



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

PRIME RETAIL SPACE

\$36.00 / SF / NNN

FOR LEASE



101 N. Veterans Parkway Suite 501

Bloomington, IL 61704

1,248 SF

RETAIL

LEASE PRICE

\$36.00 / SF / NNN

BUILDING SIZE

13,437 SF

AVAILABLE SPACE

1,248 SF

YEAR BUILT

2004

TAX PIN

21-02-401-006

ZONING

B-1 General
Commercial

PARKING

73 SPACES

TENANCY

Multiple

PROPERTY DESCRIPTION

101 N Veterans Parkway is a 13,437 SF, multi-tenant shopping center that boasts a prime location at the corner of Veterans Parkway and Washington Street, offering unparalleled exposure to potential customers. The available suite measures +/- 1,248 SF and is wide-open with a back room, kitchenette, restroom, and utility closet. The suite has 10' ceilings, is sprinkled and has 3-phase, 208Y/120 VAC, 4-wire power. Plus, the suite is designed to accommodate your signage needs with ample opportunities for building facade and pylon sign displays.

2023 NNN's estimated at \$10.66/SF.

AREA DESCRIPTION

Discover the prime location of 101 N Veterans Parkway in Bloomington-Normal. Situated at the bustling intersection of Veterans Parkway and Washington Street, this property boasts a highly visible location that is impossible to miss.

As you approach, you'll find yourself directly across from the headquarters of one of the largest insurance companies in the world, State Farm. And just down the road, you'll find OSF Saint Joseph Medical Center - one of the largest and most respected healthcare providers in the area.

But that's not all. This premier location is surrounded by a host of well-known and highly-trafficked businesses, including Starbucks, Potbelly, T-Mobile, Gamestop, Jimmy John's, AT&T, Chipotle, and many more. This makes 101 N Veterans Parkway an ideal location for businesses looking to tap into the thriving commercial hub of Bloomington-Normal. Don't miss out on this unique and highly desirable location.



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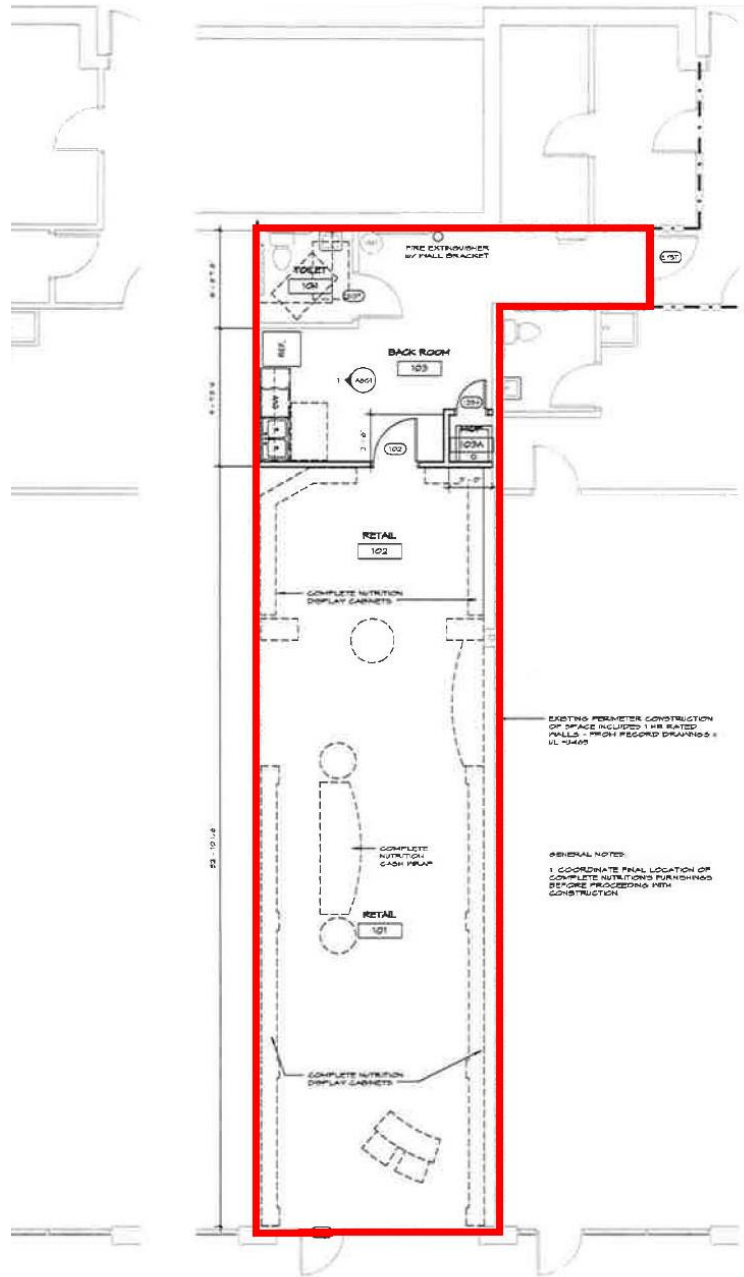
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FLOOR PLAN



