

2,548 SF AVAILABLE WITH DRIVE-THRU ON VETERANS PARKWAY

313 Veterans Parkway

Normal, IL

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AERIAL



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PROPERTY OVERVIEW



- 2,548 SF space remaining 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

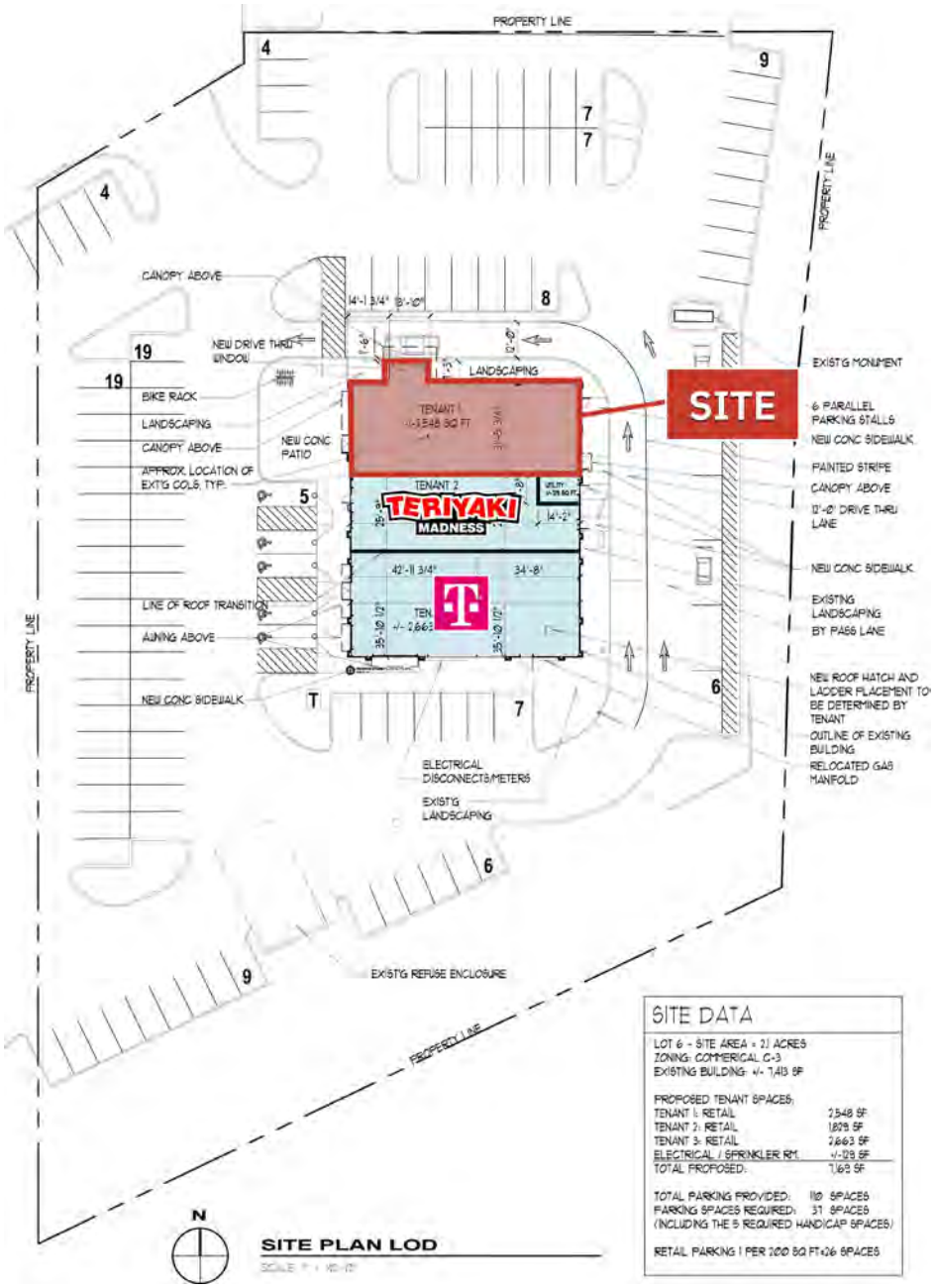
TOTAL POPULATION	1 MILE	10,580
	3 MILE	96,313
	5 MILE	130,508
DAYTIME POPULATION	1 MILE	6,082
	3 MILE	36,631
	5 MILE	50,035
AVERAGE HH INCOME	1 MILE	$95,676
	3 MILE	$105,635
	5 MILE	$105,873

