

A photograph of a single-story retail building with a light-colored stone or brick facade and a large, multi-paned glass front. The building has a white metal roof. The address "2001" is visible on the glass. The building is situated on a corner lot with a sidewalk and a parking lot in the foreground. The background shows a grassy field and trees under a blue sky with light clouds.

**SALE / LEASE**

# High Visibility Retail

## 2001 Shepard Rd

**2001 SHEPARD RD**

Normal, IL 61761

**PRESENTED BY:**

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## PROPERTY SUMMARY

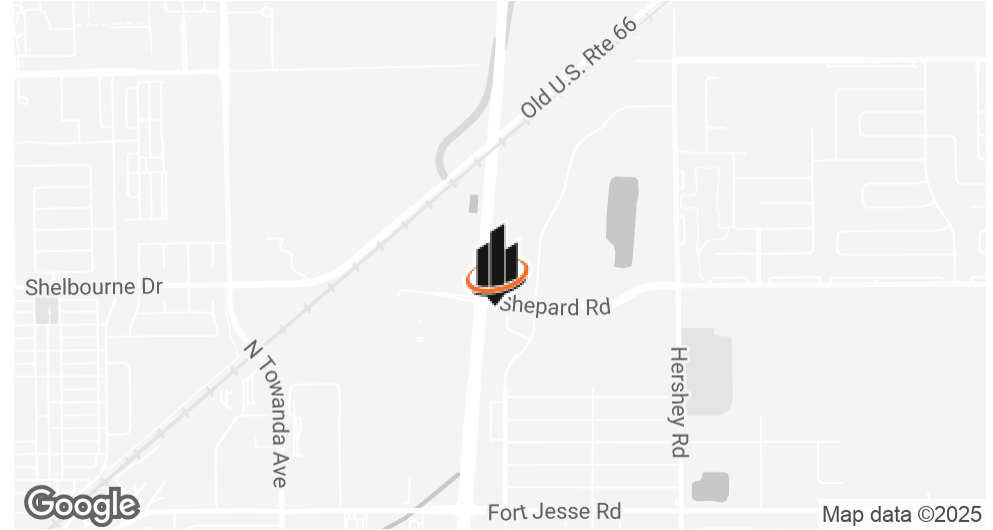


### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,000,000
<b>LEASE RATE:</b>	\$30 psf/year plus NNN
<b>NUMBER OF UNITS:</b>	1
<b>AVAILABLE SF:</b>	3,566 SF
<b>LOT SIZE:</b>	1.19 Acres
<b>BUILDING SIZE:</b>	3,566 SF

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### PROPERTY DESCRIPTION

Take advantage of this exceptional retail opportunity located at the corner of Veterans Parkway and Shepard Road—one of Normal's busiest intersections with outstanding visibility and traffic counts. This 3,566 SF freestanding building offers a versatile layout ideal for a wide range of retail, service, or professional uses. Surrounded by major national retailers including Menards, Home Depot, Sam's Club, and Furniture Row, this property benefits from strong consumer traffic. The site features a large private parking lot, drive-up lane, and prominent signage options. Inside, you'll find a bright, open-concept floorplan with high ceilings, abundant natural light, multiple private offices, restrooms, and a layout that's easily customizable to suit your brand or business needs. Whether you're expanding, relocating, or launching a new venture, this location offers the visibility, flexibility, and presence to thrive. Call today for a showing!

### PROPERTY HIGHLIGHTS

- -Close interstate access to I-55 and I-74
- -High visibility
- -Corner lot on busy intersection



## ADDITIONAL PHOTOS



Front Lobby - Airy and Open!



One of the private offices



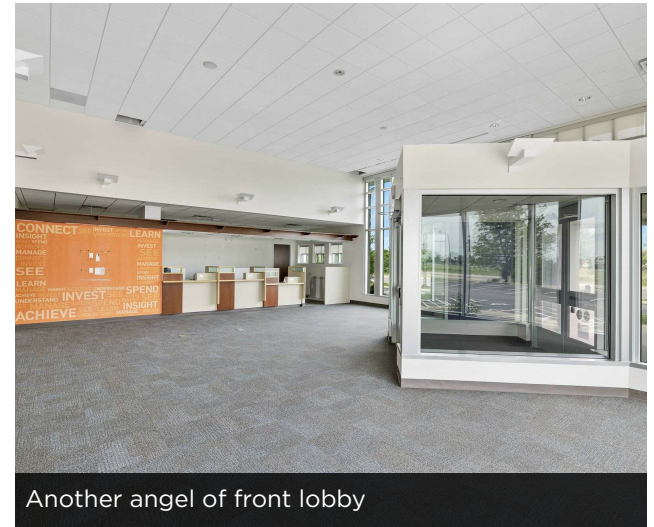
Drive Thru



Positioned in front of Sam's Club



Front of Building



Another angel of front lobby

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## RETAILER MAP



Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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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 TEAM



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