



**SALE**

# 19040 US 150 Hwy

**19040 US 150 HWY**

Bloomington, IL 61705



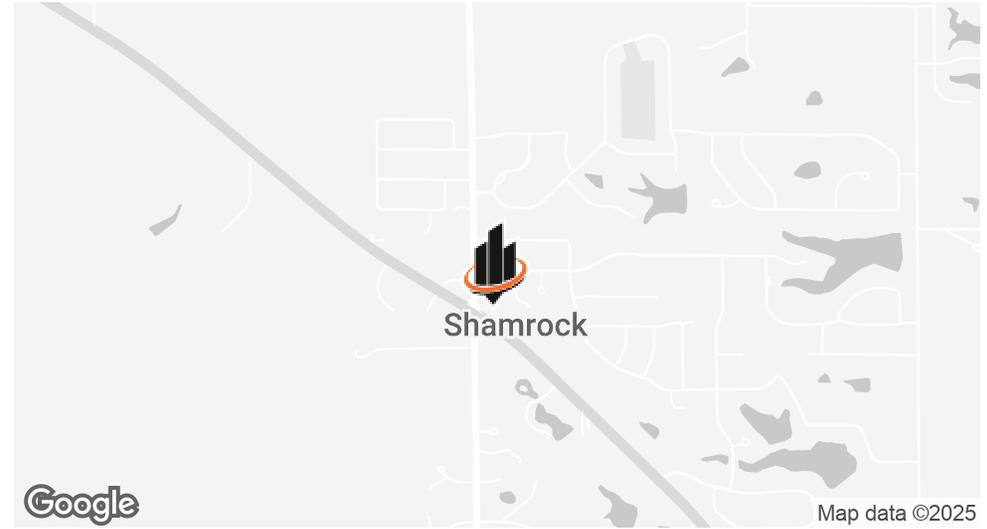
**PRESENTED BY:**

**CARRIE TINUCCI-TROLL, CCIM**

O: 309.590.7900 x383

carrie.troll@svn.com

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$379,000
<b>LOT SIZE:</b>	1.82 Acres
<b>PRICE / ACRE:</b>	\$208,242
<b>ZONING:</b>	R-1 & C
<b>APN:</b>	22-29-302-001

### PROPERTY OVERVIEW

Prime development opportunity on this 1.82-acre corner parcel situated on the outskirts of Bloomington and Downs. Positioned at a high-visibility, lighted intersection directly across from Freedom Gas Station and Viking Brews Coffee House, this property offers exceptional exposure and steady traffic counts for a wide range of commercial or residential uses.

