

LEASE

808 S. Eldorado Road

808 S ELDORADO RD

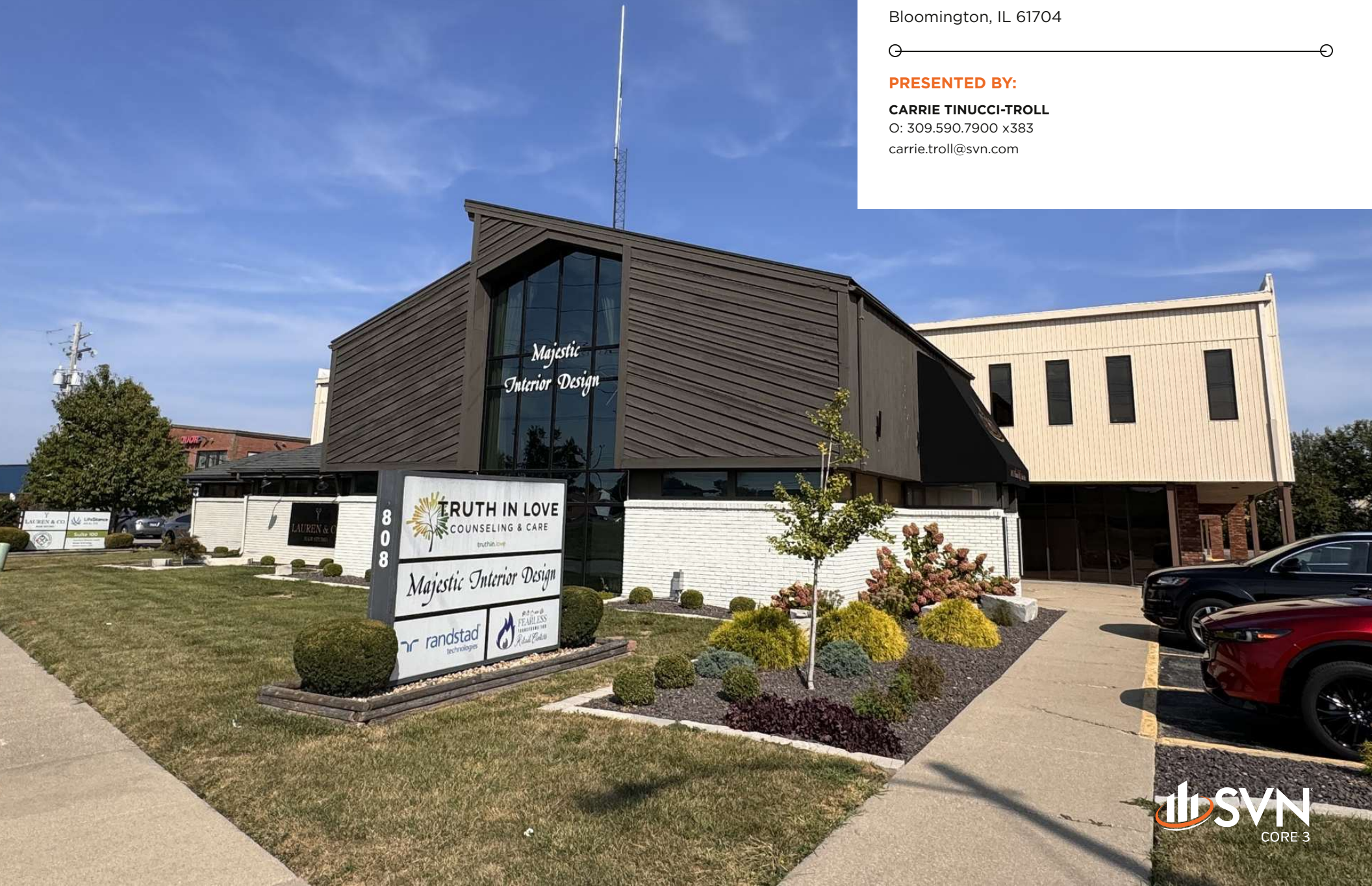
Bloomington, IL 61704

PRESENTED BY:

