

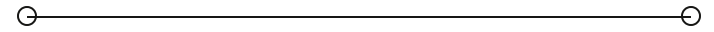


**SALE**

# 107 Caroline Street

**107 CAROLINE ST**

Bloomington, IL 61701



**PRESENTED BY:**

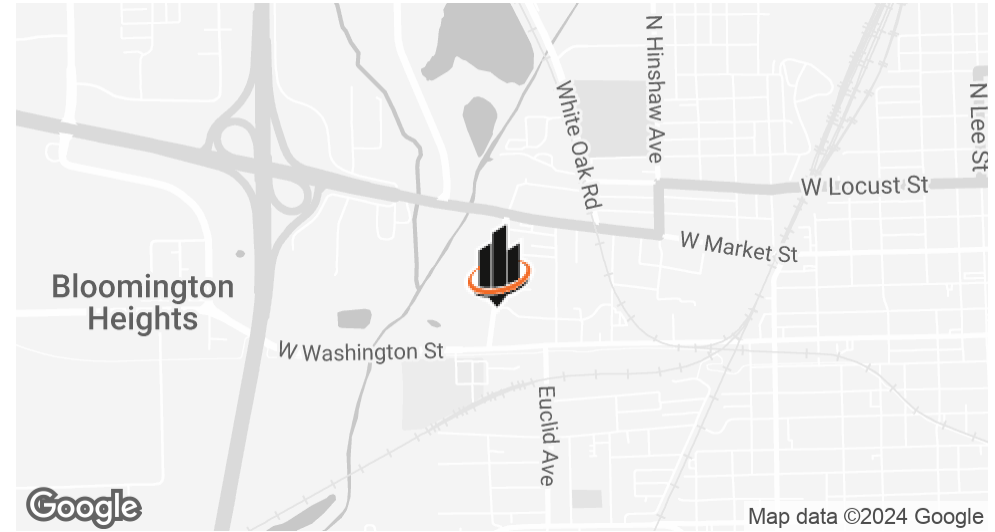
**JILL SPRATT**

O: 309.590.7900 x302

[jill.spratt@svn.com](mailto:jill.spratt@svn.com)



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,200,000
<b>NUMBER OF UNITS:</b>	1
<b>LOT SIZE:</b>	0.57 Acres
<b>BUILDING SIZE:</b>	12,730 SF

### PROPERTY DESCRIPTION

This industrial property is a versatile space with high clear storage and retail visibility. The property is being sold as-is. The property features one dock door and 3 drive-in doors with the flexibility to add additional drive-in doors that were used in the past. The south side warehouse space boasts a generous 24 foot clear height, ideal for businesses requiring significant vehicle space. On the north west corner of the building is retail frontage providing excellent exposure and accessibility for client and customer interactions. Above the retail area is an office space that is built out. This upper office space is not included in the square footage. The building has one restroom. With its unique combination of industrial and retail appeal, this property is suited for a variety of uses. Don't miss out on this one, call today for a showing!

