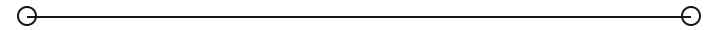


FOR SALE

1 Auto Row, Unit 2

1 AUTO ROW, UNIT 2

Bloomington, IL 61704



PRESENTED BY:

CARRIE TINUCCI-TROLL

O: 309.590.7900 x383

carrie.troll@svn.com

JILL SPRATT

O: 309.590.7900 x302

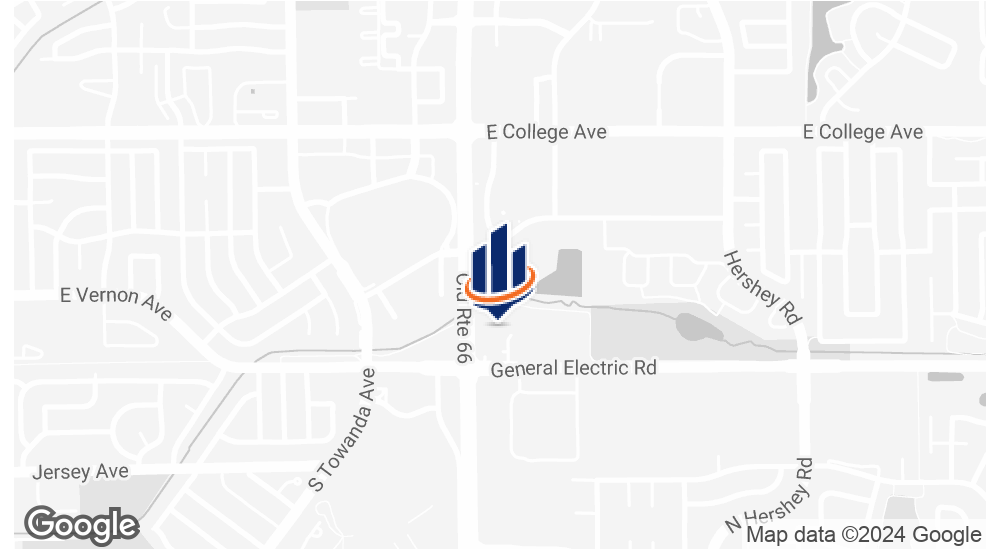
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Pier 1 Imports

MESSING

State Farm

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$995,000
BUILDING SIZE:	14,012 SF
LEASE:	\$10.00
LOT SIZE:	3.17 Acres
YEAR BUILT:	1994
ZONING:	B-1
APN:	14-26-452-002

PROPERTY OVERVIEW

Located along the vibrant and fast-moving Veterans Parkway, 1 Auto Row, Suite 2 is an ideal 14,012 square foot retail space ready for you to make it your own. Upon entering the space, you will love the wide-open floor plan that would suit just about any business venture. With floor-to-ceiling windows along the front and entire side of the building, the exposure and lighting makes this a desirable investment. Another great feature is the spacious warehouse, complete with 2 office build-outs and an employee break area. Surrounded by popular dining, shopping, and strong demographics, this location boasts traffic counts in the excess of 43,300. Schedule your private showing today.

PROPERTY HIGHLIGHTS

- Great location
- Frontage along Veterans
- Over 14000 sqft of retail space

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ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

