

1209 TOWANDA

1209 Towanda Ave
Bloomington, IL 61701

AVAILABLE SPACE
35000 SF

ASKING PRICE
\$3,300,000

FEATURES

- National Tenant in South Unit
- High Visibility Property



OFFICE

Mike Talkington
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FOR SALE



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SALE



OFFERING SUMMARY

Sale Price: \$3,300,000

Lot Size: 5.62 Acres

Building Size: 35000

Zoning: C-3

Price / SF: \$62.26

PROPERTY OVERVIEW

This facility is a 53,000 sq ft building which formerly housed the Bloomington, IL post office on Towanda Ave. There is 35,000 sq ft vacant space with the remaining spaced leased to Dollar General, and a small barber shop. There is also a small land Kiosk coffee drive thru on the site. The property sits on over 5 acres with great visibility and parking and also located in a TIF District. This is a tremendous opportunity for a user or investor. Owners will consider leasing out the remaining 35,000 sq ft

PROPERTY HIGHLIGHTS

- Long term tenant (Dollar General)
- Ample parking
- TIF District
- Adjacent property available also in TIF
- Coffee kiosk recently leased for \$3,600/yr.

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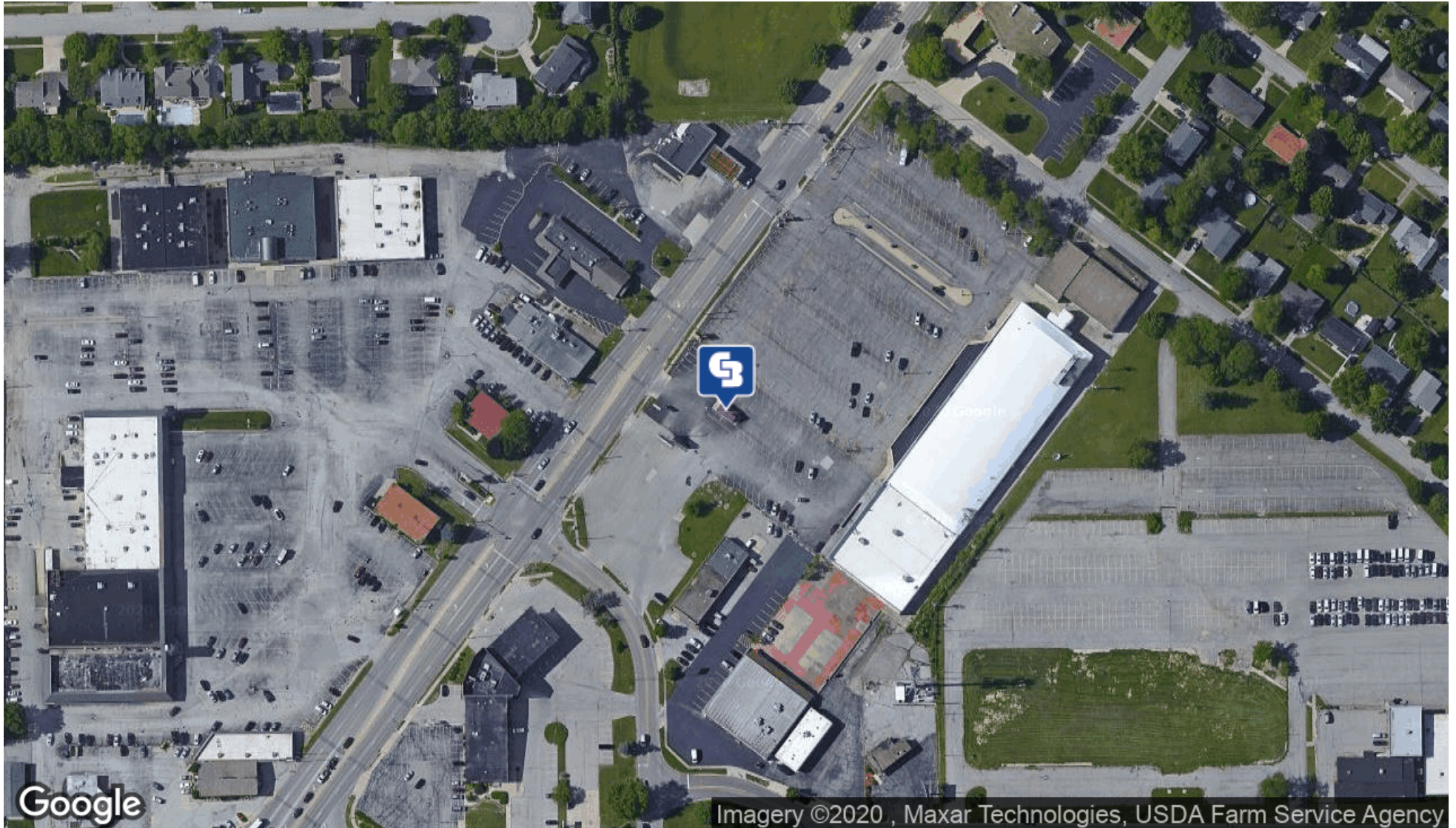