### PROPERTY HIGHLIGHTS

- Corner lot
- 8,000+ vehicles a day

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**ADDITIONAL PHOTOS**

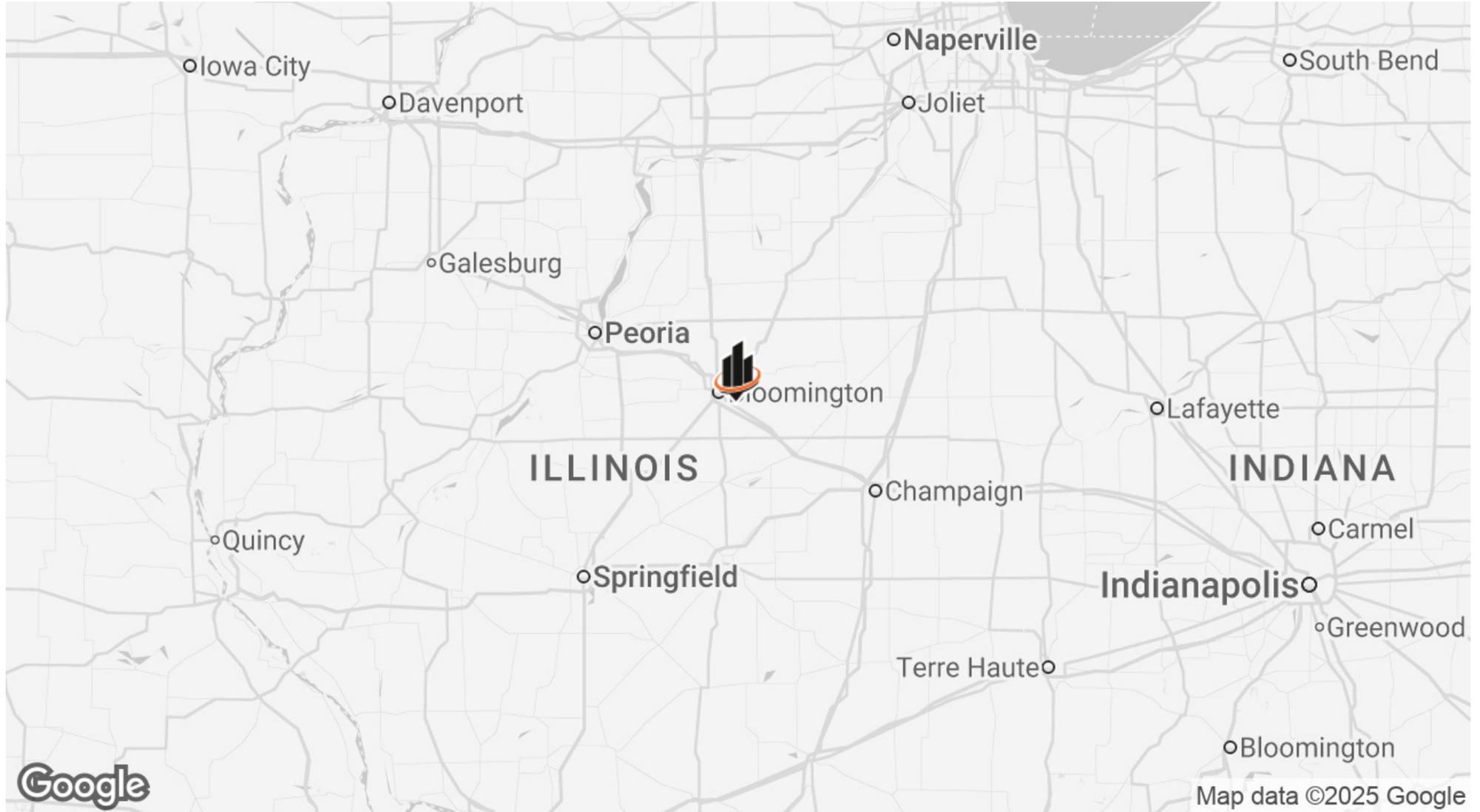


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# LOCATION MAP



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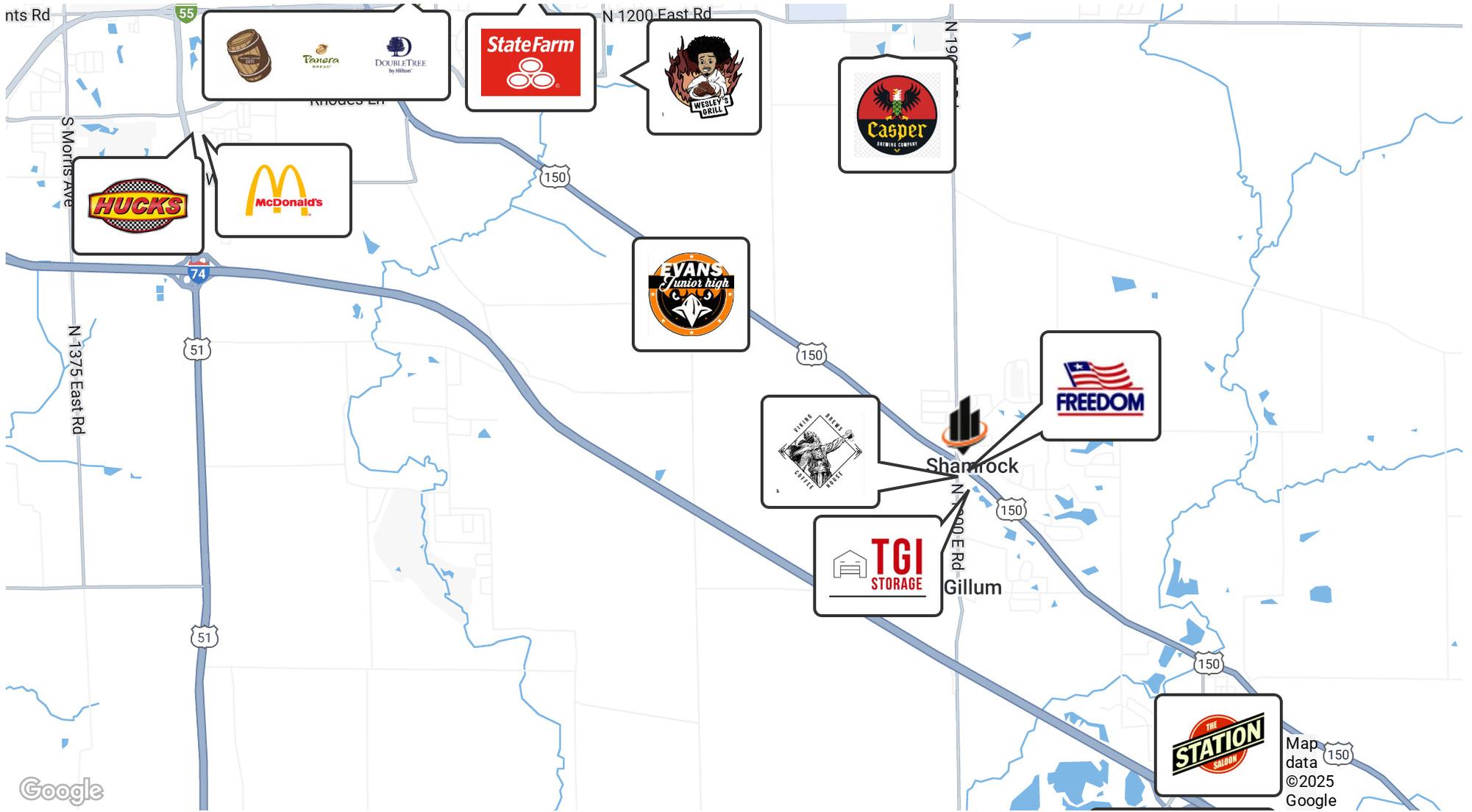
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SVN | CORE 3 4

# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

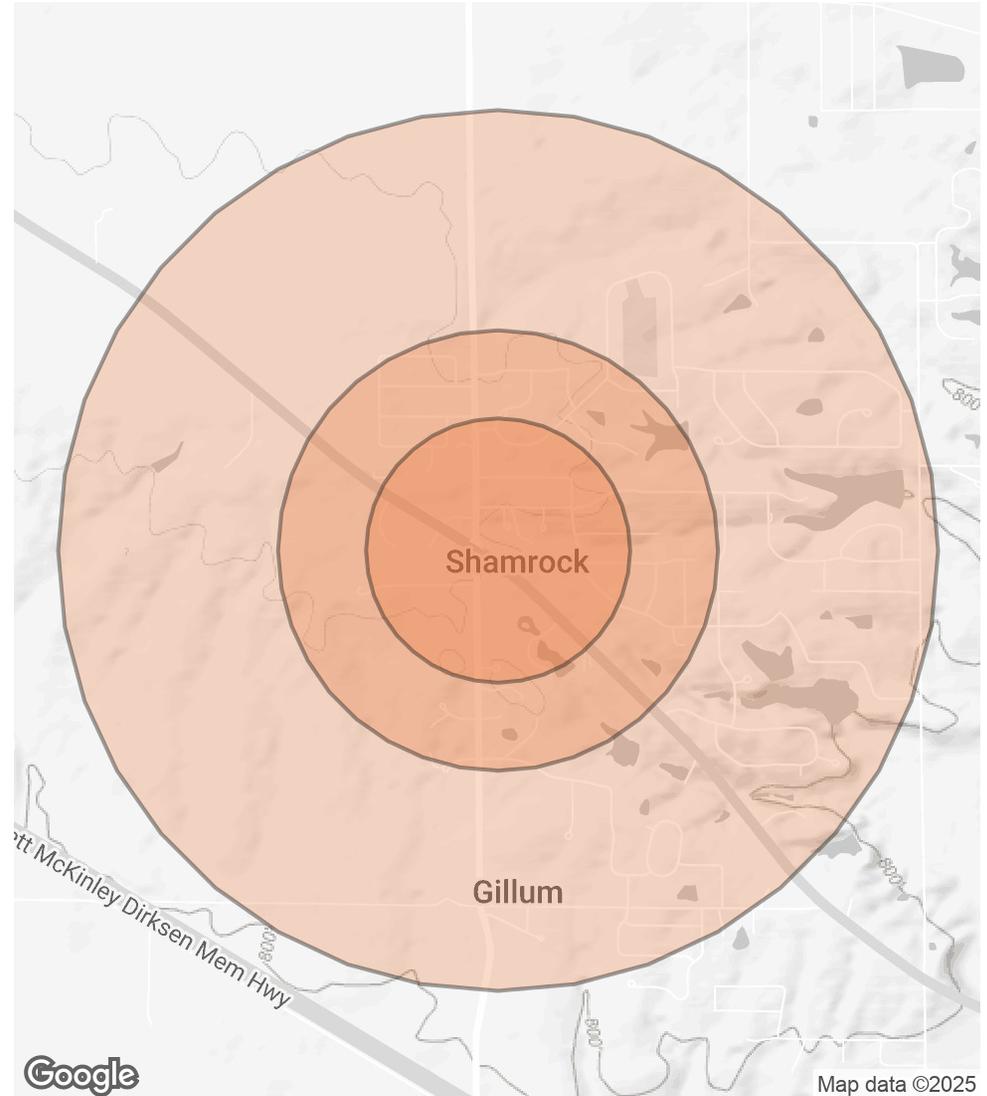
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	237	716	1,850
AVERAGE AGE	36	36	37
AVERAGE AGE (MALE)	36	36	37
AVERAGE AGE (FEMALE)	36	36	36

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	75	228	596
# OF PERSONS PER HH	3.2	3.1	3.1
AVERAGE HH INCOME	\$230,238	\$228,638	\$224,094
AVERAGE HOUSE VALUE	\$385,078	\$382,371	\$374,722

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



### CARRIE TINUCCI-TROLL, CCIM

Advisor

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## 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 and multifamily 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 President. Carrie is also involved with Child Protection Network, where she serves as a Board Member. Carrie completed her CCIM designation October 2025 and was also a recipient of the Crexi Platinum Broker Award in 2022.

## MEMBERSHIPS

Mid Illinois Realtors Association  
National Association of Realtors  
Kiwanis International

### SVN | Core 3

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