

1716 RT Dunn Drive - Sale

1716 RT Dunn Drive, Bloomington, IL 61701



OFFERING SUMMARY

Sale Price:	\$1,595,000
Building Size:	20,000 SF
Available SF:	
Lot Size:	1.44 Acres
Price / SF:	\$79.75
Cap Rate:	8.18%
NOI:	\$130,455
Year Built:	2002
Renovated:	2018
Zoning:	B1
Traffic Count:	30,500

PROPERTY OVERVIEW

Core 3 is pleased to present the exceptional opportunity to acquire a 100% fee-simple interest in the multi-tenant building located at 1716 R.T. Dunn Drive (Main and Veteran's Plaza). The building is a single story Strip Center located in Bloomington, Illinois' south-corridor. There is newly refreshed 8,000sf suite with a new 5 year lease in place. This property may be purchased separately or in combination with 1717 R.T. Dunn Drive (a sister property).

PROPERTY HIGHLIGHTS

- Investment Opportunity
- Owner/User with income possibilities
- High Visibility (South Veteran's Parkway)
- Located on Historic U.S. Rt. 66

Investment Property For Sale

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INVESTMENT OVERVIEW

2020 PROFORMA

Price	\$1,595,000
Price per SF	\$79.75
CAP Rate	8.2%

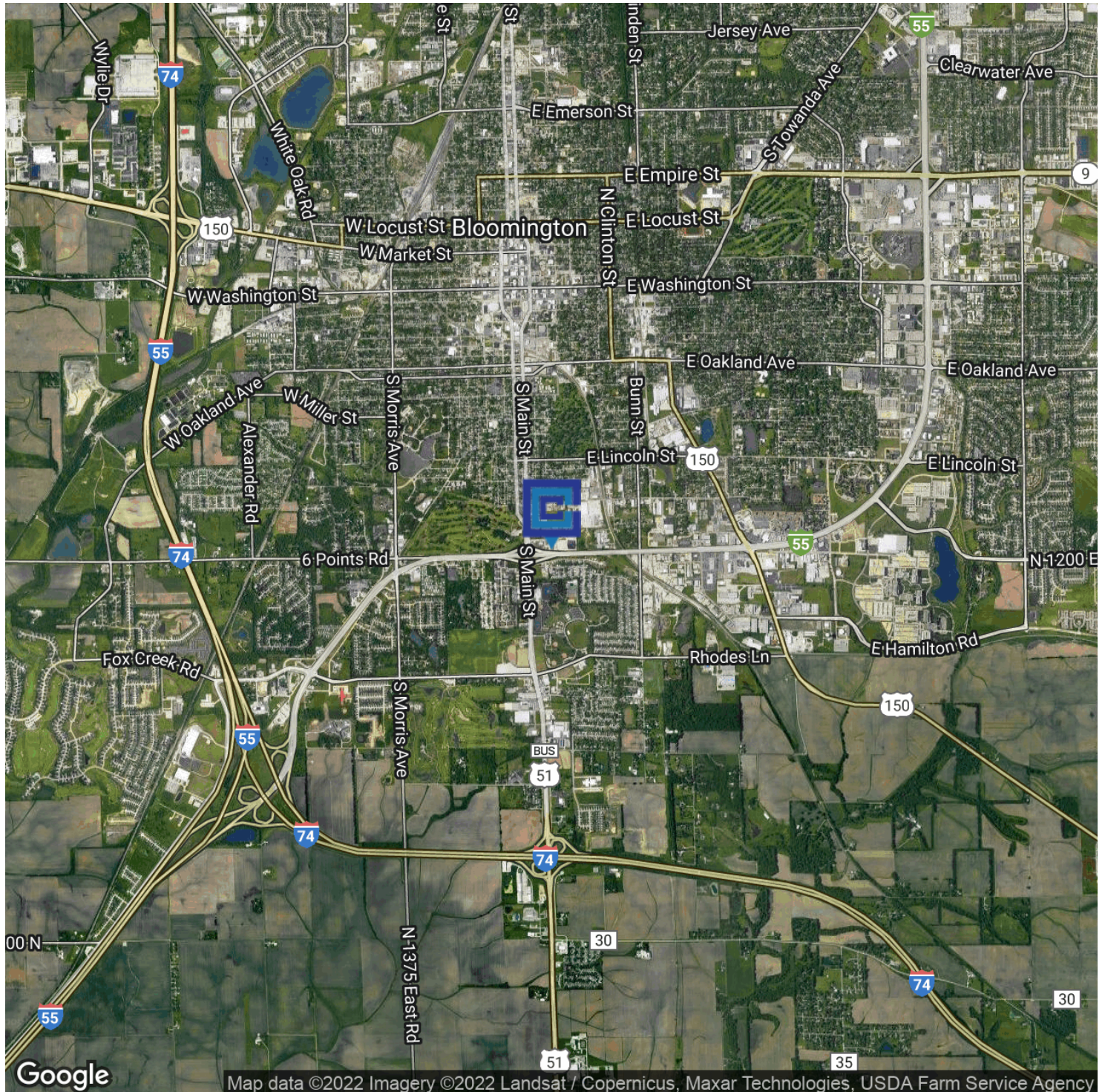
OPERATING DATA

2020 PROFORMA

Gross Scheduled Income	\$194,714
Other Income	-
Total Scheduled Income	\$194,714
Vacancy Cost	\$9,735
Gross Income	\$184,978
Operating Expenses	\$54,523
Net Operating Income	\$130,455