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SITE PLAN



SITE DATA

LOT 6 - SITE AREA = 2.1 ACRES
ZONING: COMMERICAL C-3
EXISTING BUILDING: +/- 7,413 SF

PROPOSED TENANT SPACES:

TENANT 1: RETAIL	2,548 SF
TENANT 2: RETAIL	1,809 SF
TENANT 3: RETAIL	2,663 SF
ELECTRICAL / SPRINKLER RM.	+/- 129 SF
TOTAL PROPOSED:	7,162 SF

TOTAL PARKING PROVIDED: 110 SPACES
PARKING SPACES REQUIRED: 37 SPACES
(INCLUDING THE 5 REQUIRED HANDICAP SPACES)

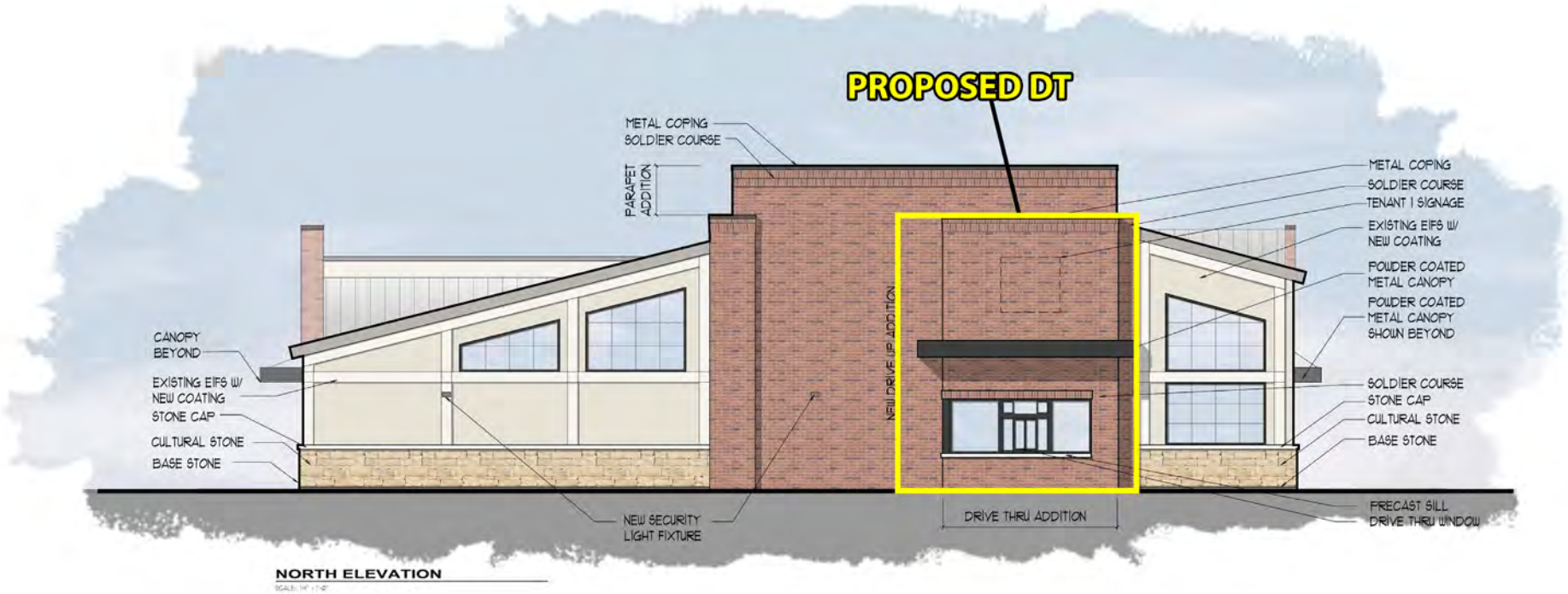
RETAIL PARKING 1 PER 200 SQ FT=36 SPACES

