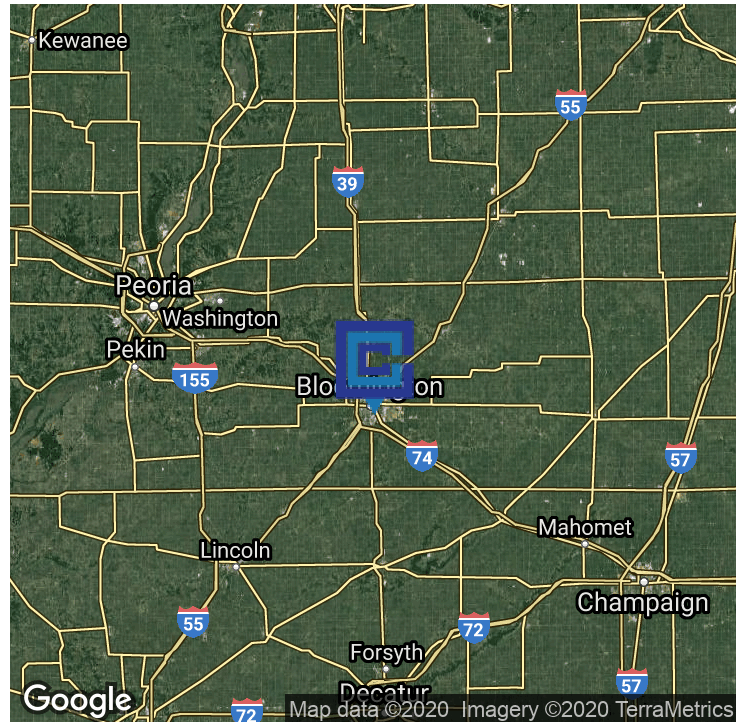


Flex Spaces at East Lincoln, Bloomington

701-705 E Lincoln, Bloomington, IL 61701



OFFERING SUMMARY

Available SF:	3,350 SF
Lease Rate:	\$5.37 SF/yr (MG)
Lot Size:	1.82 Acres
Year Built:	1970
Building Size:	26,030 SF
Zoning:	M1

PROPERTY OVERVIEW

These Value Flex Spaces are conveniently located in South Bloomington between Main St. and Bunn St.. Condition and amenities vary from space to space. Spaces range in size from 1,500sf - 9,600sf. Each space has power and heat available. Tenant can and combine any available spaces to suite. Owner will consider build-out improvements.

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:

Flex Spaces at East Lincoln, Bloomington

701-705 E Lincoln, Bloomington, IL 61701

LEASE TYPE | MG TOTAL SPACE | 3,350 SF LEASE TERM | Negotiable LEASE RATE | \$5.37 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
701 E. Lincoln, Suite 1	Available	3,350 SF	Modified Gross	\$5.37 SF/yr	Claim this "Value-Priced Flex-Space" for your own. This large open floor-plan heated warehouse is convenient

