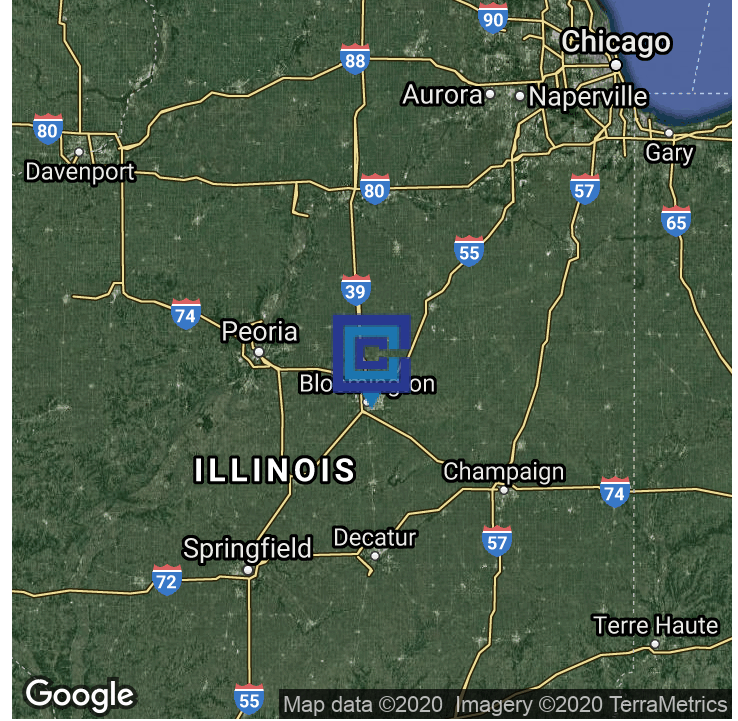


1708 E Hamilton Road - Flex Spaces

1708 E Hamilton Road, Bloomington, IL 61704



OFFERING SUMMARY

Lease Rate:	\$7.25 SF/yr (MG)
Building Size:	10,000 SF
Available SF:	5,000 SF
Lot Size:	0.83 Acres
Year Built:	1992
Zoning:	B1

PROPERTY OVERVIEW

Core 3 is excited to make 1708 E Hamilton Road Flex Spaces available. Claim 5,000 square feet, or, the entire 10,000 square feet for your operation. Each 5,000 square foot unit is being offer individually or combined. Preliminary work is in progress for the Hamilton Road extension from State Farm Corporate South Campus to Rt. 51 (Main Street). Successful completion of the extension will improve frontage traffic counts to the property. Each unit has 1 overhead door, one drive-in bay and an office space area.

PROPERTY HIGHLIGHTS

- Conveniently located on Hamilton Road
- Combine Suites for 10,000 square feet
- Owner-user with income potential
- Each 5,000 sq. ft. unit if fully conditioned
- Can be easily combined into a single space
- Dock high access to each unit.
- Growing section of south Bloomington
- Will be served by the Proposed Hamilton Road Extension