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ELEVATIONS - NORTH



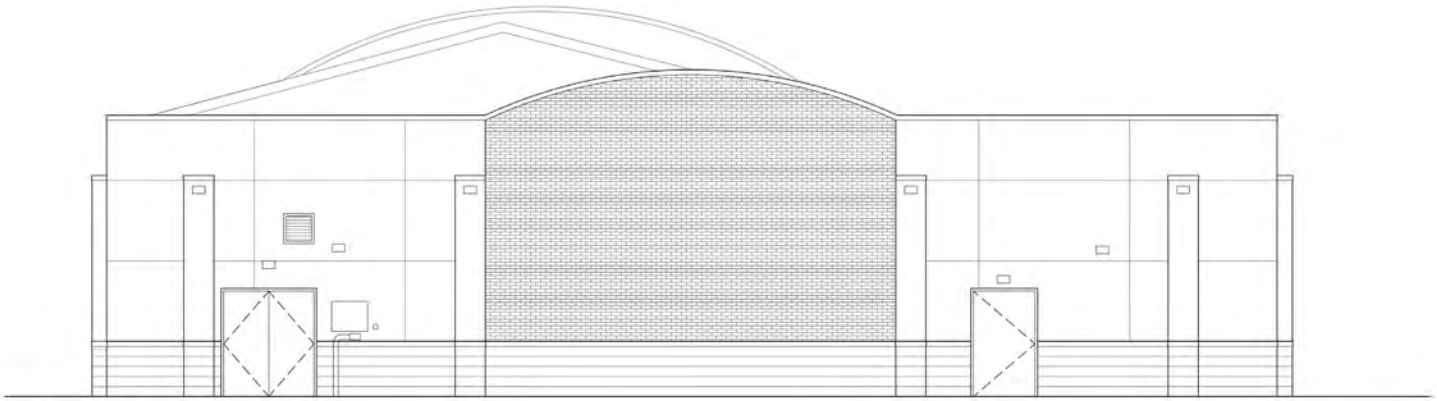
EXISTING
NORTH ELEVATION



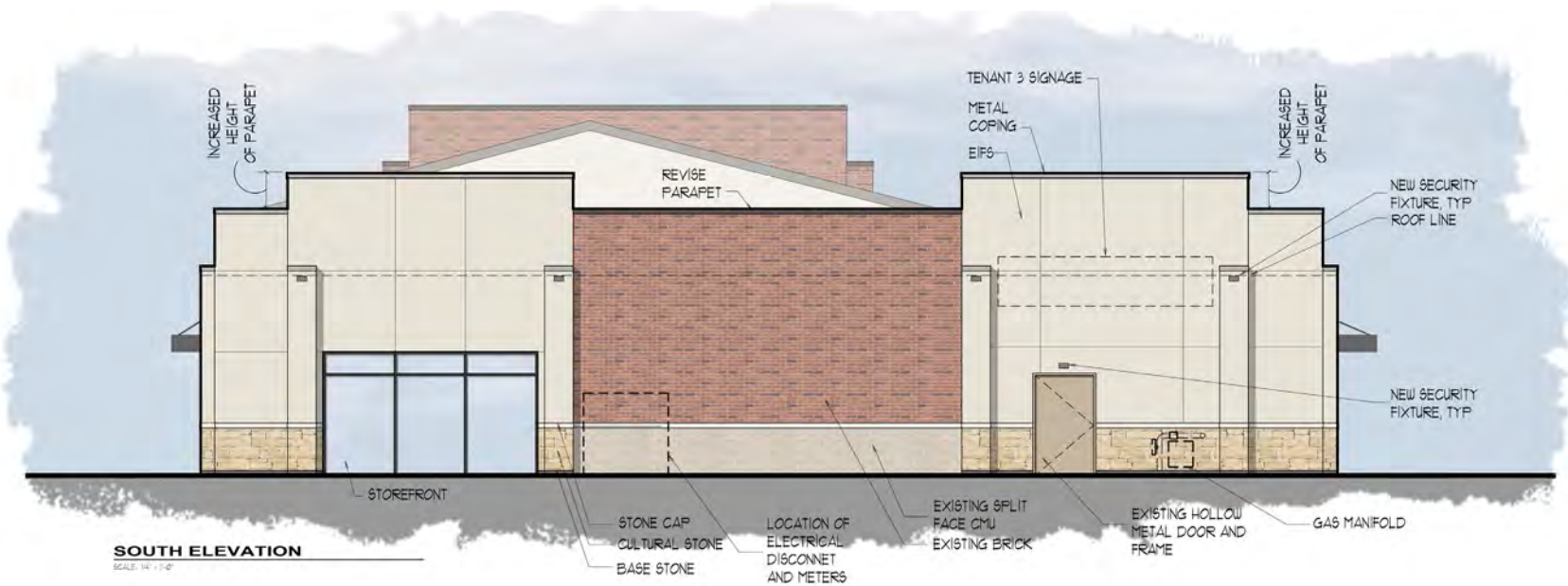
NORTH ELEVATION

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ELEVATIONS - SOUTH



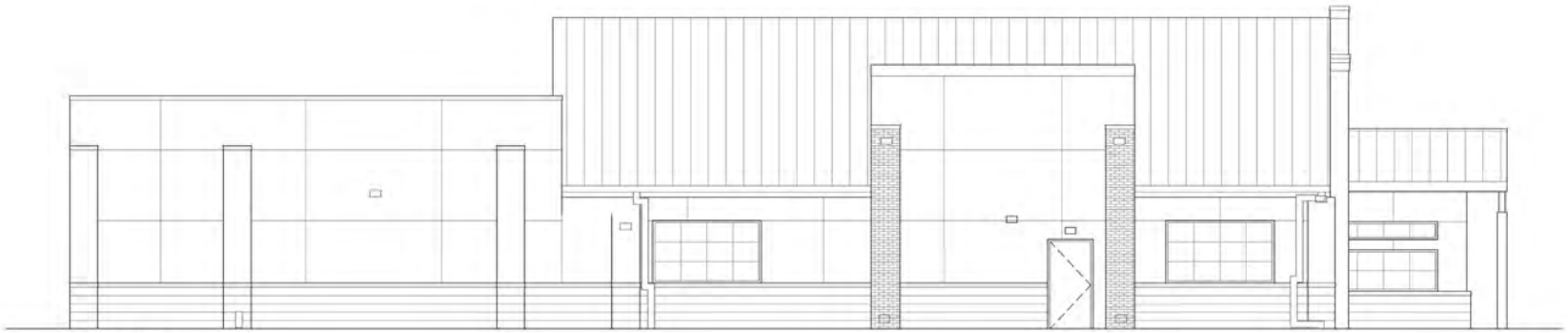
EXISTING
