

FOR SALE**807 S. Main Street
Bloomington, IL****PROPERTY HIGHLIGHTS**

This former gas station and convenience store sits centrally located just south of downtown Bloomington, at the corner of Main Street and West Wood Street. The site has been cleared of all buildings and is located on .78 acres and is zoned B-1. The immediate area features a mix of both local and national retailers and residential housing. The property sits just over 2 miles to Illinois State University's campus.

BUILDING SF	N/A
LAND SF	33,977
YEAR BUILT	N/A
PARKING	9+ Spaces
TRAFFIC COUNTS	9,600+ VPD

SIGNAGE TYPE	Monument/Pylon
1-MILE (POP.)	12,791
3-MILE (POP.)	31,978
MED. INCOME	\$42,763
SPACE USE	QSR/Retail



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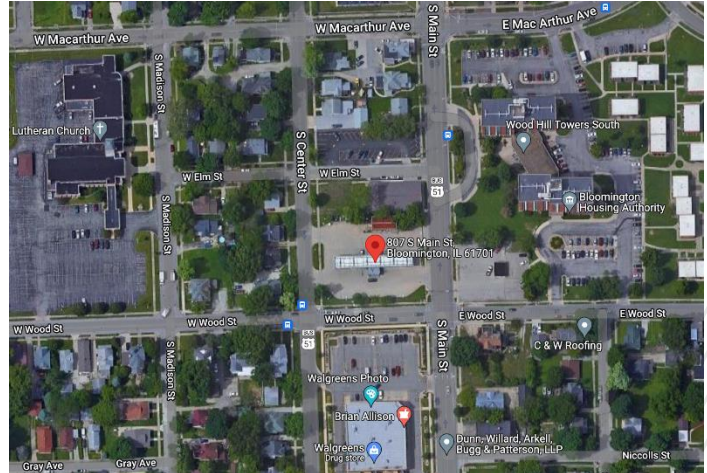
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SURROUNDING AREA

Bloomington is located in McLean county and together they comprise the fastest growing metropolitan area in Illinois. Bloomington sits 135 miles southwest of Chicago right along Interstate 55.

The city of Bloomington and neighboring town of Normal offer a wide assortment of entertainment, retail, restaurants, museums, and parks. Bloomington is home to Illinois State University and State Farm Insurance. Major employers besides Illinois State and State Farm include Country Financial, Rivian, and McLean County Unit School District #5.



LEGAL INFORMATION

TAX PARCEL ID	21-09-138-007
2024 RE TAXES	\$19,338
ZONING	B-1



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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