

OFFICE FOR SALE

2000 Jacobssen Dr.,
Normal, IL 61761

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

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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

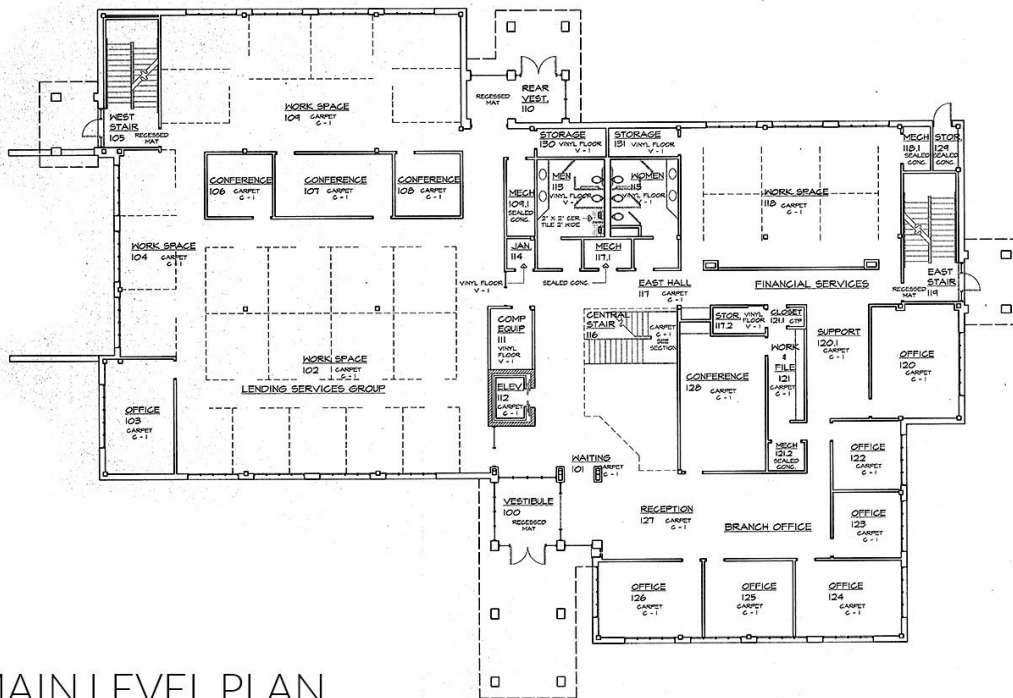
The Bloomington-Normal community is a highly educated community thanks in part to four institutions of higher education: **Illinois Wesleyan University**, **Illinois State University**, **Heartland Community College**, and **Lincoln College**. Bloomington-Normal is also home to the **Central Illinois 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.