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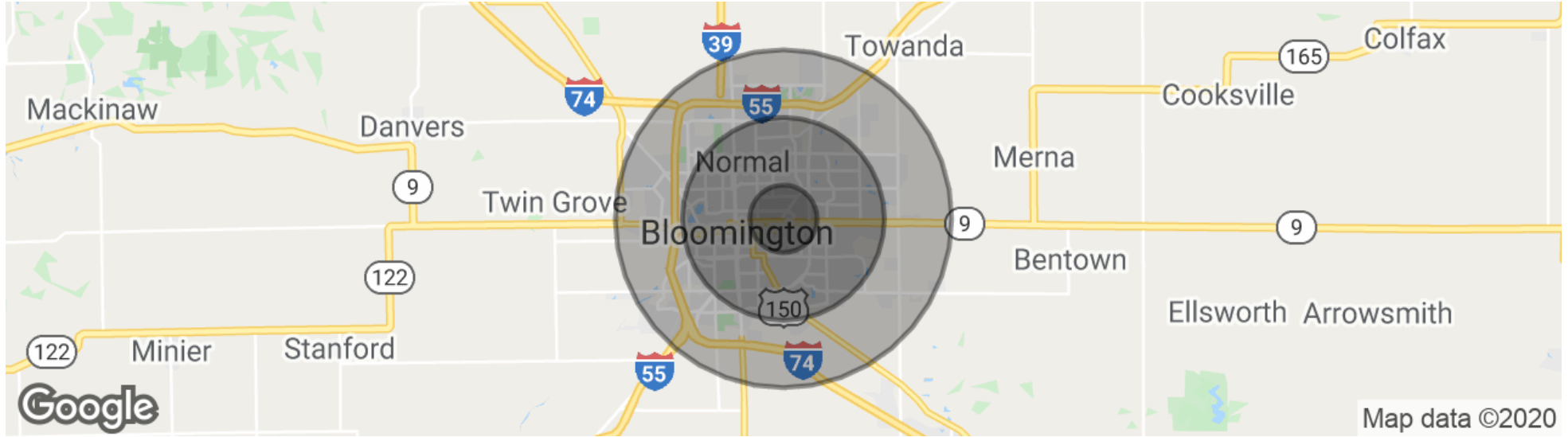
 **COLDWELL
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,567	98,373	153,301
Median age	42.1	31.3	31.6
Median age (Male)	39.4	30.2	30.9
Median age (Female)	43.7	32.8	32.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,381	37,462	58,768
# of persons per HH	2.2	2.6	2.6
Average HH income	\$71,009	\$63,511	\$67,233
Average house value	\$180,641	\$162,158	\$170,215

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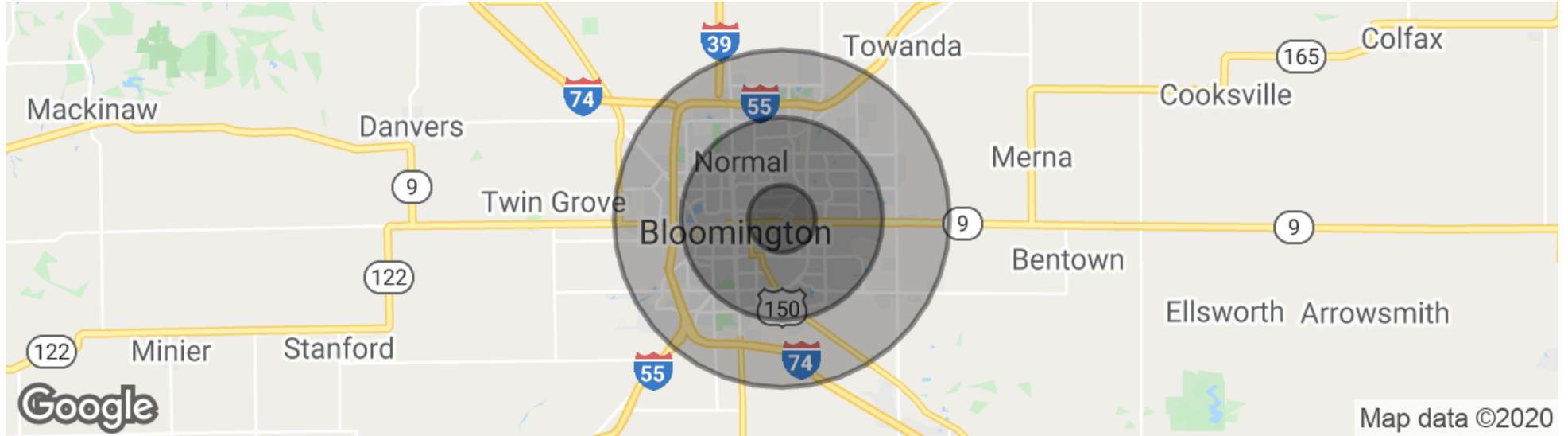




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TRAFFIC COUNTS

/day

* Demographic data derived from 2010 US Census

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