Available Unit

701 E Lincoln, Suite 1

701 E Lincoln, Bloomington, IL 61701

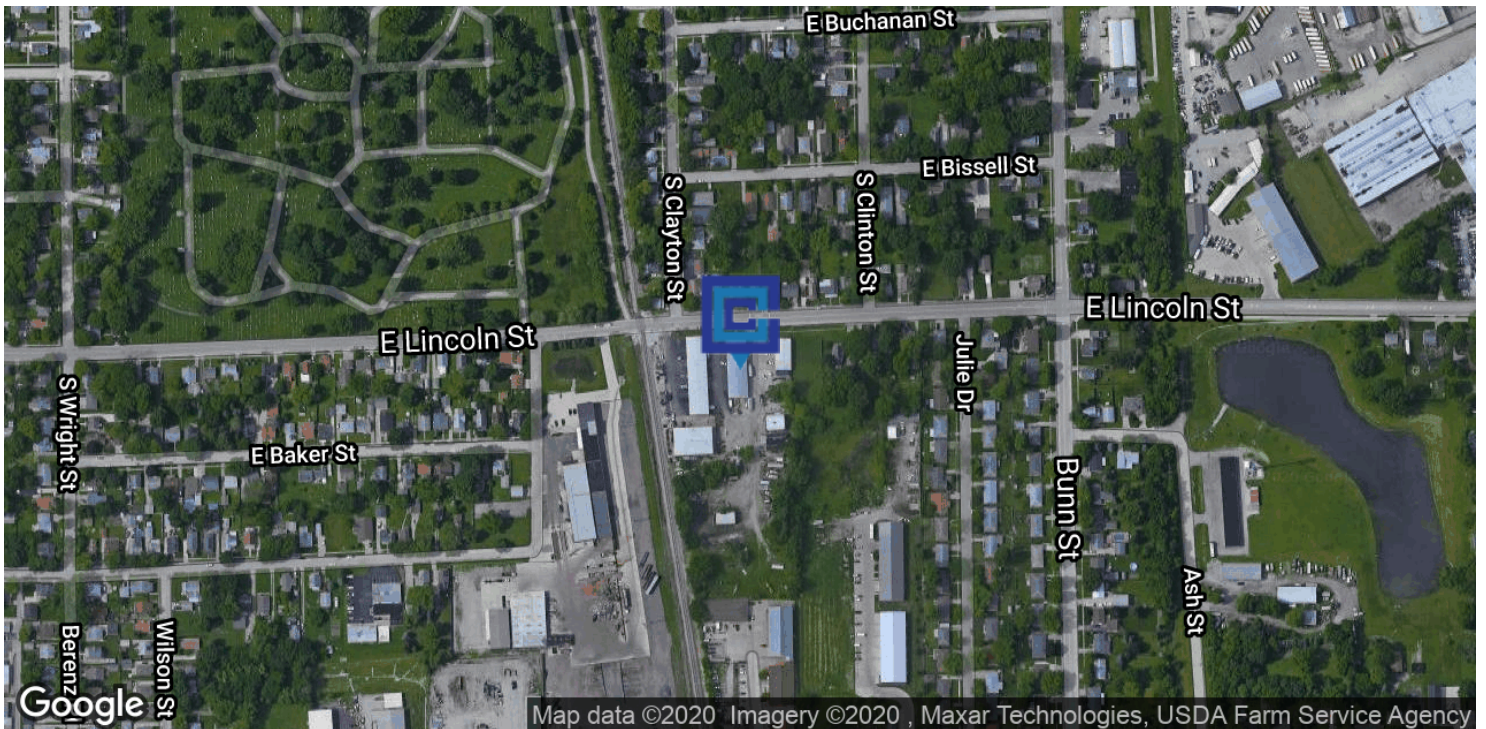
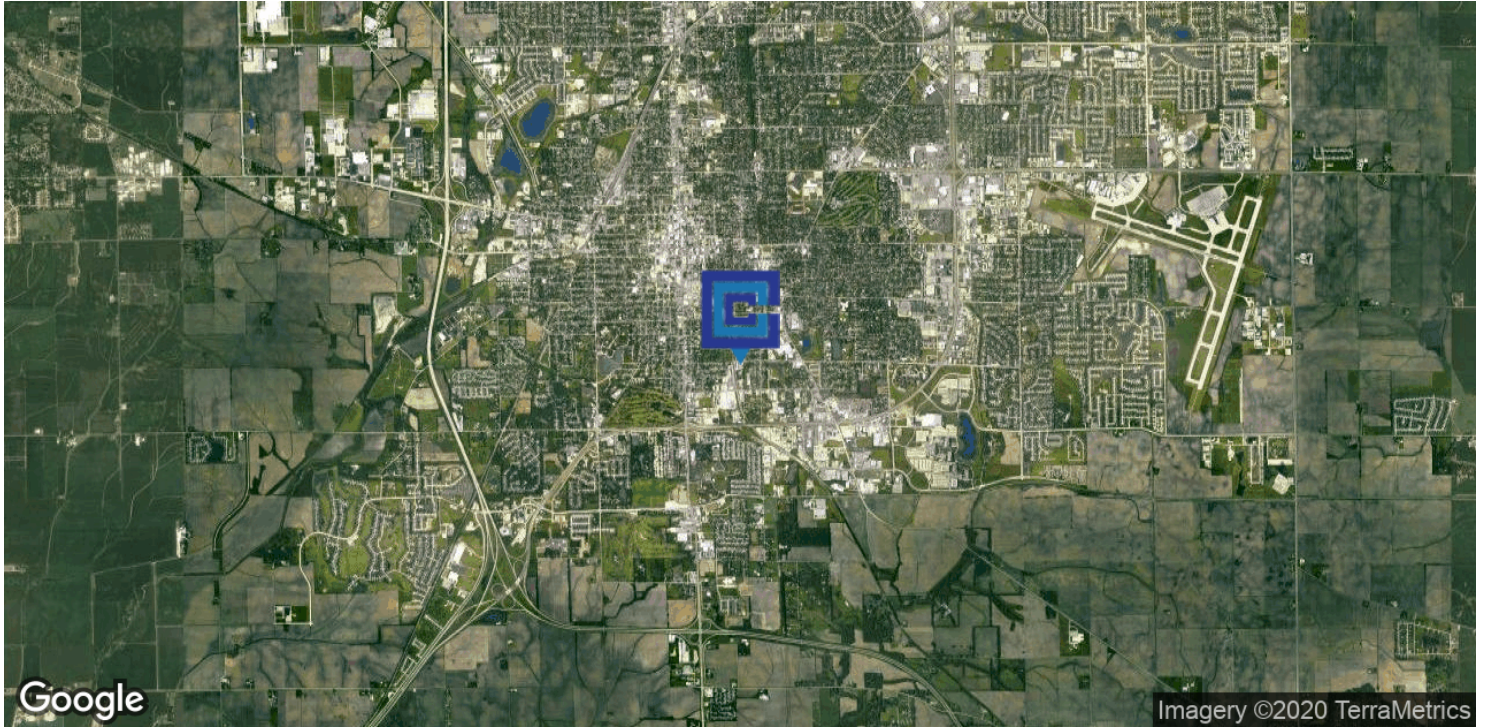


