

FOR SALE

\$1,500,000



1809 Eastland Dr., Bloomington, IL 61704

100% Occupied Car-X (Monro Corporate Lease)

Property Information

BUILDING SIZE	LOT SIZE	NOI
19,676 SF	31,250 SF	\$90,000
PRICE	ZONING	CAP RATE
\$1,500,000	B-2	6.00%

AREA

Subject property is ideally located along Eastland Drive in Bloomington, Illinois, and provides excellent visibility and easy accessibility to the site. The building is just east of State Farm's headquarters, OSF Healthcare and Eastland Mall. Area tenants include Lowe's, Fresh Thyme, Schnuck's, OSF Healthcare, State Farm, Mid-Illini Credit Union, Noodle's, Starbucks, Chipotle, and many more

Traffic Counts:

Eastland Dr. – 6,500 VPD

Veterans Pkwy. – 43,700 VPD

Property Description

The subject property is 100% leased to Davis Tire/Car-X (Monro corporate lease), who signed a brand-new 10 year lease in February 2017. The lease has built-in rental increases every 5 years, including during the option periods.

*Contact listing broker for full offering memorandum.

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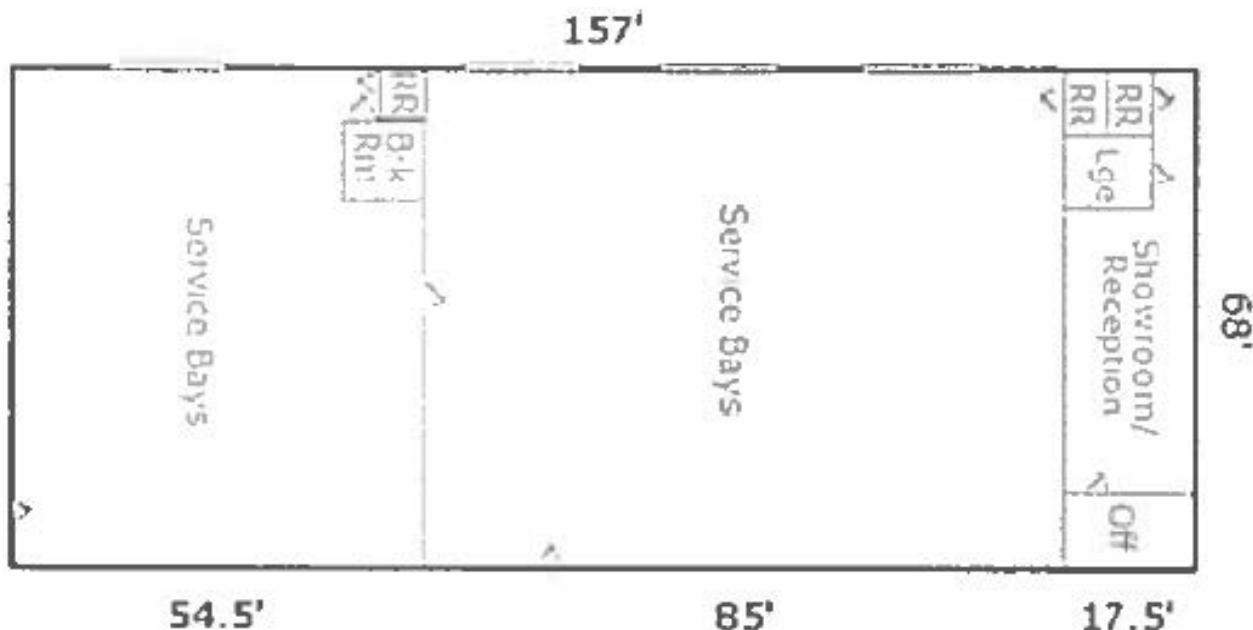
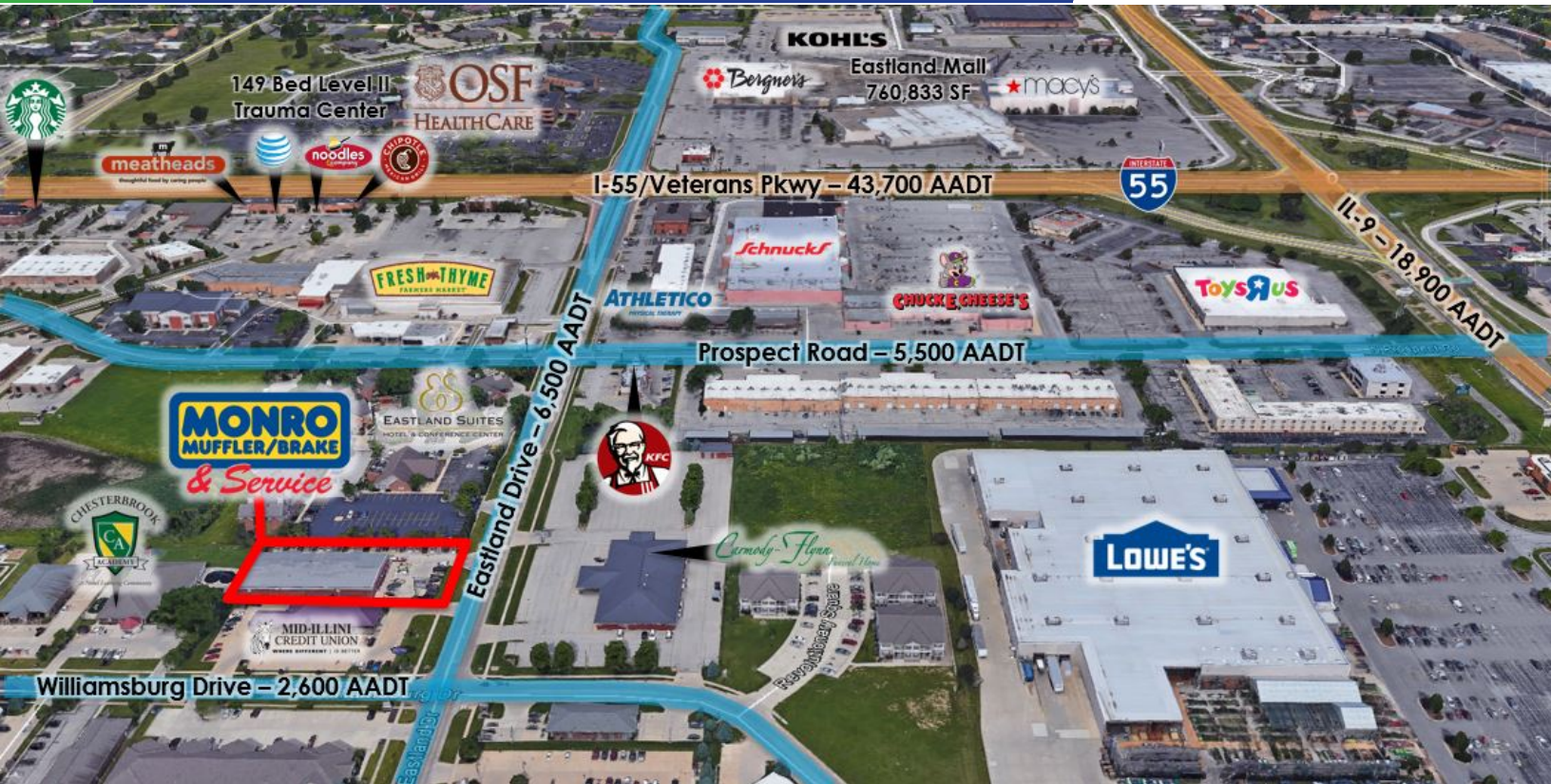
Coldwell Banker Commercial
Devonshire Realty
201 W. Springfield Ave., 11th Fl.
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INVESTMENT



RETAIL

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