

# 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 W. Wood Street. The existing building is 1,946 SF, 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.

<b>BUILDING SF</b>	1,946
<b>LAND SF</b>	33,977
<b>YEAR BUILT</b>	unknown
<b>PARKING</b>	9+ Spaces
<b>TRAFFIC COUNTS</b>	9,600+ VPD

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



**SHER FRENCH**  
Account Director  
+1 314 391 2980  
sher.french@cushwake.com

**CARRIE TINUCCI-TROLL**  
Broker/Advisor  
+1 309 590 7900 x838  
carrie.troll@svn.com

**MARK FETZER**  
Managing Broker  
+1 309 590 7900  
mark.fetzer@svn.com

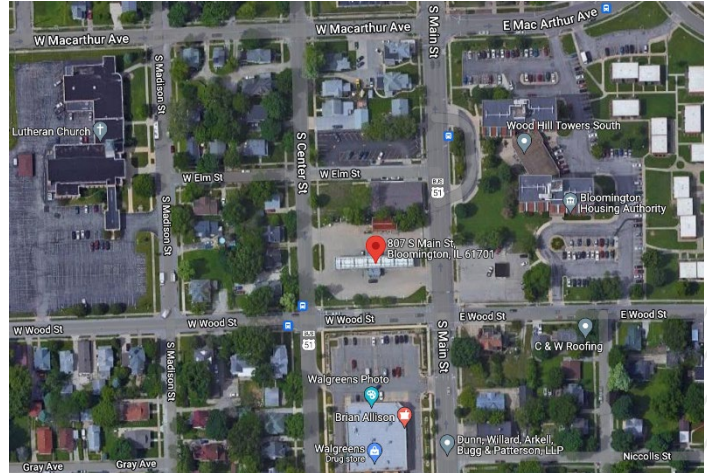
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## 807 S. Main Street Bloomington, IL

### 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

<b>TAX PARCEL ID</b>	21-09-138-007
<b>2021 RE TAXES</b>	\$15,962
<b>ZONING</b>	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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