701 E LINCOLN

Claim this "Value-Priced Flex-Space" for your own. This large open floor-plan heated warehouse is conveniently located in south Bloomington between Main St. and Bunn St. 12x12 overhead door gives access to the 3,350 sf of "Bang for your Buck" storage. The space has floor drain, tall ceilings and it's own small office/bathroom.

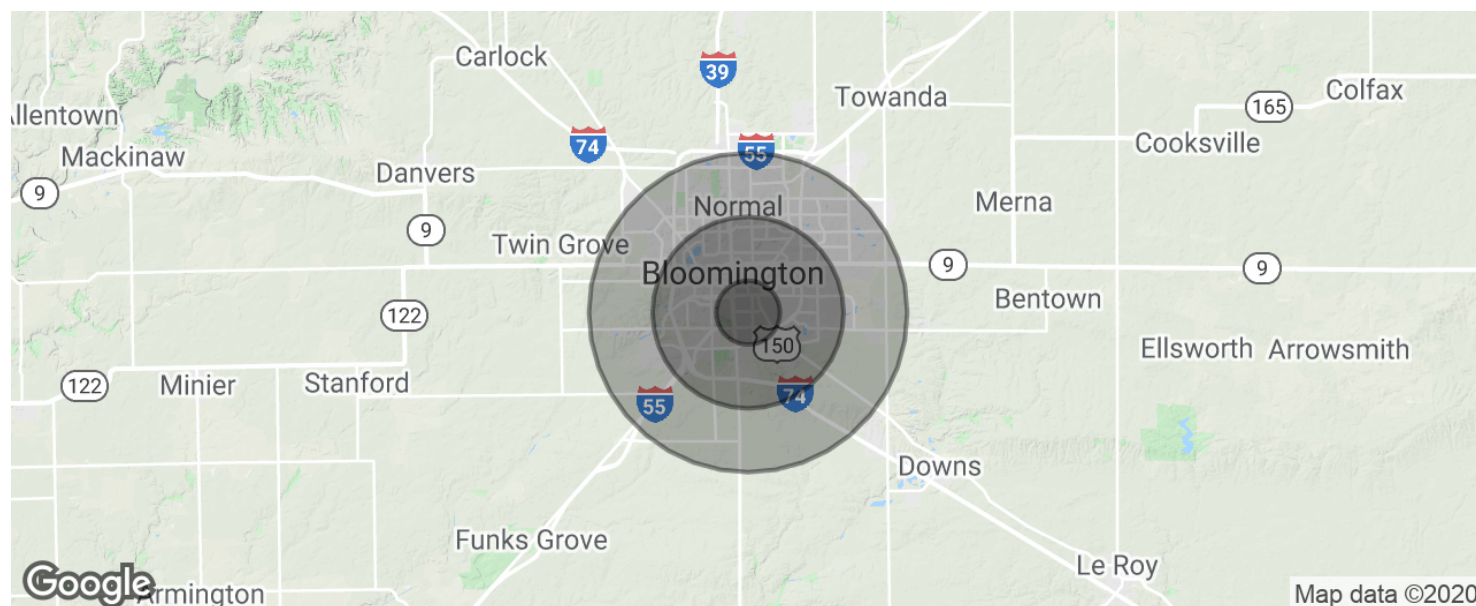
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Flex Spaces at East Lincoln, Bloomington

705 E Lincoln, Bloomington, IL 61701



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

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BRUCE HAGE

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