

**SALE**

# 2419 Maloney Drive

**2419 MALONEY DR**

Bloomington, IL 61704

**PRESENTED BY:**

**CARRIE TINUCCI-TROLL**

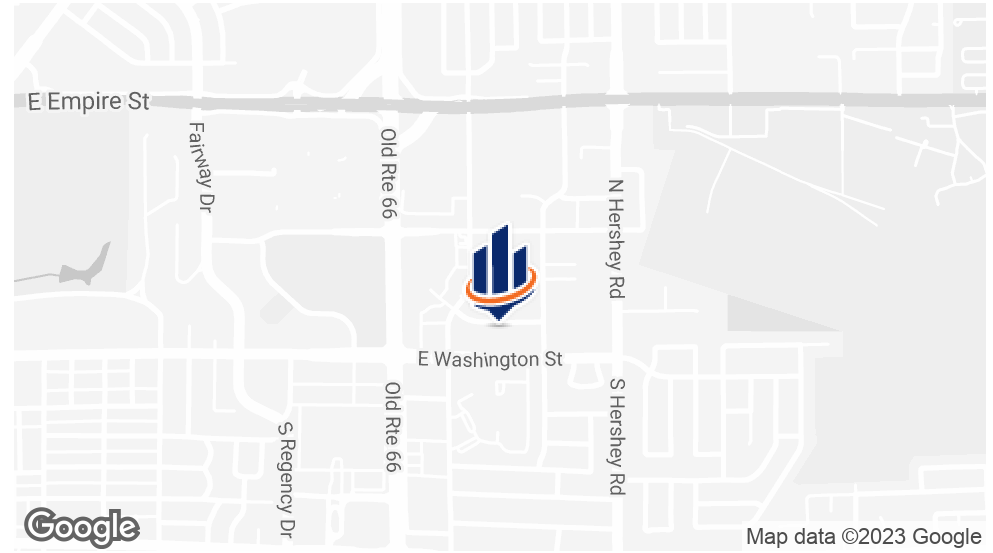
O: 309.590.7900 x383

carrie.troll@svn.com





# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$104,762
<b>LOT SIZE:</b>	0.37 Acres
<b>PRICE / ACRE:</b>	\$283,141
<b>ZONING:</b>	B1
<b>APN:</b>	21-02-280-001

## PROPERTY OVERVIEW

SVN Core 3 Commercial is excited to offer the opportunity to purchase a vacant lot in an excellent location on the East side of Veterans Parkway, located between N. Prospect RD. and N. Williamsburg Drive. The available lot would be perfect for a small office or freestanding retail building. Purchase the lot today for your future business endeavor.

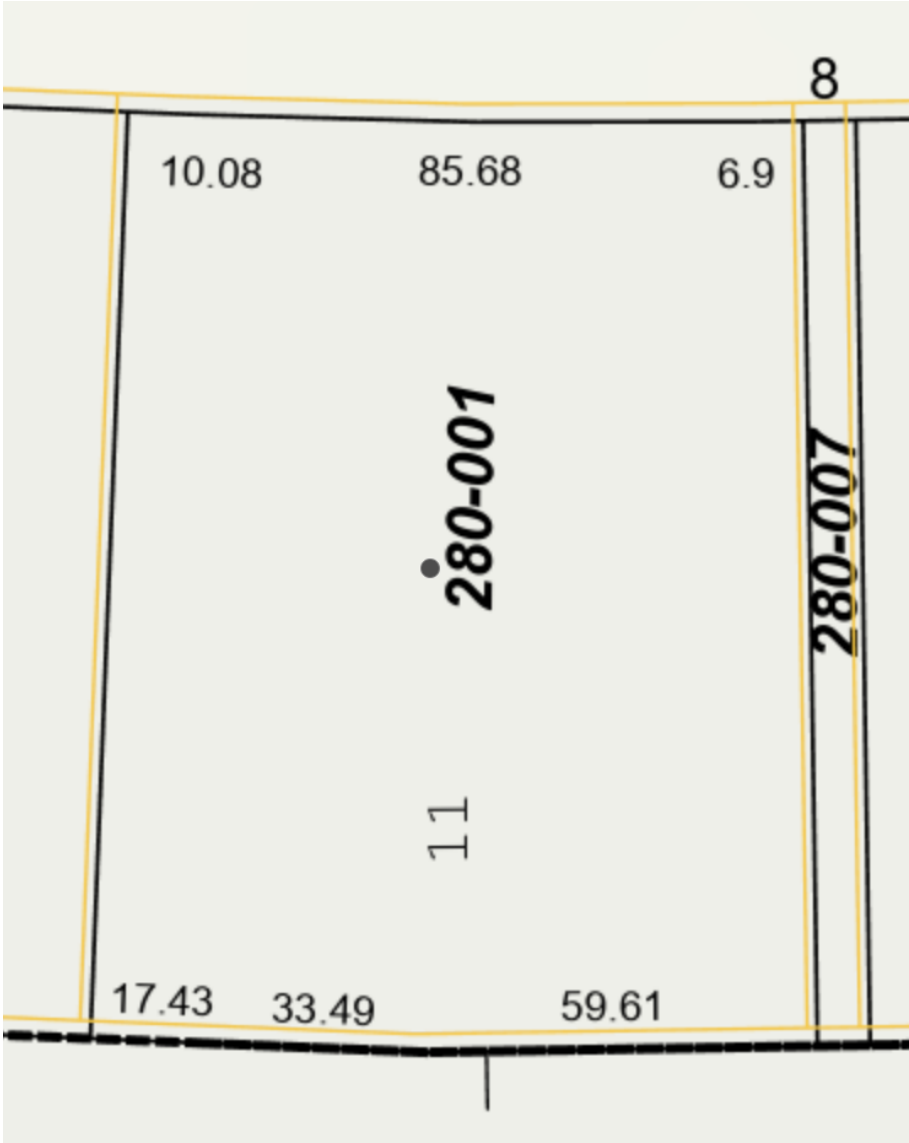
## PROPERTY HIGHLIGHTS

- .37 acre lot
- Great East side location
- Near business & retail shopping

### CARRIE TINUCCI-TROLL

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**ADDITIONAL PHOTOS**



**CARRIE TINUCCI-TROLL**

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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

