

Flex Space at East Lincoln, Bloomington

705 E Lincoln, Bloomington, IL 61701



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	N/A
Lot Size:	1.82 Acres
Year Built:	1970
Building Size:	9,600 SF
Zoning:	M1

PROPERTY OVERVIEW

Flex-Space at Lincoln Ave is conveniently located in South Bloomington between Main St. and Bunn St. Now available is a 9,600 SF flex space that has a small office up front and large open warehouse space in the back. There are 2 overhead drive in doors as well as 1 dock door in the warehouse space. Also available is a small apartment located above the office area.

LOCATION OVERVIEW

This 1.82 Acre commercial property is located centrally in Bloomington's south end on Lincoln Ave., between S Main St. and Bunn St.. Easy access to Veteran's Parkway from Morrissey or Main St..

Available Unit Summary:

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LEASE TYPE | - TOTAL SPACE | Fully Leased LEASE TERM | Negotiable LEASE RATE | N/A



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
705 E Lincoln	-	9,600 SF	Modified Gross	\$5.00 SF/yr

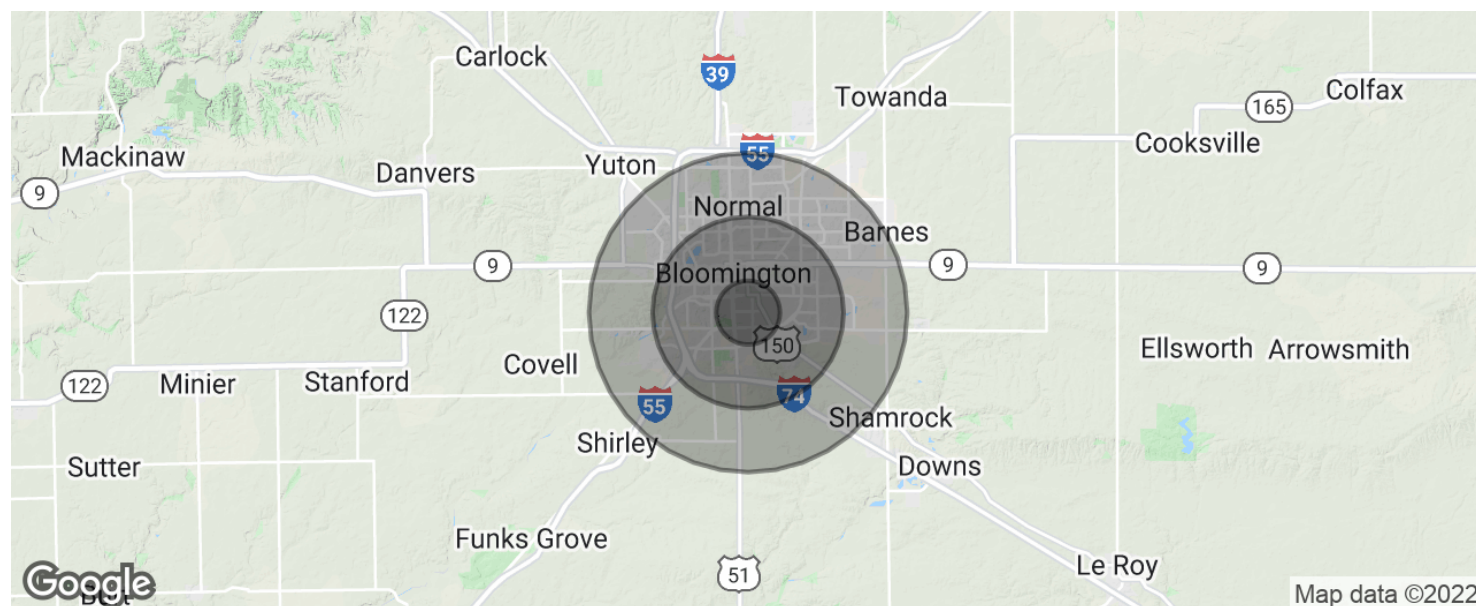
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,332	73,134	143,412
Median age	36.2	33.5	31.7
Median age (Male)	34.9	32.2	30.8
Median age (Female)	37.8	35.2	33.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,906	29,726	55,166
# of persons per HH	2.1	2.5	2.6
Average HH income	\$53,429	\$57,947	\$64,812
Average house value	\$126,003	\$135,055	\$155,353

* Demographic data derived from 2010 US Census