

OFFICE FOR SALE

2000 Jacobssen Dr.,
Normal, IL 61761

35,400 SF Professional
Office Building for **Sale**

AJ Thoma III, CCIM, SIOR
CBCDR Vice President, Brokerage

C: 217.520.3299

O: 217.403.3425

ajt@cbcdr.com

Eddie Rymer
JLL, Senior Vice President

C: 651.226.7835

Eddie.rymer@am.jll.com



USE AGREEMENT

CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

This Confidential Investment Summary ("CIS") is provided by Coldwell Banker Commercial Devonshire Realty ("CBCDR"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR. This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CIS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

OVERVIEW

PROPERTY OVERVIEW

2000 Jacobssen Drive is a 3-story brick building built in 2002. The 35,400 SF building offers plentiful parking and sits on 2.44 acres of land on the corner of Hershey Rd. and Jacobssen Drive, which is adjacent to Shephard Park. Ideally, the owner/occupant, Compeer Financial, would lease back the property from the purchaser through 2021.

The main and upper level of the building is currently built out with a blend of offices, conference rooms and open space for workstations. The lower level is built out with large meeting/training spaces, open space for workstations, kitchen/break room and storage space. All 3 floors are accessible via an elevator and multiple stairways.

PROPERTY INFORMATION

ADDRESS	2000 Jacobssen Dr., Normal, IL 61761
SALE PRICE	\$3,490,000
TAX PIN	14-24-353-009
LOT SIZE (ACRES)	2.44 AC
BUILDING SIZE	35,400 SF
ZONING	C1 – Office District
YEAR BUILT	2002
PARKING SPACES	143 Spaces



AREA OVERVIEW

The Bloomington-Normal community is a highly educated community thanks in part to four institutions of higher education: **Illinois Wesleyan University**, **Illinois State University**, **Heartland Community College**, and **Lincoln College**. Bloomington-Normal is also home to the **Central Illinois Regional Airport** and a vibrant collection of business, financial service, and agricultural firms including headquarters offices for **State Farm**, **County Financial**, **Growmark**, **Afni**, the **Illinois Farm Bureau**, and **Beer Nuts**. Bloomington-Normal residents enjoy a robust healthcare network with two regional hospitals and a full complement of specialty clinics and medical providers. The subject property is located in the Fort Jesse Office Park, which is surrounded by numerous residential neighborhoods, retail, medical and professional office buildings.



AERIAL





PLAT MAP



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FNO, NPS, NRCAN, GeoBasis, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, <http://www.mapbox.com/license>

INTERIOR



DEMOGRAPHICS

POPULATION

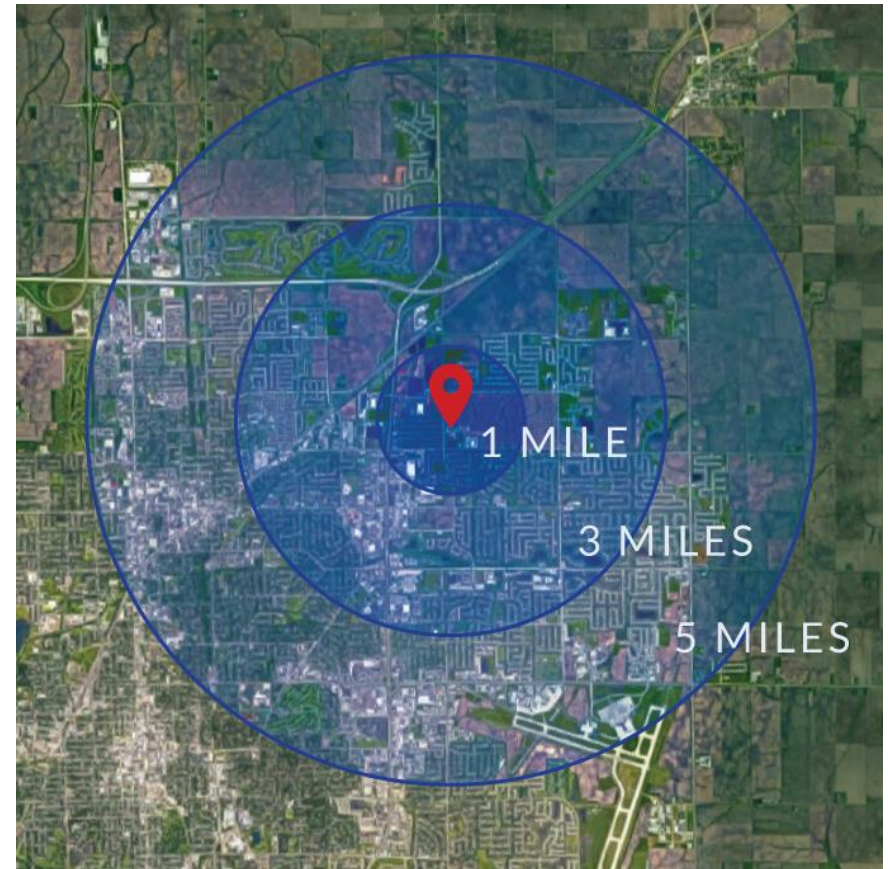
	1-MILES	3-MILES	5-MILES
2010 Population (Census)	6,018	66,075	118,150
2019 Population	6,319	67,973	120,887
2024 Population (Projected)	6,580	69,653	122,978

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2019 Housing Units	2,610	25,702	49,892
2019 Households	2,436	24,255	46,348
2024 Households (Projected)	2,540	6,404	47,431

INCOME

	1-MILES	3-MILES	5-MILES
2019 Per Capita Income	\$47,047	\$36,189	\$29,549
2019 Avg. HH Income	\$122,016	\$97,404	\$87,572
2019 Median HH Income	\$100,143	\$73,813	\$62,920



CONTACT



- **AJ Thoma III, CCIM, SIOR**

CBCDR Vice President, Brokerage

C: 217.520-3299

O: 217.403.3425

ajt@cbcdr.com



- **Eddie Rymer**

JLL, Senior Vice President

C: 651.226.7835

Eddie.rymer@am.jll.com



PROPERTY HIGHLIGHTS

- Easy Access to I-55, 74, & 39
- Close Proximity to National Retailers on Veterans Parkway
- Great Curb Appeal
- Corner Lot