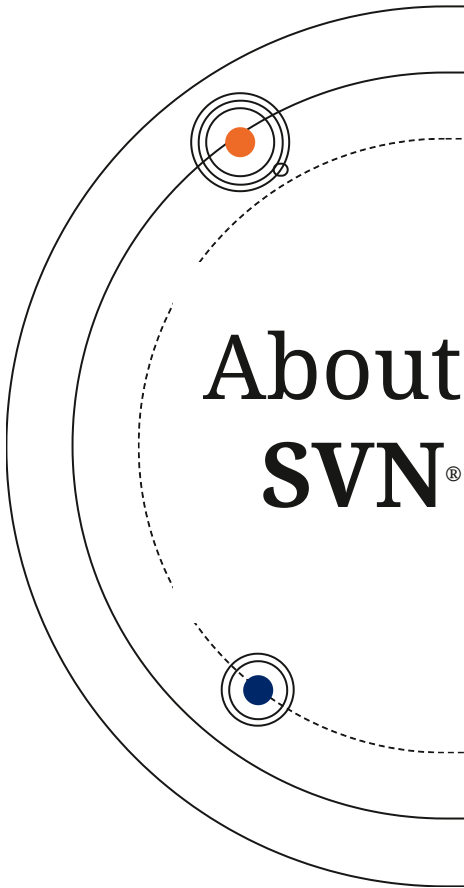
CITY INFORMATION - BLOOMINGTON-NORMAL

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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The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

***This is the SVN Difference.***

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## ADVISOR BIO 1



### TOM DIBBLE

Associate Advisor

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Direct: **309.242.8502**

### PROFESSIONAL BACKGROUND

I've been in real estate since 2009, helping people buy, sell, and lease property. I like keeping things simple, honest, and low-stress for my clients. When you work with me, you're getting someone who knows the market, but also someone who actually listens and makes the process easier (and maybe even a little fun).

Over the years, I've built strong relationships with local vendors, inspectors, lenders, and contractors — so when you need a solution, I will have someone you can trust. I believe good communication is everything, and I'm not here to pressure you — I'm here to guide you, advocate for you, and help you make smart, confident decisions. Whether it's your first home, your next investment, or a commercial space for your business, I've got your back!

#### SVN | Core 3

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