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## ADDITIONAL PHOTOS



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# LOCATION MAP



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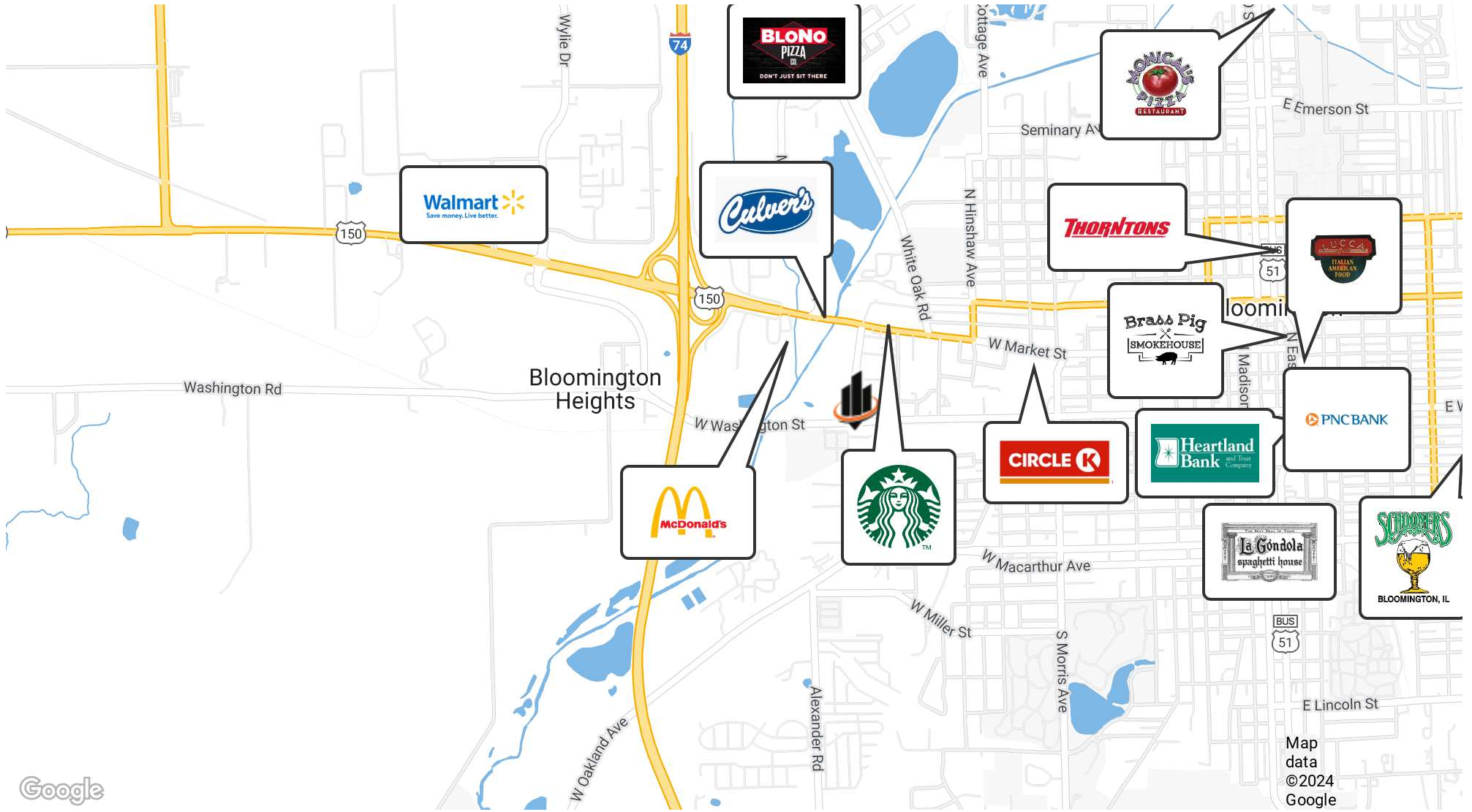
jill.spratt@svn.com