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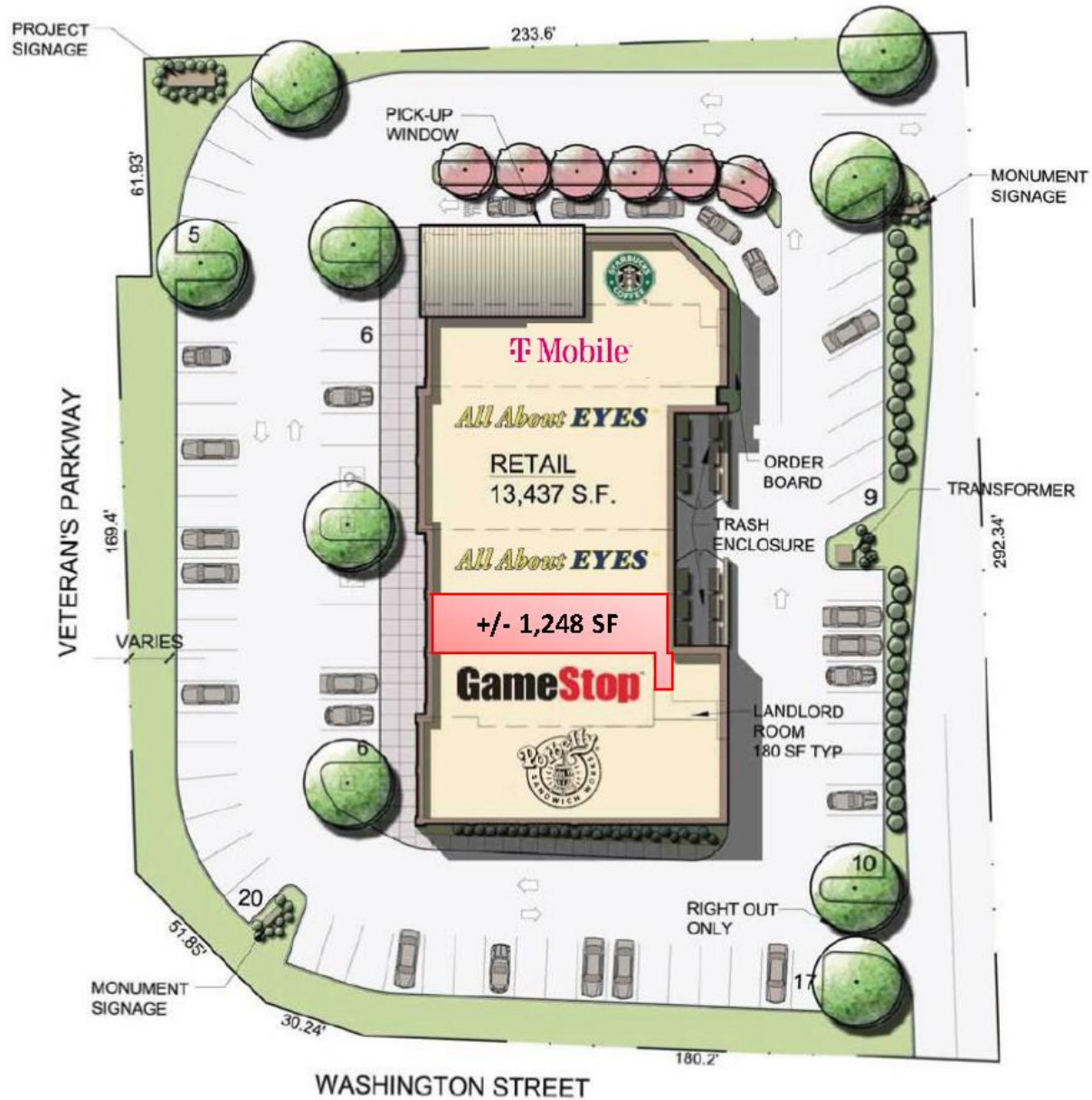
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SITE PLAN



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AERIAL



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