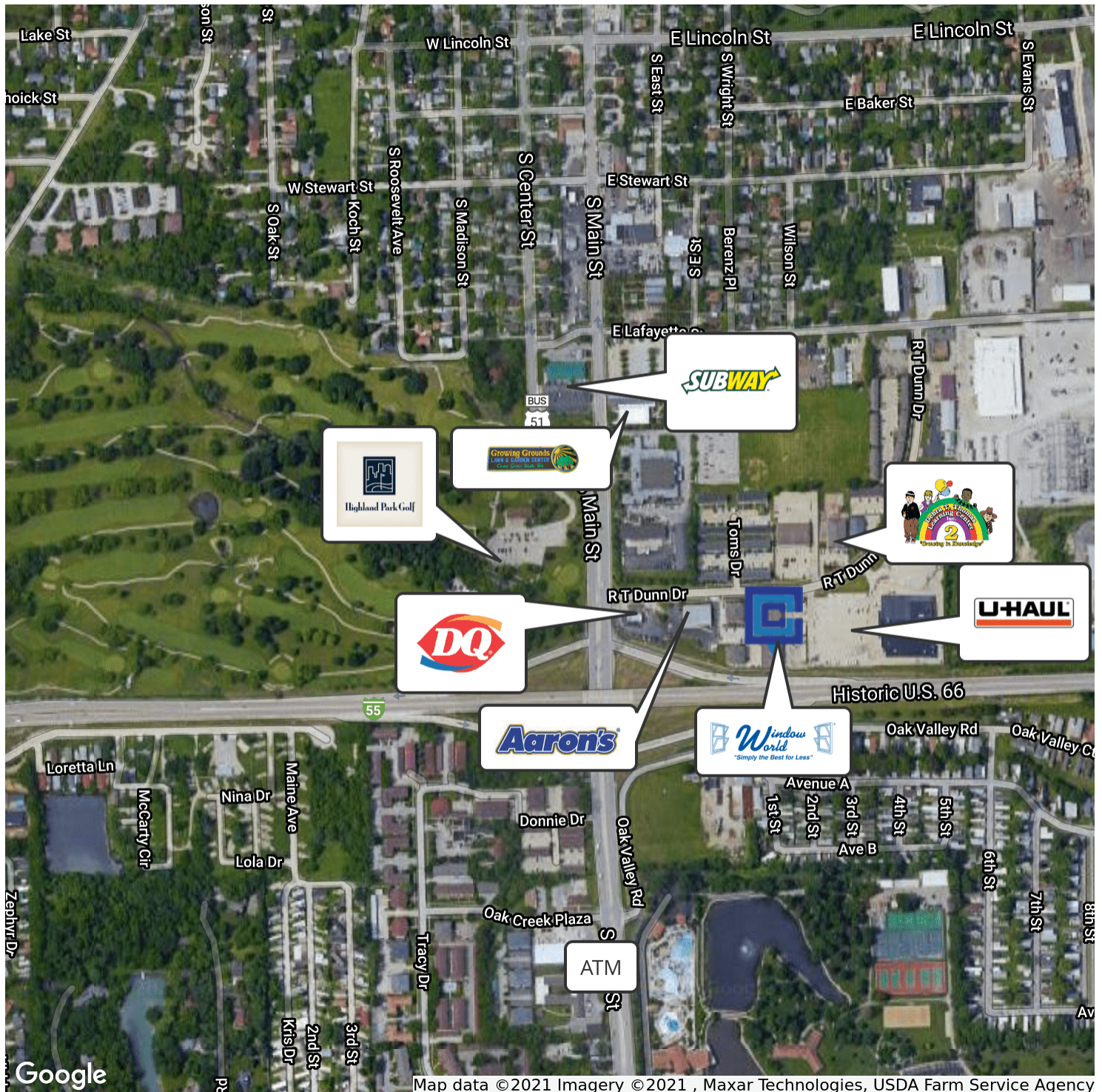
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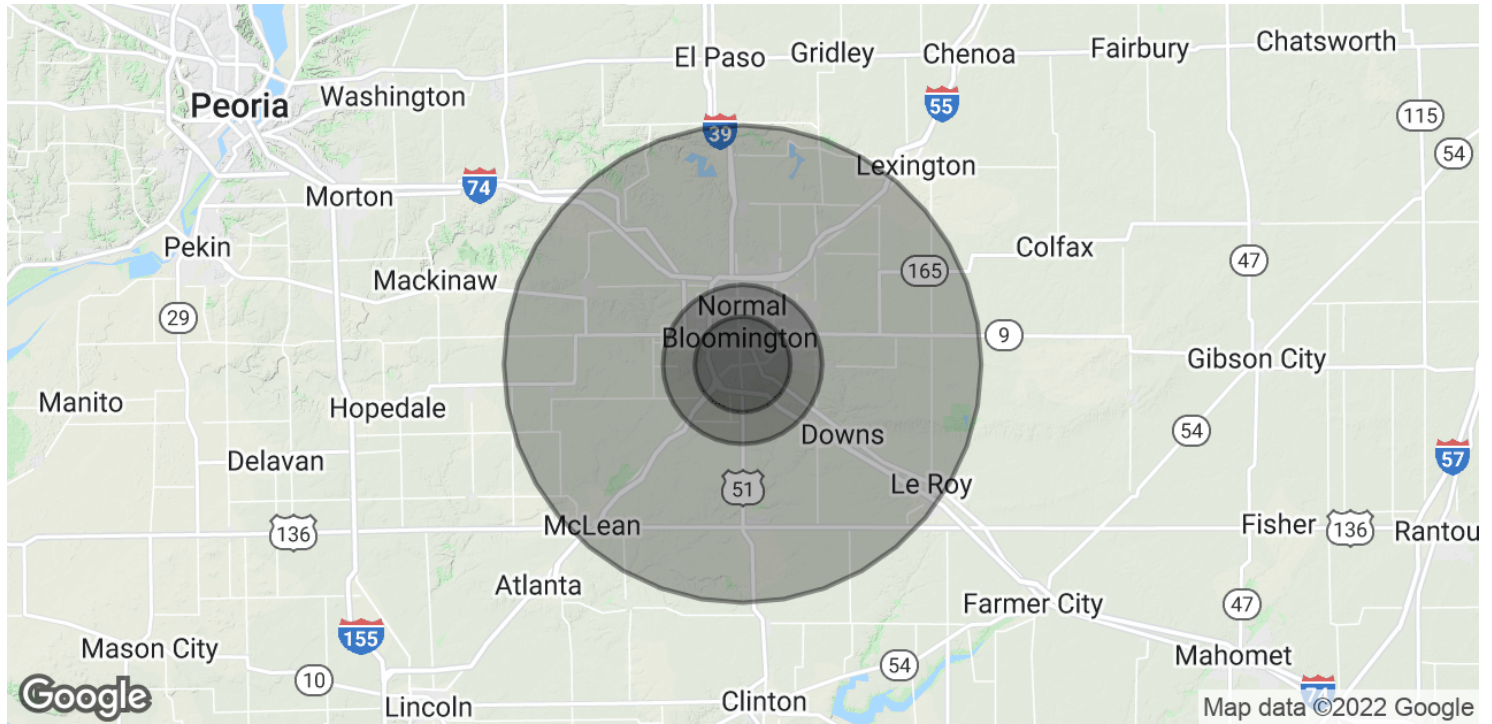
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POPULATION	3 MILES	5 MILES	15 MILES
Total Population	62,773	134,241	192,762
Average age	33.8	31.8	32.8
Average age (Male)	32.5	30.9	32.2
Average age (Female)	35.7	33.2	33.7

HOUSEHOLDS & INCOME	3 MILES	5 MILES	15 MILES
Total households	25,899	51,806	72,994
# of persons per HH	2.4	2.6	2.6
Average HH income	\$56,942	\$63,669	\$72,530
Average house value	\$131,525	\$148,804	\$184,155

* Demographic data derived from 2010 US Census

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