

For Lease

2804 TRACTOR LANE, UNIT C

Bloomington, IL 61704

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PRESENTED BY:

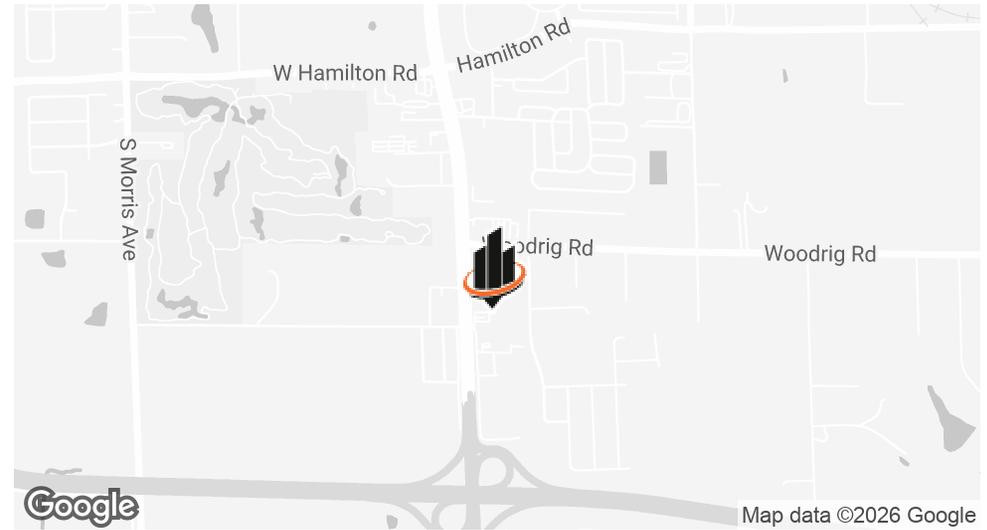
TOM DIBBLE

O: 309.242.8502

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$9.43 sf/yr
BUILDING SIZE:	8,000 SF
AVAILABLE SF:	2,100 SF

PROPERTY OVERVIEW

2,100 SF flex space offering a wide-open layout with excellent versatility for showroom, light industrial, warehouse, or service-based users. The space features tall ceilings, a large 12' x 10' overhead bay door, and full heating and cooling for year-round comfort. Plenty of optional outdoor storage for vehicles, trailers, etc... The bay door faces a tree-lined backdrop, providing added privacy and a clean, professional setting. A new private restroom and office will be added soon, enhancing functionality for tenants. Strong location with easy access and flexible buildout potential, making this an ideal opportunity for businesses seeking adaptable space in a desirable area.

PROPERTY HIGHLIGHTS

- 2,100 SF flexible open layout with tall ceilings and a 12' x 10' overhead bay door
- Heated and cooled space with kitchen, plus new private restroom and office coming soon
- Great location with tree-lined privacy and versatile options for showroom, warehouse, or light industrial

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ADDITIONAL PHOTOS



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LOCATION MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

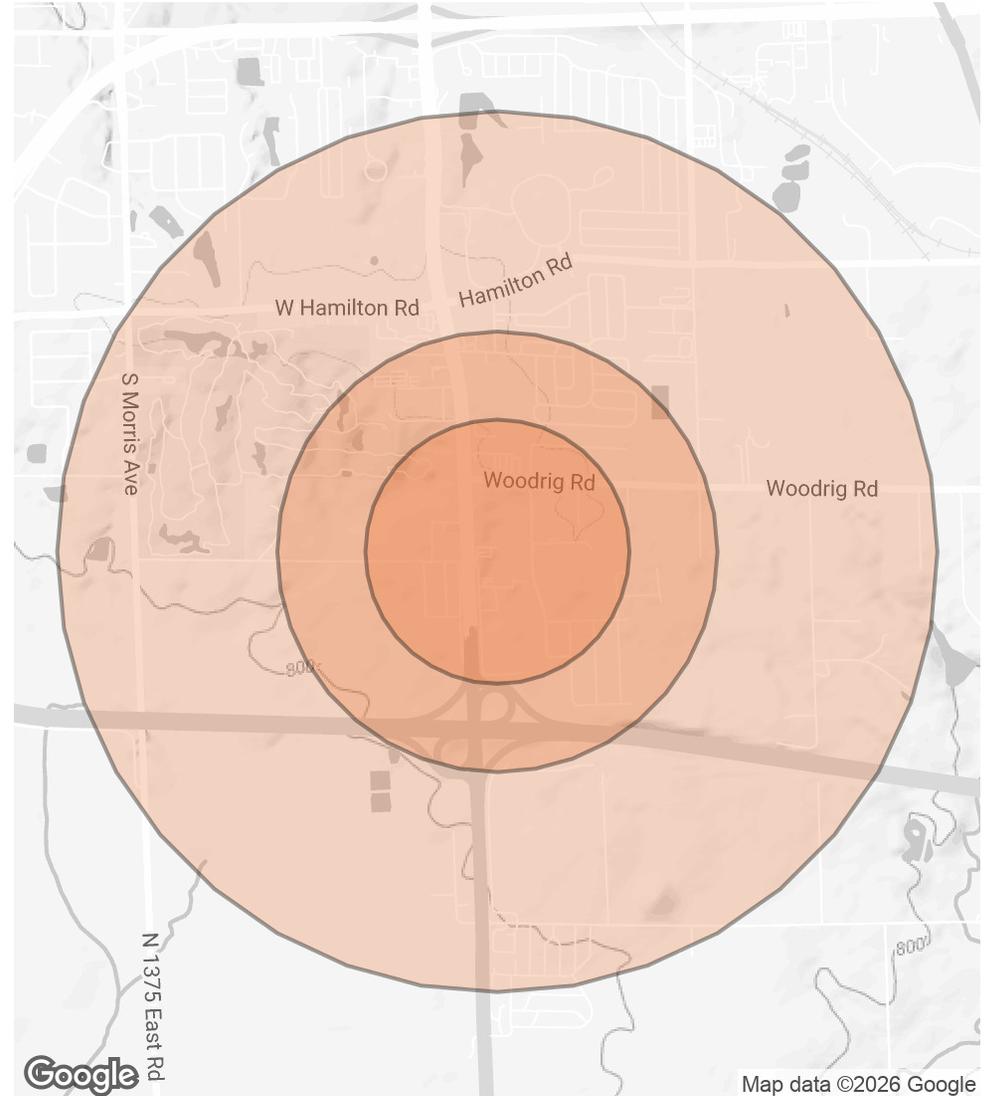
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	198	688	2,621
AVERAGE AGE	42	40	41
AVERAGE AGE (MALE)	41	39	40
AVERAGE AGE (FEMALE)	43	41	42

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	92	319	1,168
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$72,316	\$65,101	\$71,423
AVERAGE HOUSE VALUE	\$156,267	\$135,467	\$149,921

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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SVN | CORE 3 7

ADVISOR BIO 1



TOM DIBBLE

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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