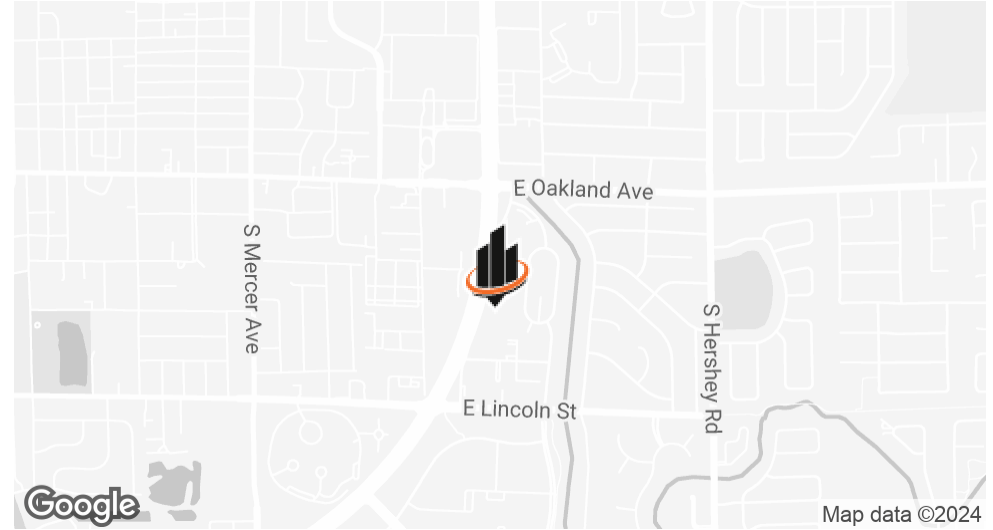
CARRIE TINUCCI-TROLL

O: 309.590.7900 x383

carrie.troll@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.00 - 33.64 SF/yr (MG; Full Service)
NUMBER OF UNITS:	18
AVAILABLE SF:	107 - 1,500 SF
LOT SIZE:	1.66 Acres
BUILDING SIZE:	13,713 SF

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PROPERTY DESCRIPTION

Start, expand or even downsize your business at 808 S. Eldorado Road along Veterans Parkway in Bloomington. The property offers a mix of current tenants, with only two vacancies available for lease. There is a small individual private office, as well as a 1,500 SF unit available too. The property is positioned in a great location near other retail and dining and offers plenty of parking.

PROPERTY HIGHLIGHTS

- First Floor Vacancies
- Large Shared Parking Lot
- Utilities Included in Lease Rate

AVAILABLE SPACES

AVAILABLE SPACES SUITE

TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

808 S. Eldorado Road, Suite 103	Available	1,500 SF	Modified Gross	\$13.00 SF/yr	Grow your business with this 1,500 SF office opportunity located on the first floor of 808 S. Eldorado Road. Suite 103 features up to 5 private rooms, along with a welcoming front reception and waiting area to make a great first impression on clients. Convenience is key with back door access, ensuring smooth employee entry and exit throughout the day. Utilities are included in the lease rate.
808 S. Eldorado Road, Suite 105 E	Available	107 SF	Full Service	\$300 per month	Nestled down a quiet hall of single private offices, Suite 105 E offers 107 SF of a single room for lease. This private office is perfect for an individual operating their own business - counseling, accounting, attorney, marketer, etc... to name a few. The monthly fee of \$300 includes all your utilities as well.

