



7,186 SF WITH DRIVE-THRU AVAILABLE ON VETERANS PARKWAY

313 Veterans Parkway
Normal, IL



GREAT STREET



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AERIAL



The information provided herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. You should conduct a careful, independent investigation on the property and verify all information. Any reliance on this information is solely at your own risk.

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PROPERTY OVERVIEW



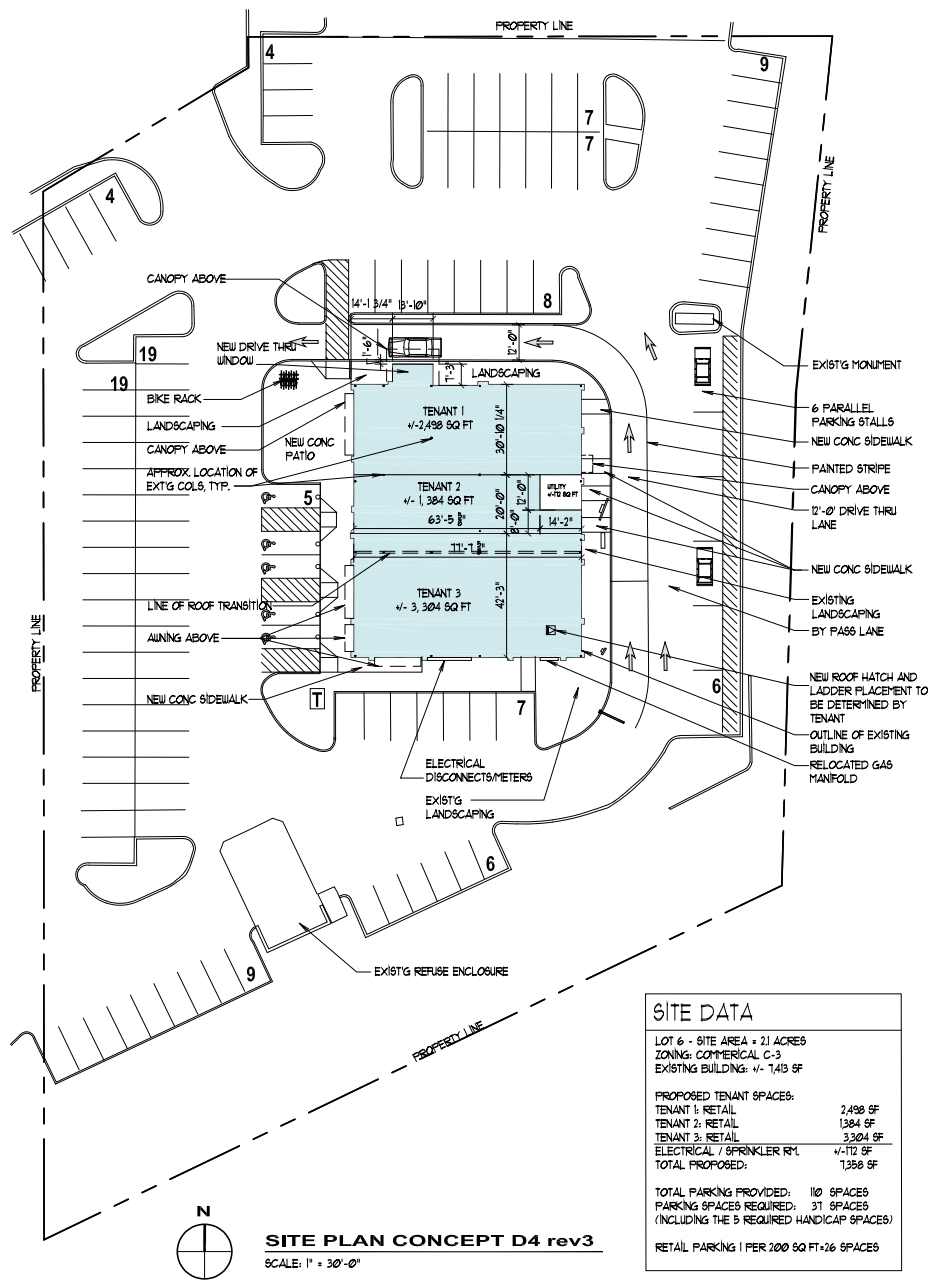
- Rare ~7,186 SF building on 2.1 acres for lease in front of the College Hills Mall (Target, Von Maur, and many more) in Normal, IL
- Direct frontage to Veteran's Parkway which has more than 37,000 CPD
- Bloomington-Normal is home to the State Farm Headquarters (14,731 employees), Country Financial (1,972 employees), and Illinois State University (21,039 students)
- Pylon sign available on Veteran's Parkway

DEMOGRAPHICS

TOTAL POPULATION	1 MILE	10,580
	3 MILE	96,313
	5 MILE	130,508
DAYTIME POPULATION	1 MILE	6,082
	3 MILE	36,631
	5 MILE	50,035
AVERAGE HH INCOME	1 MILE	\$95,676
	3 MILE	\$105,635
	5 MILE	\$105,873



