

FOR SALE

\$1,500,000



1809 Eastland Dr., Bloomington, IL 61704

100% Occupied Car-X (Monro Corporate Lease)

Property Information

BUILDING SIZE

19,676 SF

LOT SIZE

31,250 SF

PRICE

\$1,500,000

ZONING

B-2

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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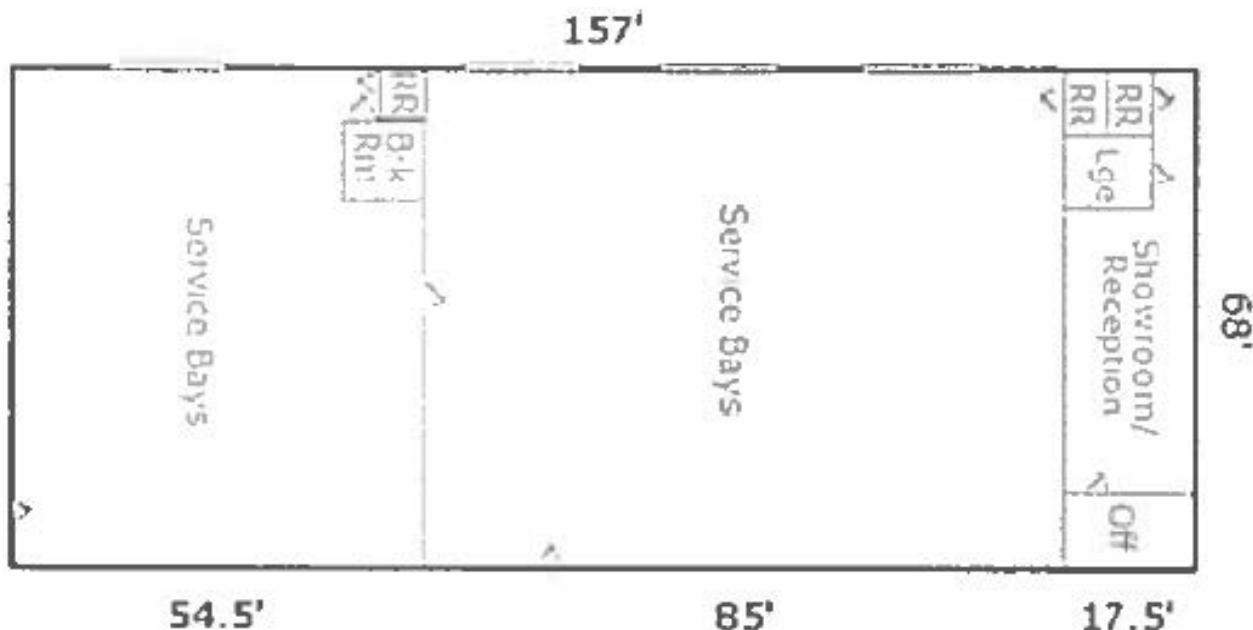
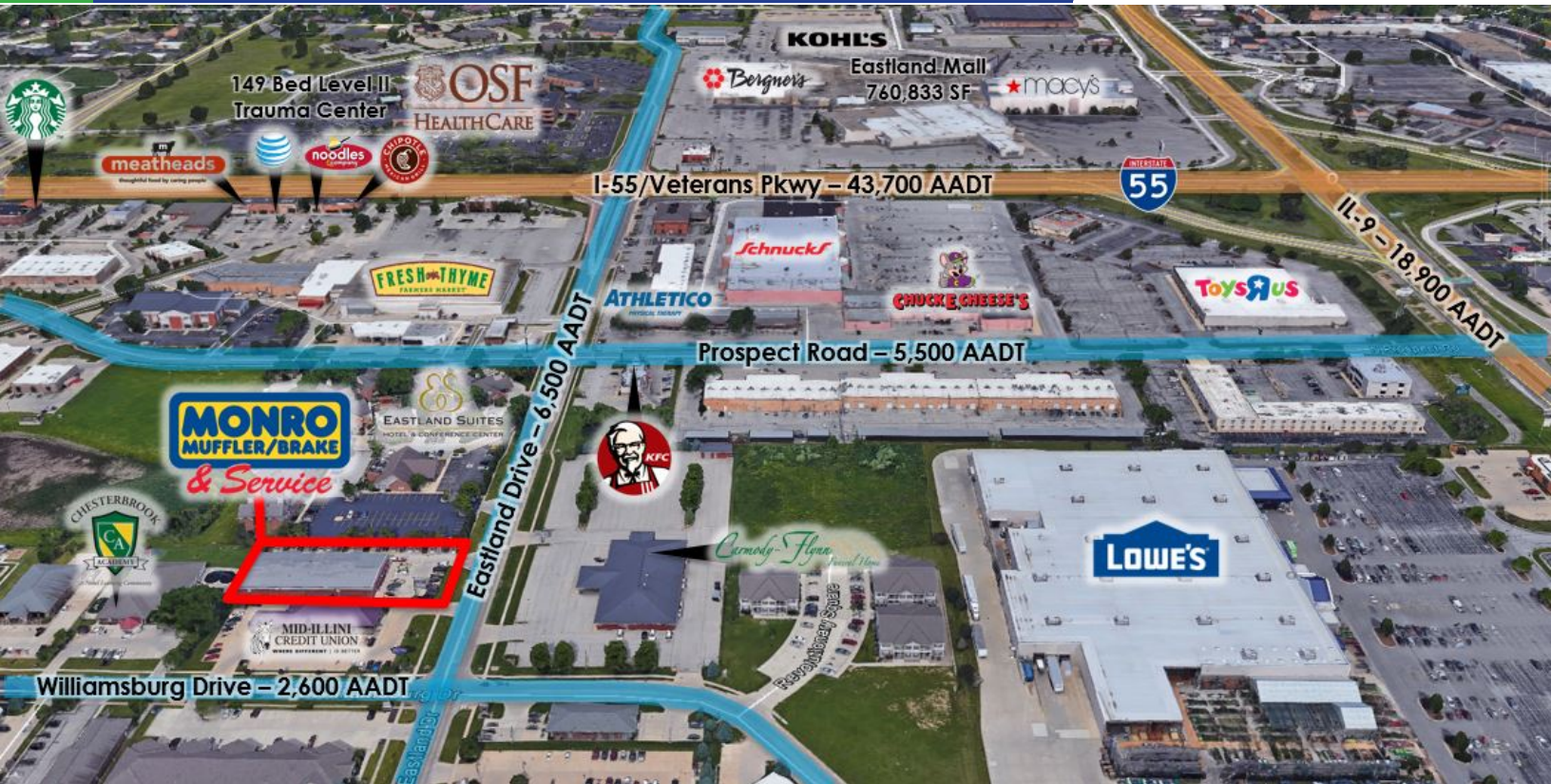
Coldwell Banker Commercial
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**COLDWELL
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INVESTMENT



RETAIL

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