107 CAROLINE STREET | 107 Caroline St Bloomington, IL 61701

SVN | CORE 3 4



# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

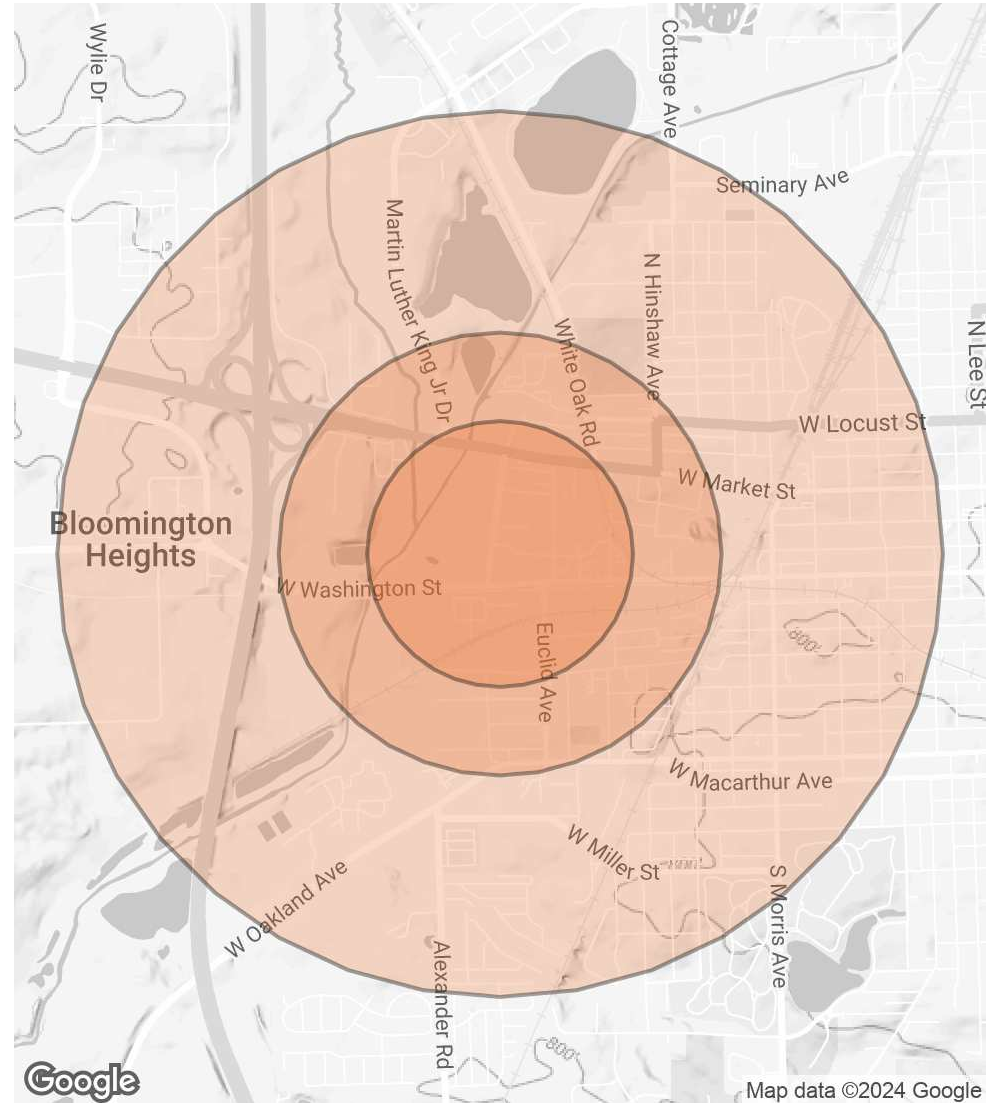
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	268	1,503	6,242
AVERAGE AGE	34	35	37
AVERAGE AGE (MALE)	32	33	36
AVERAGE AGE (FEMALE)	36	37	38

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	107	608	2,585
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$54,065	\$58,903	\$66,283
AVERAGE HOUSE VALUE	\$190,407	\$183,732	\$159,799

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.



## MEET THE ADVISOR



### JILL SPRATT

Advisor

[jill.spratt@svn.com](mailto:jill.spratt@svn.com)

Direct: **309.590.7900 x302** | Cell: **217.722.3584**

## PROFESSIONAL BACKGROUND

Jill was born in Illinois and has lived in Central Illinois most of her life. She also lived in Oregon for 10 years during her school years. Jill has over 25 years of experience with client relations, customer service, leadership, event planning, and project management. She is a problem solver, effective communicator, relationship builder, and has strong interpersonal skills.

Before working at SVN Core 3, Jill had the experience of working with the SVN Core 3 team firsthand through her former employer. She explains, "The company I worked for moved to a new commercial building, and the new space required an extensive renovation." Jill got to know the team well during this time and said, "The professionalism, efficiency, and attention to detail that the team upheld throughout the entirety of the project was top-notch."

Because of the lasting impression SVN Core 3 made on Jill, she joined the team as a Commercial Property Manager in February of 2020.

Jill's favorite part of her position is the long-term relationships she builds with tenants, owners, and clients. She also enjoys the search for the perfect property fit for her clients. In addition to her role as our Commercial Property Manager, Jill is a licensed Real Estate Broker with a primary focus on Industrial and Land.

Jill and her husband Bob together have 3 children. They enjoy spending time with family, friends and their yellow lab Bonnie.

### SVN | Core 3

1707 E Hamilton Rd., #1A  
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