

FOR LEASE

704 Eldorado Road, Bloomington, IL



PROPERTY DETAILS

- ◇ Restaurant/Bar
- ◇ Prime Location, Veteran's Parkway Visibility
- ◇ Located Between State Farm Corporate and Corporate South.
- ◇ Corner Lot/Easy Access
- ◇ Traffic count on Veteran's Pkwy: 36,000 vpd
- ◇ Traffic count on Oakland Ave: 14,700 vpd (signalized intersection)
- ◇ Strong demographic profiles

PROPERTY DETAILS

Lease Price	\$15.00 sq. ft. (Mod. Gross)
Building Size:	5,681* sq. ft.
Lot Size:	38,163* sq. ft.
Zoning:	B-1

*approx.

Off Street Parking
Signage Opportunities
Some Equipment & Furnishings

For more Information Contact:

Greg Schrof "Broker" 309/825-0101 greg@schrofcompanies.com
Pam Schrof Rieger "Managing Broker" 815/250-2047 pam@schrofcompanies.com

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....is our business"

SCHROFCOMMERCIAL.COM
2303 E. Washington—Suite 5-A — Bloomington, IL 61704

Registered Business Brokers
Real Estate Services
Property Management

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1 Mile	3 Mile	5 Mile
10,019 Est. Population	71,649 Est. Population	134,569 Est Population
\$93,472 Est. Average Income	\$79,243 Est. Average Income	\$80,707 Est. Average Income
29,168 No. of Employees	91,620 No. of Employees	110,255 No. of Employees

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