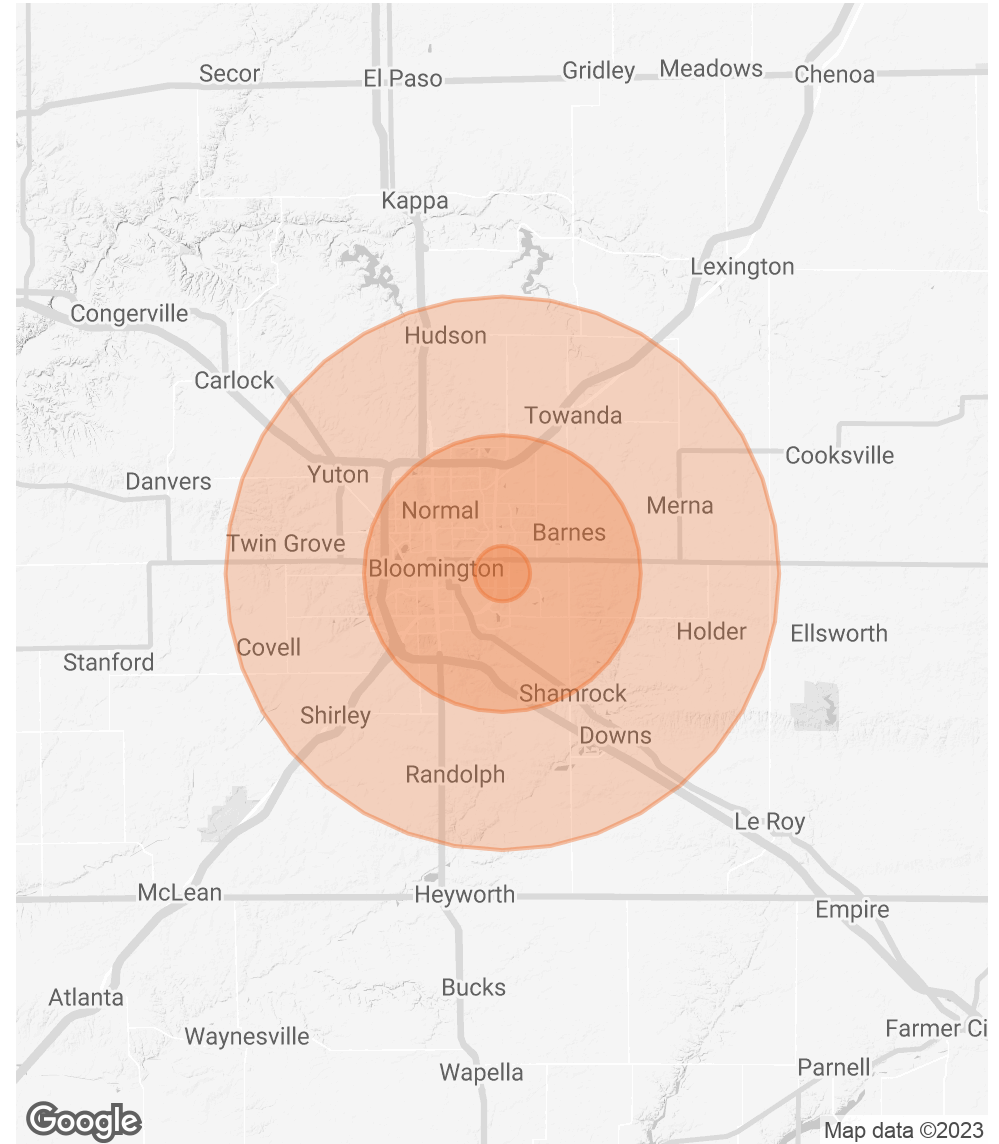
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	8,270	129,788	146,827
<b>AVERAGE AGE</b>	40.5	35.2	35.6
<b>AVERAGE AGE (MALE)</b>	37.6	34.1	34.6
<b>AVERAGE AGE (FEMALE)</b>	43.6	35.9	36.3

## HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	4,427	55,194	62,225
<b># OF PERSONS PER HH</b>	1.9	2.4	2.4
<b>AVERAGE HH INCOME</b>	\$69,677	\$77,394	\$80,125
<b>AVERAGE HOUSE VALUE</b>	\$163,575	\$157,831	\$164,142

\* Demographic data derived from 2020 ACS - US Census



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## ADVISOR BIO



### CARRIE TINUCCI-TROLL

Advisor

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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 retail, office, and industrial sales, leasing, and tenant representation and has closed a wide variety of transactions ranging from 650 SF office space to 20,000 SF industrial units.

Carrie is a member of the Mid Illinois Realtors Association, serving on multiple committees and the National Association of Realtors. She is also involved in her local Kiwanis Club, serving as the club's Secretary. Carrie is in the process of obtaining her CCIM designation and was also a recipient of the Crexi Platinum Broker Award in 2022.

#### SVN | Core 3 Commercial Real Estate

1707 E Hamilton Rd., #1A  
Bloomington, IL 61704

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