

LEASE

326 Susan Drive, Unit A

326 SUSAN DRIVE

Normal, IL 61761

PRESENTED BY:

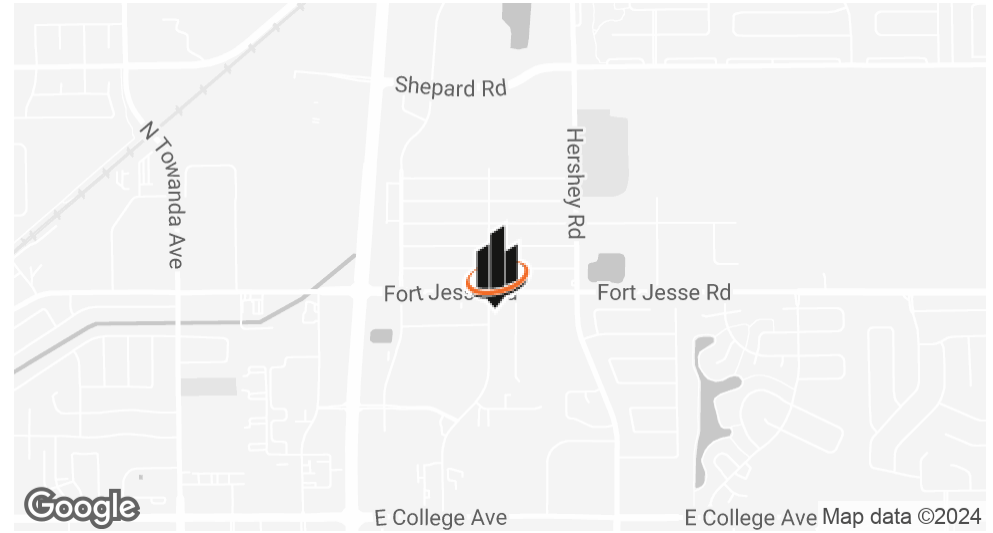
CARRIE TINUCCI-TROLL

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/yr (MG)
NUMBER OF UNITS:	3
AVAILABLE SF:	1,666 SF
LOT SIZE:	0.59 Acres
BUILDING SIZE:	5,000 SF

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PROPERTY DESCRIPTION

Take a look at this move in ready office suite located in Normal, just minutes from Interstate 55 and a block east of Veterans Parkway. The 1,666 SF suite offers lot of versatility with its fairly open floor plan. You can create space for a reception and waiting area or set up cubicles and a collaborative space for employees. The suite features up to four private offices or utilize one for a conference room, if that works better for your business. Rounding out the suite is a break room and private restrooms. The shared parking lot offers plenty of onsite parking and you're only minutes away from retail and dining.

