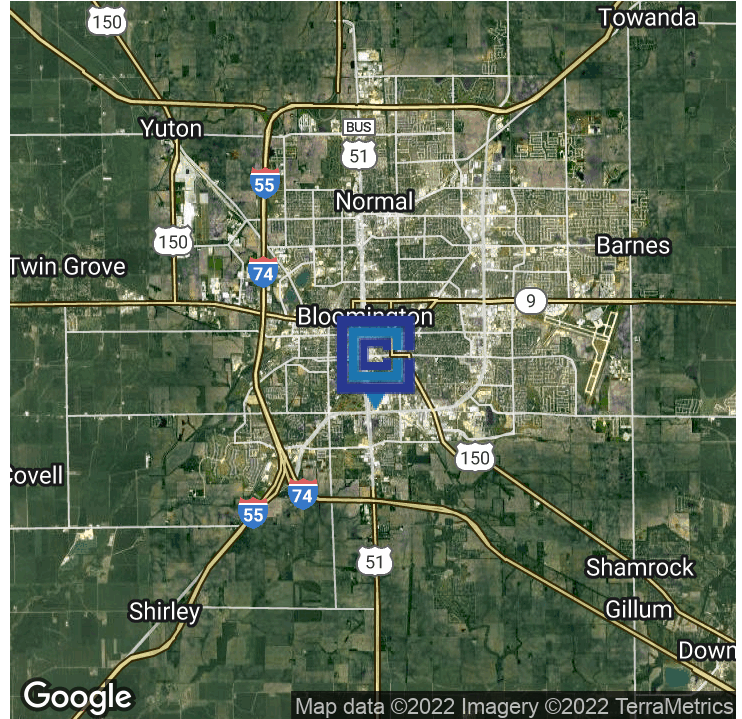


Space Available for Lease

1716 RT Dunn Drive

1716 RT Dunn Drive, Bloomington, IL 61701



OFFERING SUMMARY

Available SF:	2,160 - 4,640 SF
Lease Rate:	\$12.00 SF/yr (MG)
Lot Size:	1.44 Acres
Year Built:	2002
Building Size:	20,000 SF
Renovated:	2018
Zoning:	B1
Traffic Count:	30,500

LOCATION OVERVIEW

The Suites at Main and Veteran's Plaza is a two building Strip Center located in Bloomington, Illinois' south-corridor. The plaza is anchored by several long-term tenants including Larry Strong- Personal Trainer, Razor's Edge, Tower Loan and Network Bible Fellowship. This listing for the available suites is at 1716 RT Dunn Drive. There are 2 available suites, suite 2 and suite 3, which can be combined, if available.

UNIT HIGHLIGHTS

- Conveniently Located in Bloomington's South Corridor
- Traffic count in excess of 30,000 on Veteran's Parkway
- Ample Parking

Space Available For Lease

1716 RT Dunn Drive

1716 RT Dunn Drive, Bloomington, IL 61701



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,160 - 4,640 SF	Lease Rate:	\$12.00 SF/yr

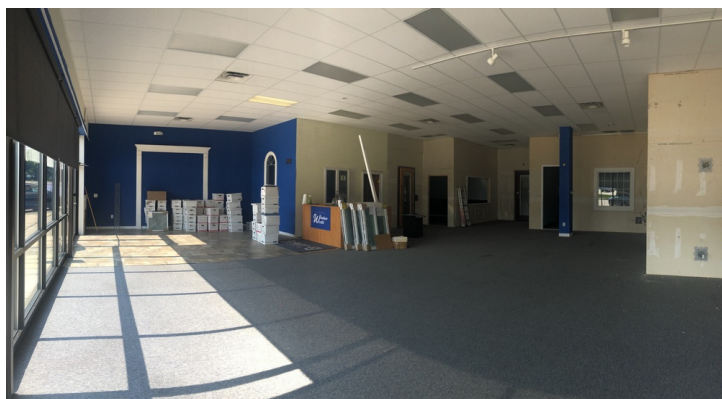
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1716 RT Dunn - Suite 2	Available	2,160 - 4,640 SF	Modified Gross	\$12.00 SF/yr	Open floor plan, currently used as a warehouse space. Landlord will add in a restroom at the rear of unit. This space can be combined with Suite 3 for a total of 4,640 SF.