SITE PLAN



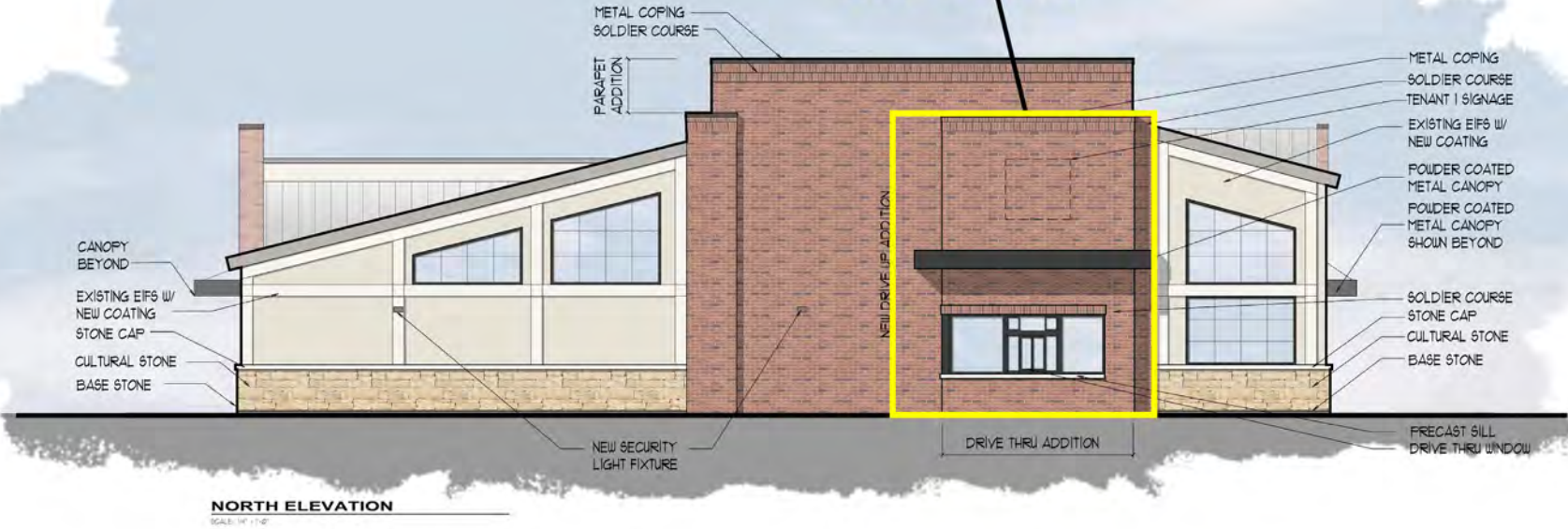
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ELEVATIONS - NORTH



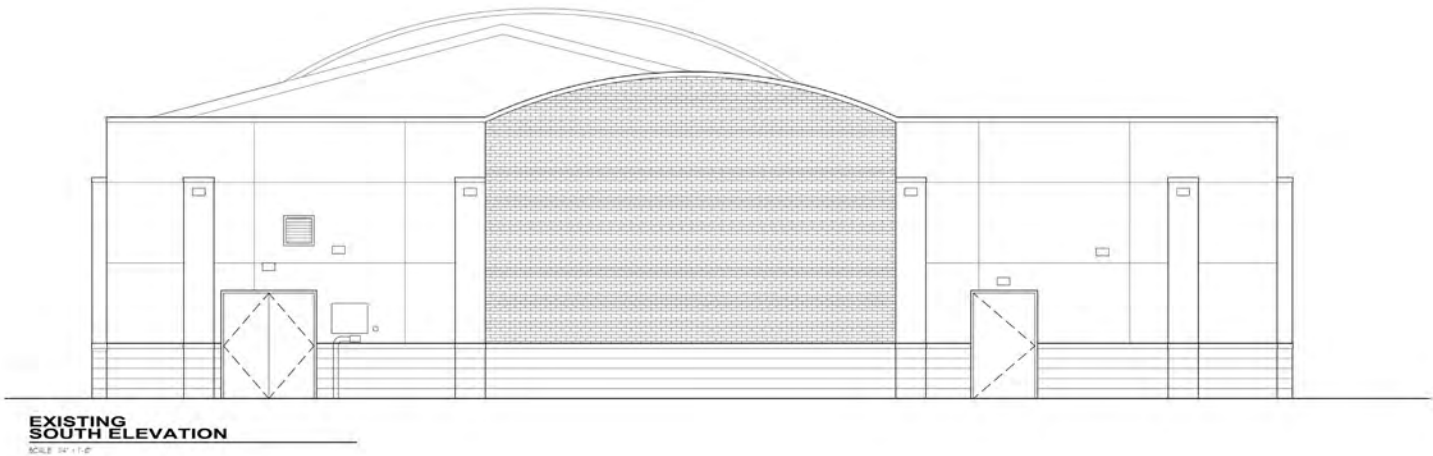
PROPOSED DT



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ELEVATIONS - SOUTH



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ELEVATIONS - EAST



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ELEVATIONS - WEST



EXISTING
WEST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"