PROPERTY HIGHLIGHTS

- Up to 4 private offices
- Versatile open work space
- Plenty of onsite parking

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

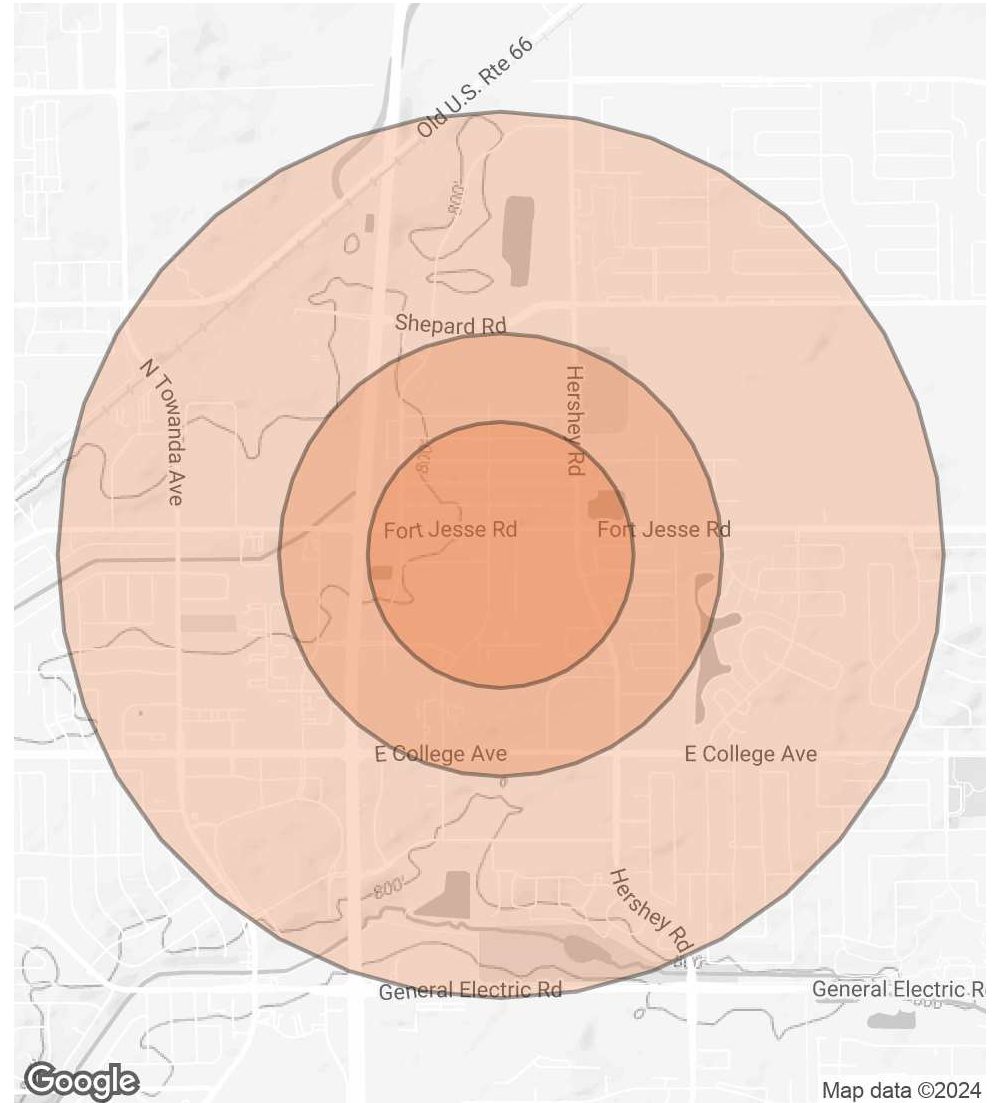
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	632	2,081	7,561
AVERAGE AGE	40	41	39
AVERAGE AGE (MALE)	38	39	37
AVERAGE AGE (FEMALE)	42	42	40

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	317	986	3,179
# OF PERSONS PER HH	2	2.1	2.4
AVERAGE HH INCOME	\$97,783	\$109,200	\$118,846
AVERAGE HOUSE VALUE	\$221,481	\$239,898	\$259,974

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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ABOUT SVN CORE 3 COMMERCIAL REAL ESTATE



WHO WE ARE:

SVN is a globally recognized commercial real estate brand united by a shared vision of creating value with clients, colleagues, and our communities. When you choose SVN Core 3 Commercial Real Estate, you mobilize the entire SVN organization of experts and all our trusted relationships to act on your behalf. This shared network is the SVN Difference.

SVN Core 3 is a full-service commercial brokerage and property management company located in Bloomington, Illinois, where we manage over 1,250,000 square feet of commercial space in Central Illinois. Our team has over 30 years combine of real estate experience in sales, leasing, property management, tenant representation, and development in Central Illinois.

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WHAT WE DO:

Our Advisors offer national reach and local expertise across all commercial property types. Whether you're looking to buy, sell, or lease space, our specialists are ready to serve your needs and can assist you with sales, leasing, and property management.

The collective strength of our resources, data, and opportunities results in a more rewarding sale and deal potential for our clients. We address each client's individual needs and build a property-specific strategy, harnessing the power of collaboration to drive outsized success.

SVN Core 3 is shaping the future of commercial real estate. Our modern and progressive business model is built on the collective strength of collaboration, supported by a transparent and inclusive culture.

ADVISOR BIO 1



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 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.

MEMBERSHIPS

Mid Illinois Realtors Association

National Association of Realtors

Kiwanis International

Certified Commercial Investment Member (CCIM) Institute

International Council of Shopping Centers (ICSC)

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