Available Spaces

1708 E Hamilton Road - Flex Spaces

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LEASE INFORMATION

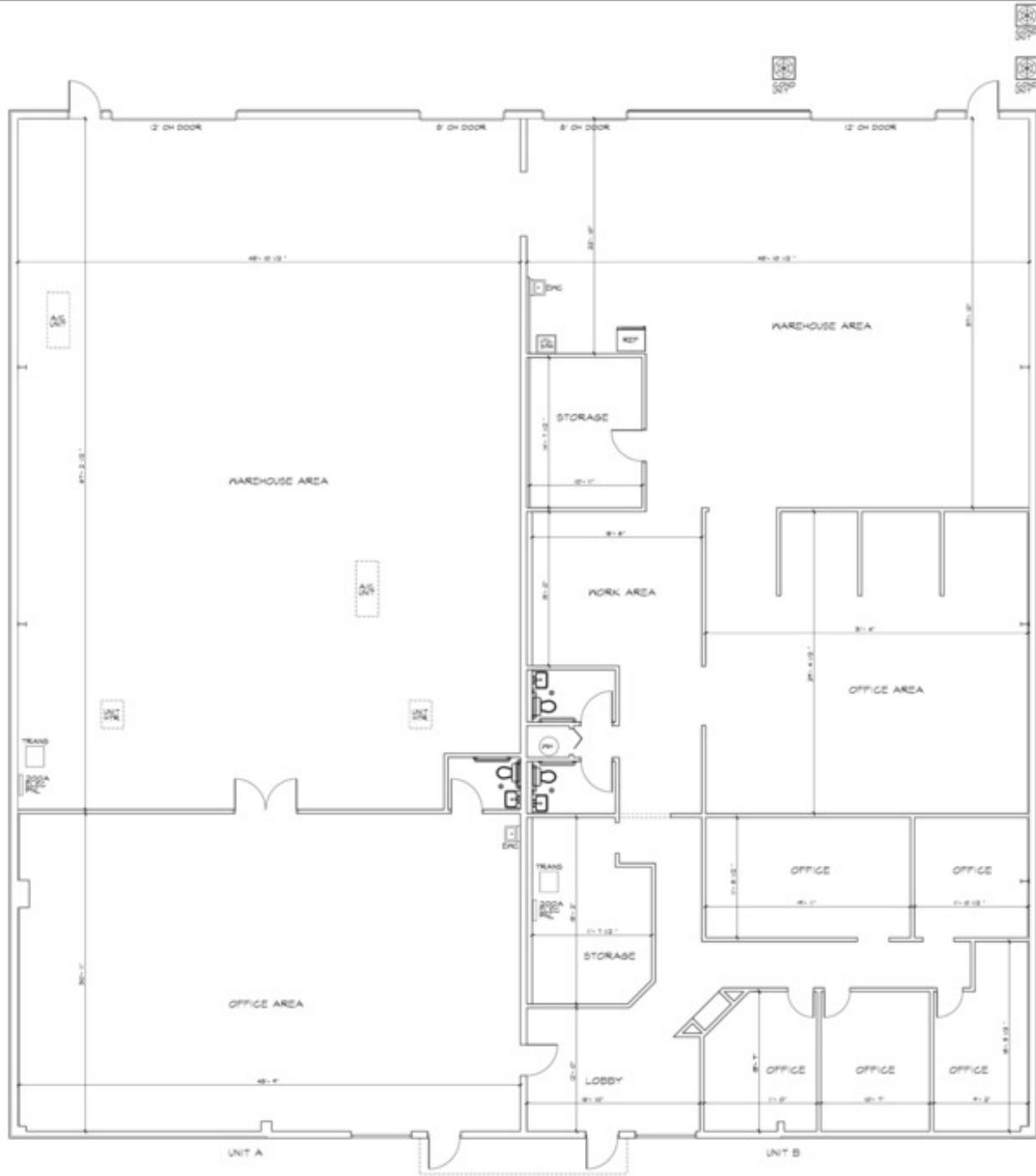
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	5,000 SF	Lease Rate:	\$7.25 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite A	Available	5,000 SF	Modified Gross	\$7.25 SF/yr
Suite B	Available	5,000 SF	Modified Gross	\$7.25 SF/yr

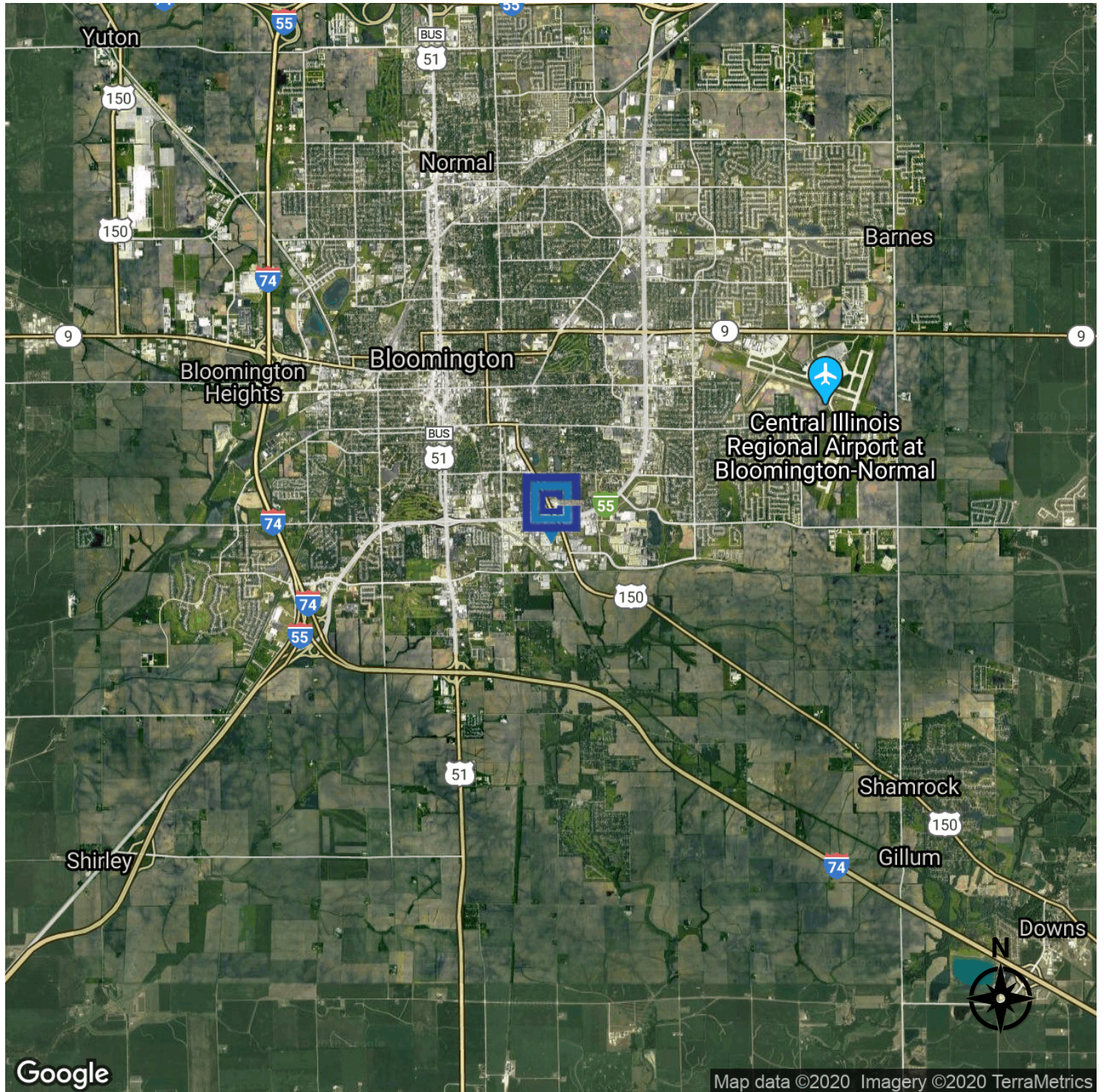
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Additional Photos