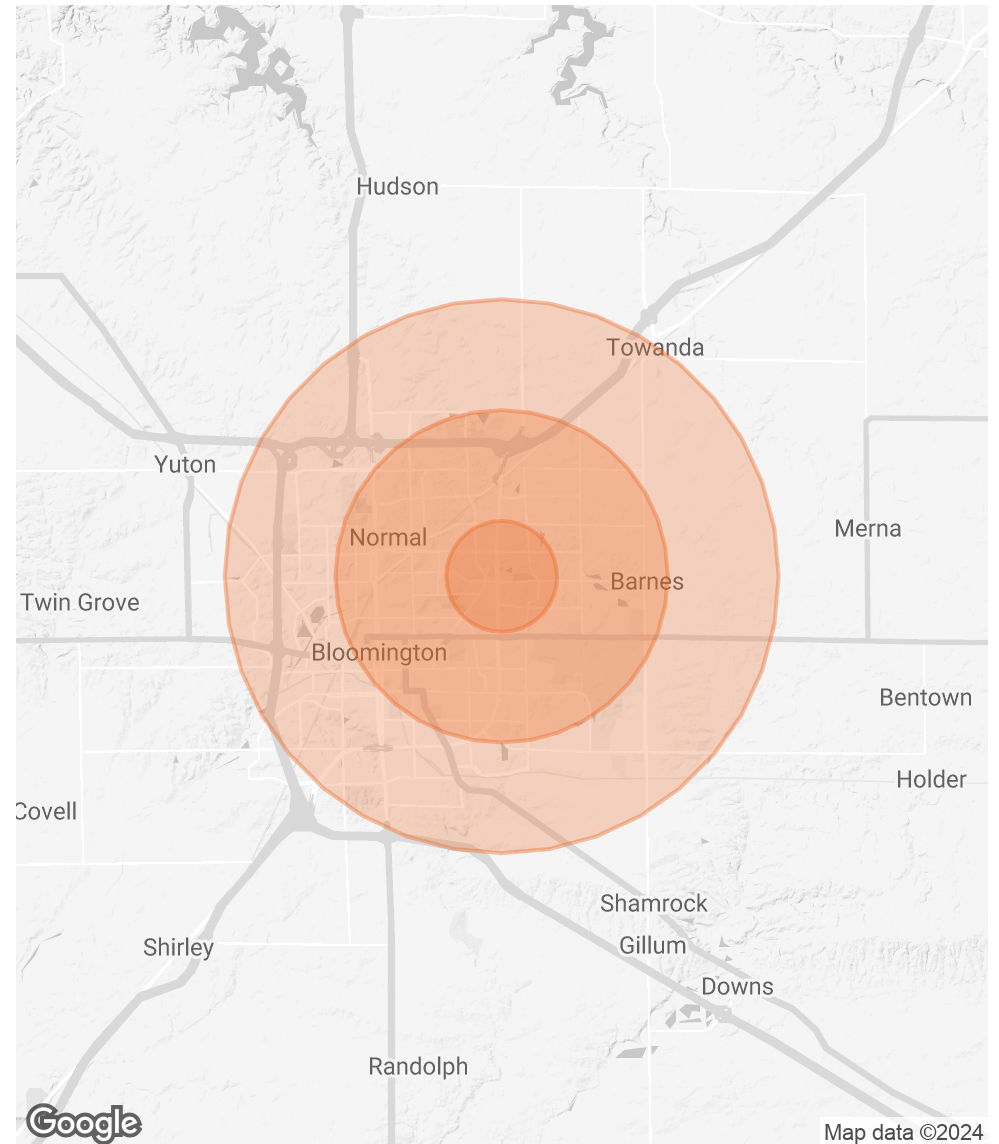
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,280	80,000	141,596
AVERAGE AGE	35.9	31.7	31.5
AVERAGE AGE (MALE)	35.0	30.7	30.6
AVERAGE AGE (FEMALE)	36.9	32.9	32.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,192	30,140	53,640
# OF PERSONS PER HH	2.2	2.7	2.6
AVERAGE HH INCOME	\$70,617	\$73,409	\$69,510
AVERAGE HOUSE VALUE	\$169,238	\$192,637	\$183,456

* Demographic data derived from 2020 ACS - US Census



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MEET THE TEAM

Biography



Carrie Tinucci-Troll
Advisor

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.

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Jill Spratt
Advisor

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 her primary focus on Commercial Property Sales and Leasing.

Jill enjoys spending time with her husband, Bob, and 3 children, along with family and friends. Jill and Bob have two dogs, Bonnie and Beans. In her spare time, Jill has a love for cooking, traveling, going to concerts, being outdoors, and floating in their pool.

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