SOUTH ELEVATION



SOUTH ELEVATION

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ELEVATIONS - EAST



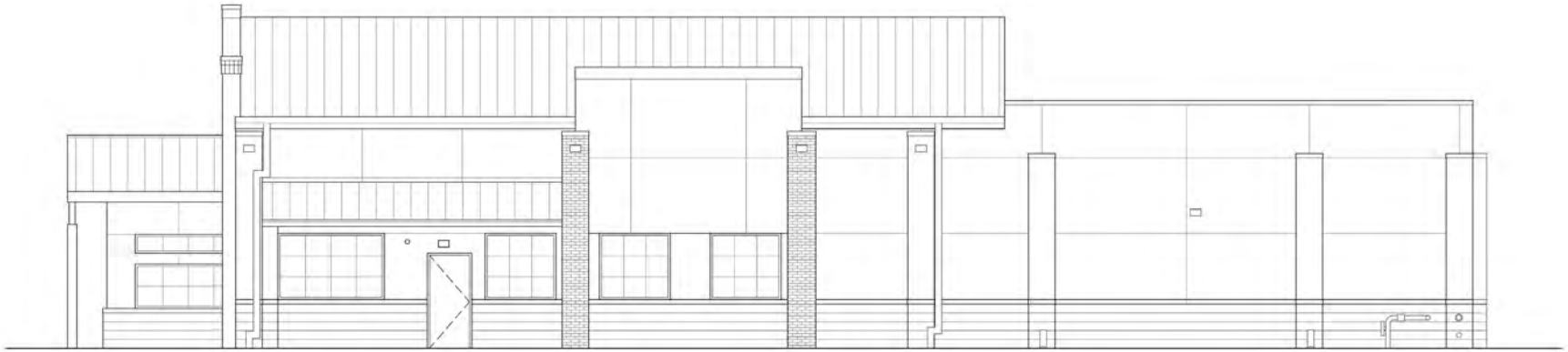
EXISTING
EAST ELEVATION



EAST ELEVATION

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ELEVATIONS - WEST





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