1708 E Hamilton Road - Flex Spaces

1708 E Hamilton Road, Bloomington, IL 61704



Unit A Front



Unit A Dock



Unit A Showroom



Unit B Front



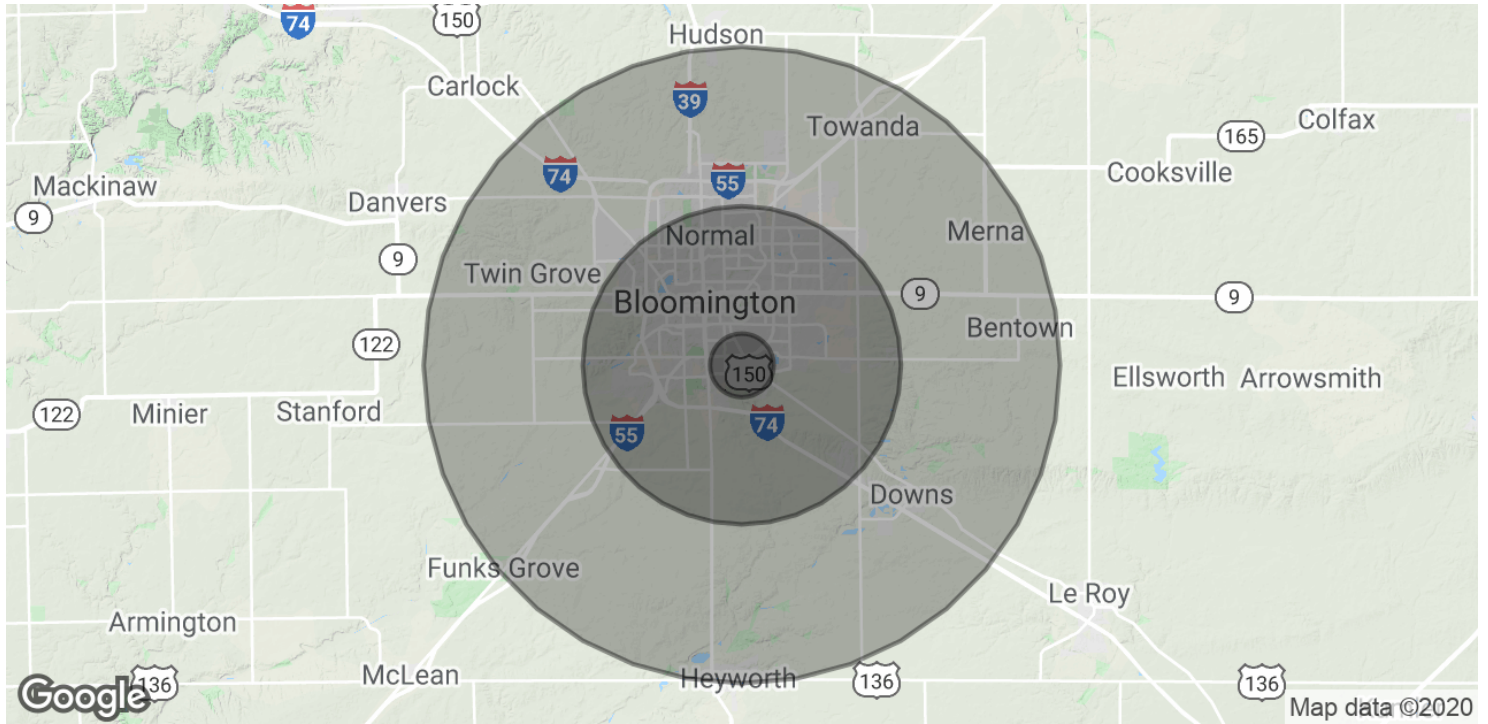
Unit B Dock



Unit B Entry

1708 E Hamilton Road - Flex Spaces

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,342	129,777	181,357
Average age	37.7	32.2	32.1
Average age (Male)	34.5	31.2	31.4
Average age (Female)	42.0	33.7	33.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,545	50,089	69,221
# of persons per HH	2.1	2.6	2.6
Average HH income	\$65,830	\$65,831	\$71,237
Average house value	\$121,663	\$157,604	\$185,223

* Demographic data derived from 2010 US Census

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