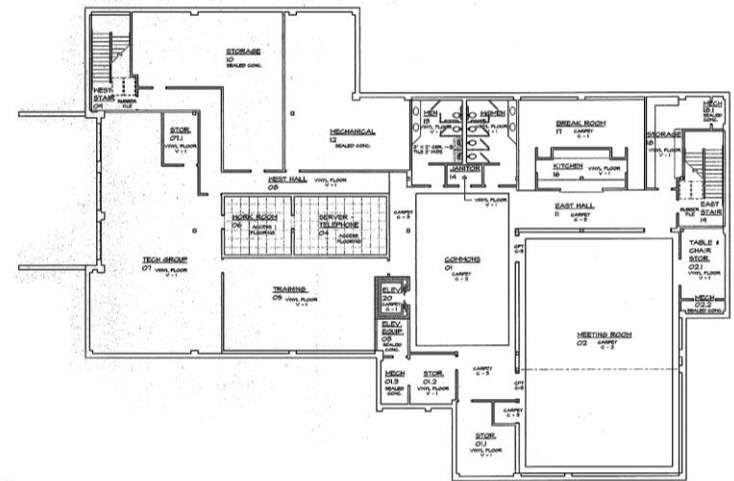
AERIAL



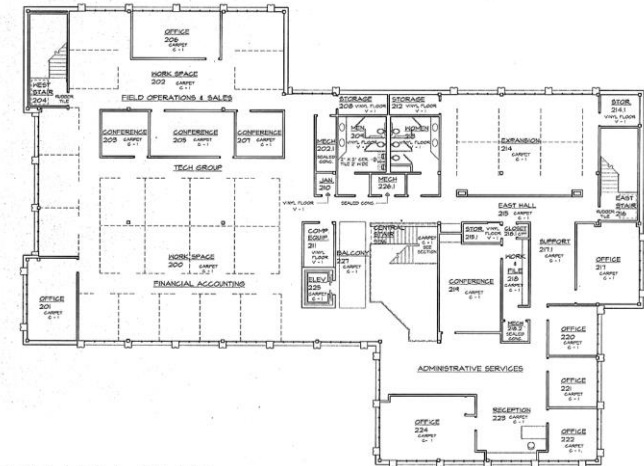
FLOOR PLANS



MAIN LEVEL PLAN



LOWER LEVEL PLAN



UPPER LEVEL PLAN

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

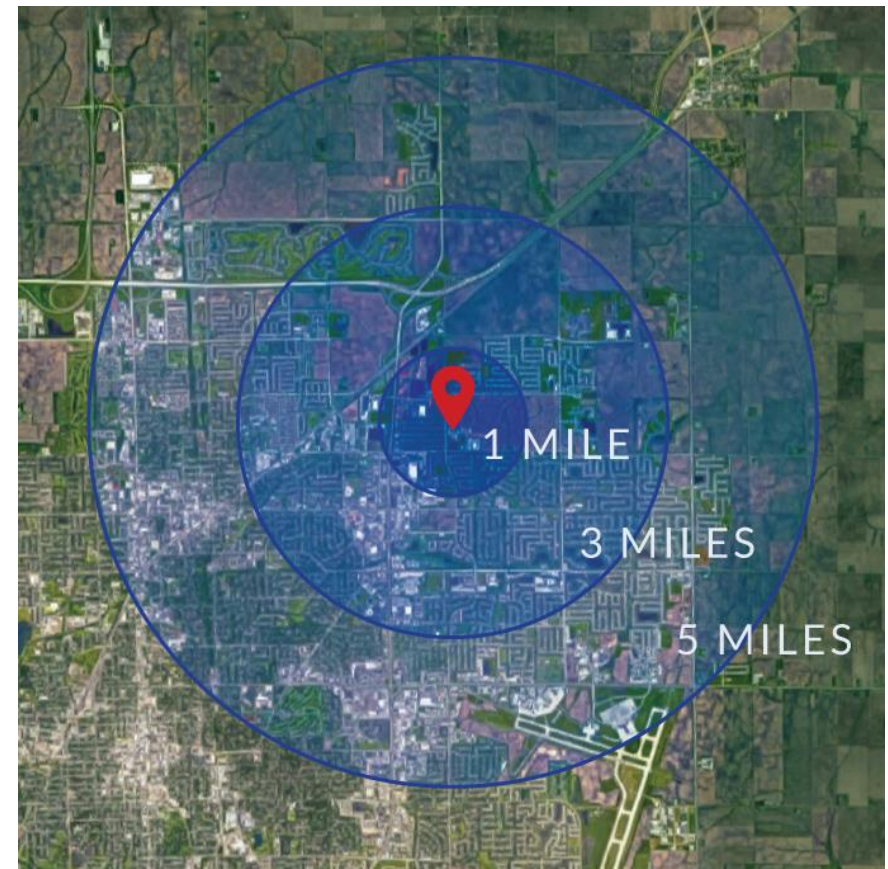
	1-MILES	3-MILES	5-MILES
2010 Population (Census)	6,018	66,075	118,150
2019 Population	6,319	67,973	120,887
2024 Population (Projected)	6,580	69,653	122,978

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



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**AVISON
YOUNG**

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PROPERTY HIGHLIGHTS

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