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SUITE 103 PHOTOS



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SUITE 105 E PHOTO



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LOCATION MAP



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RETAILER MAP



Map data ©2024 Google

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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

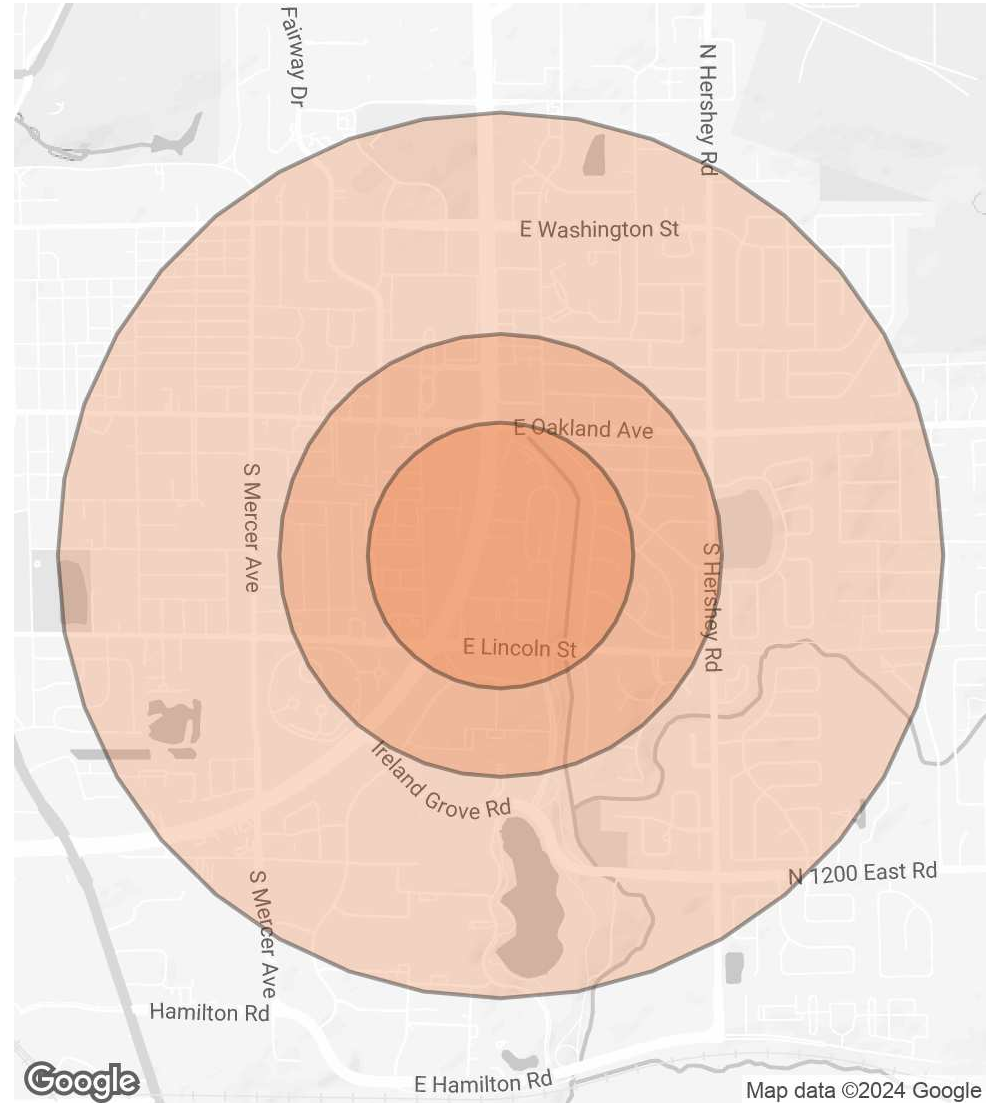
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,094	2,503	9,300
AVERAGE AGE	45	46	44
AVERAGE AGE (MALE)	42	43	42
AVERAGE AGE (FEMALE)	47	49	45

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	601	1,392	4,570
# OF PERSONS PER HH	1.8	1.8	2
AVERAGE HH INCOME	\$88,615	\$86,586	\$103,410
AVERAGE HOUSE VALUE	\$201,784	\$205,132	\$245,397

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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ADVISOR BIO 1



CARRIE TINUCCI-TROLL

Advisor

carrie.troll@svn.com

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 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.

SVN | Core 3

1707 E Hamilton Rd., #1A
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