Space Available For Lease

1716 RT Dunn Drive, Suites 2 & 3

1716 RT Dunn Drive, Bloomington, IL 61701

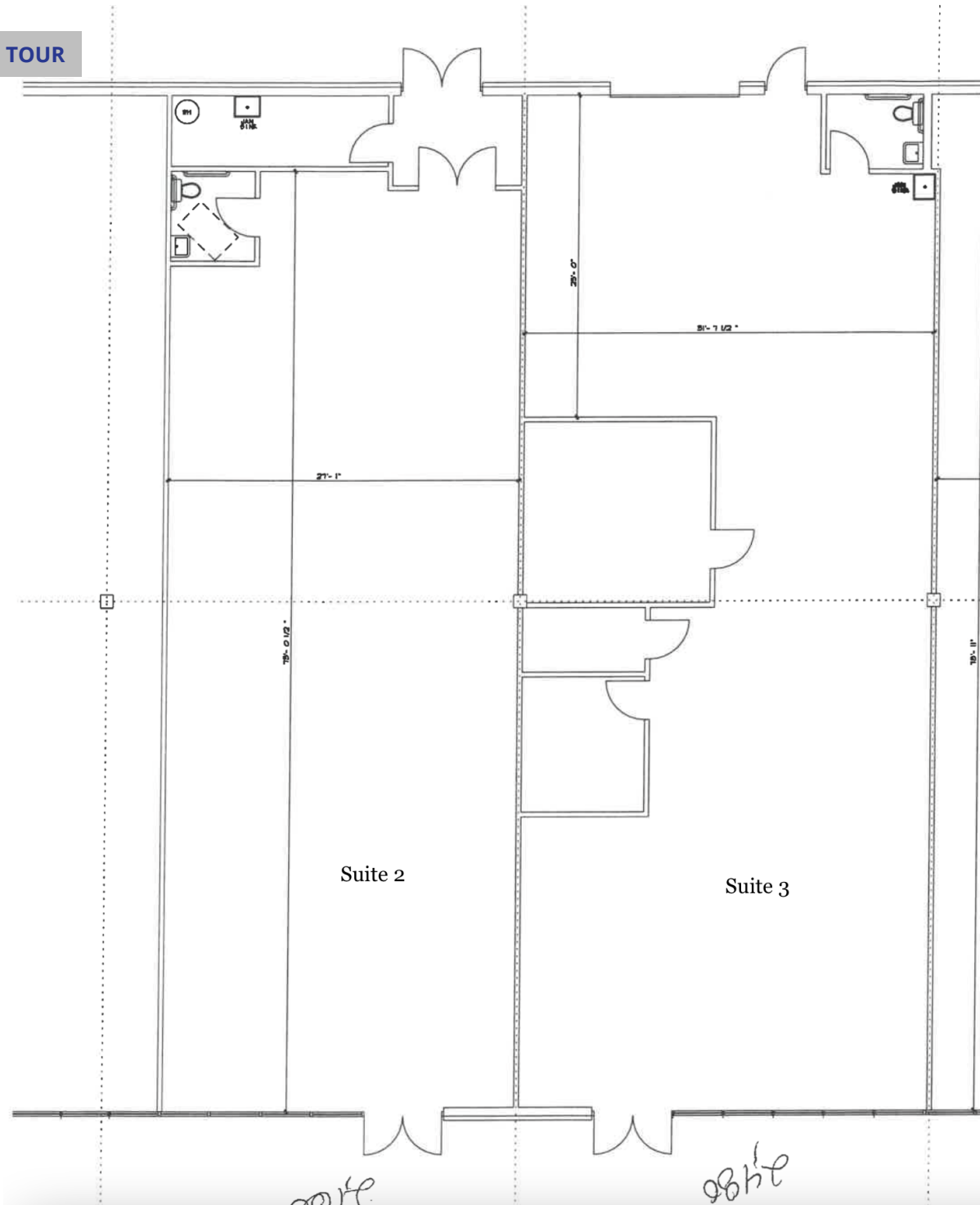


Retail Property For Lease

1716 RT Dunn Drive

1716 RT Dunn Drive, Bloomington, IL 61701

VIDEO TOUR



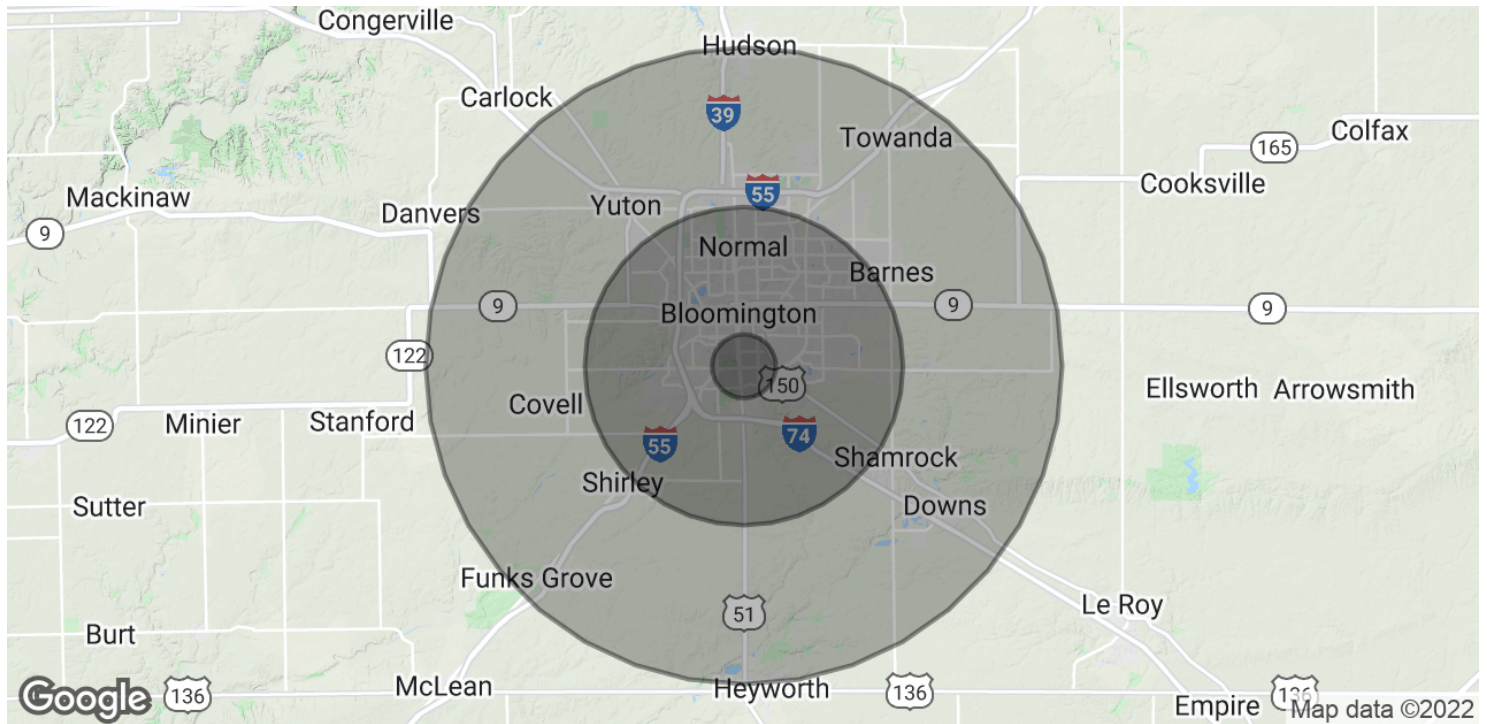
1716 RT Dunn

1716 RT Dunn Drive, Bloomington, IL 61701



1716 RT Dunn Drive

1716 RT Dunn Drive, Bloomington, IL 61701



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,830	134,241	181,180
Average age	37.4	31.8	32.2
Average age (Male)	36.7	30.9	31.5
Average age (Female)	37.6	33.2	33.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	3,206	51,806	69,070
# of persons per HH	2.1	2.6	2.6
Average HH income	\$51,021	\$63,669	\$71,449
Average house value	\$120,371	\$148,804	\$184,044

* Demographic data derived from 2010 US Census

Space Available For Lease

1716 RT Dunn Drive

1716 RT Dunn Drive, Bloomington, IL 61701



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