



**11 CURRENCY DRIVE | BLOOMINGTON, IL**  
AVAILABLE FOR SALE OR LEASE

**45,749 SF** BANQUET/EVENT SPACE CONVERSION OPTION  
(ABILITY TO ADD FULL SECOND FLOOR)

INCLUDING

**12,000 SF** PROFESSIONAL MEETING SPACE

**LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:**

Lee & Associates of Illinois, LLC (“Agent”) has been engaged by Ownership (“Seller”) as the exclusive agent for the sale of this 12,000 square foot investment offering located at 11 Currency Drive, Bloomington, Illinois (the “Property”).

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by Prospective Purchasers of the interest described herein. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. The use of this Offering Memorandum, and the information provided herein, are subject to the terms, provisions, and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed and any subsequent materials are being provided solely to facilitate the Prospective Purchaser’s own due diligence for which they shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, expressed or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained herein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communication or information transmitted, or made available, or any action take, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason.

The Seller and the Agent each expressly reserve the right, at their sole absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller.

The Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Agent or the Seller promptly upon request; (b) the recipient shall not contact employees of the Tenant directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent.



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# TABLE OF CONTENTS

<b>4</b>	PROPERTY OVERVIEW
<b>13</b>	BLOOMINGTON OVERVIEW
<b>15</b>	12,000 SF EVENT SPACE



# PROPERTY OVERVIEW



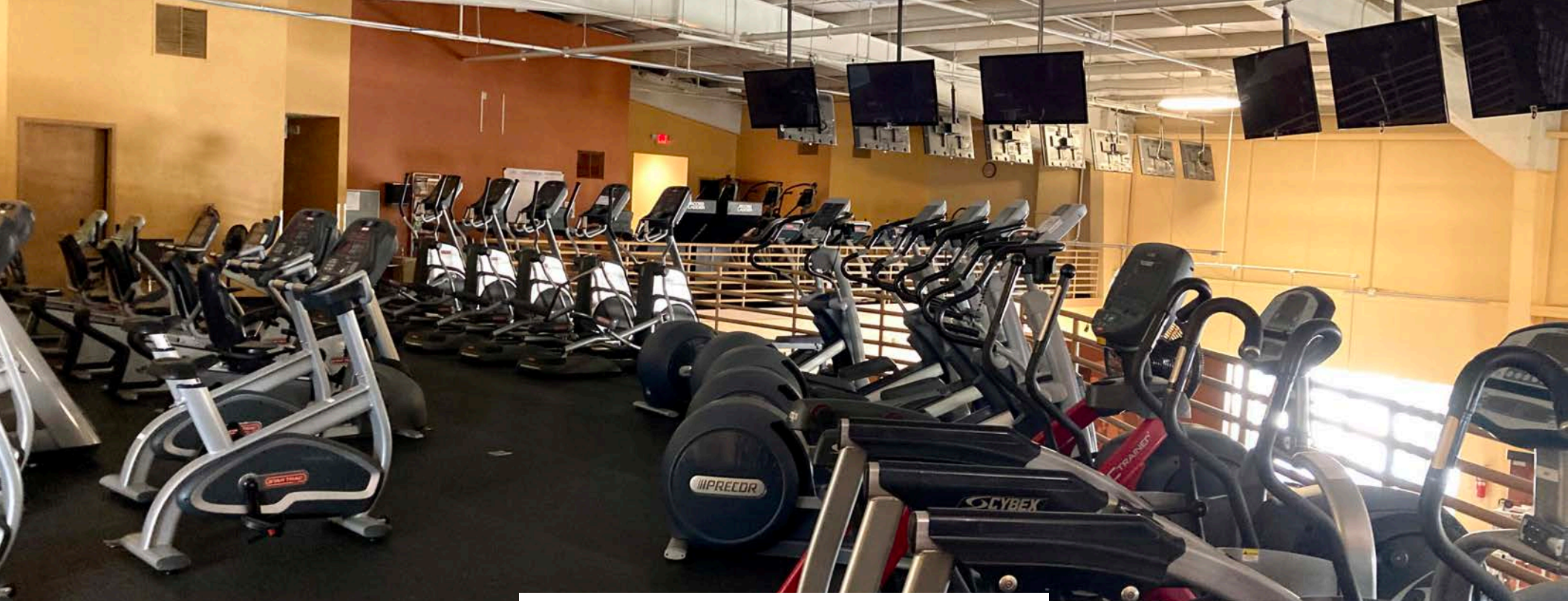
## HIGHLIGHTS

- 45,749 SF available
- Site size: 5 acres
- B-1 highway business zoning
- 450 car parking spaces
- Built in 1998
- FF&E has been removed
- Newly constructed multi-purpose room (\$800,000 cost) has a new hard rock maple floor and is used as a banquet hall during evening hours; the room also features a childcare room
- Footings installed at time of original construction to add full second floor and elevator pit installed as well
- Sale price: ~~\$4,500,000~~ **\$3,495,000**

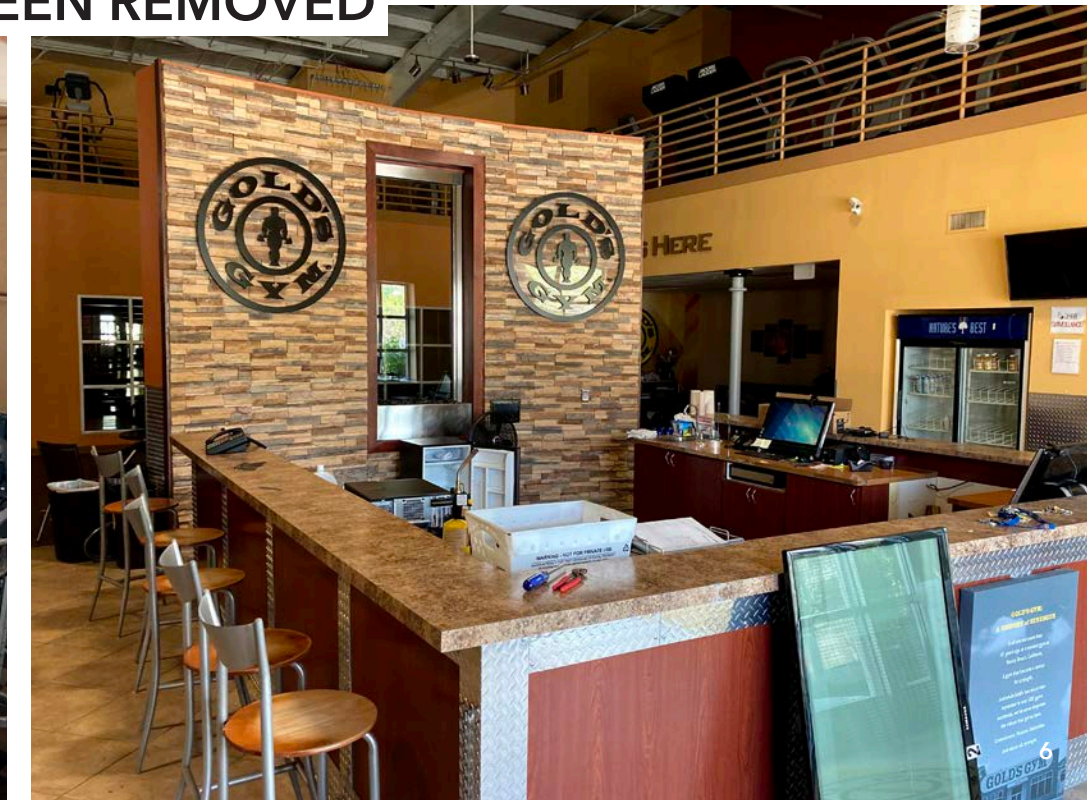
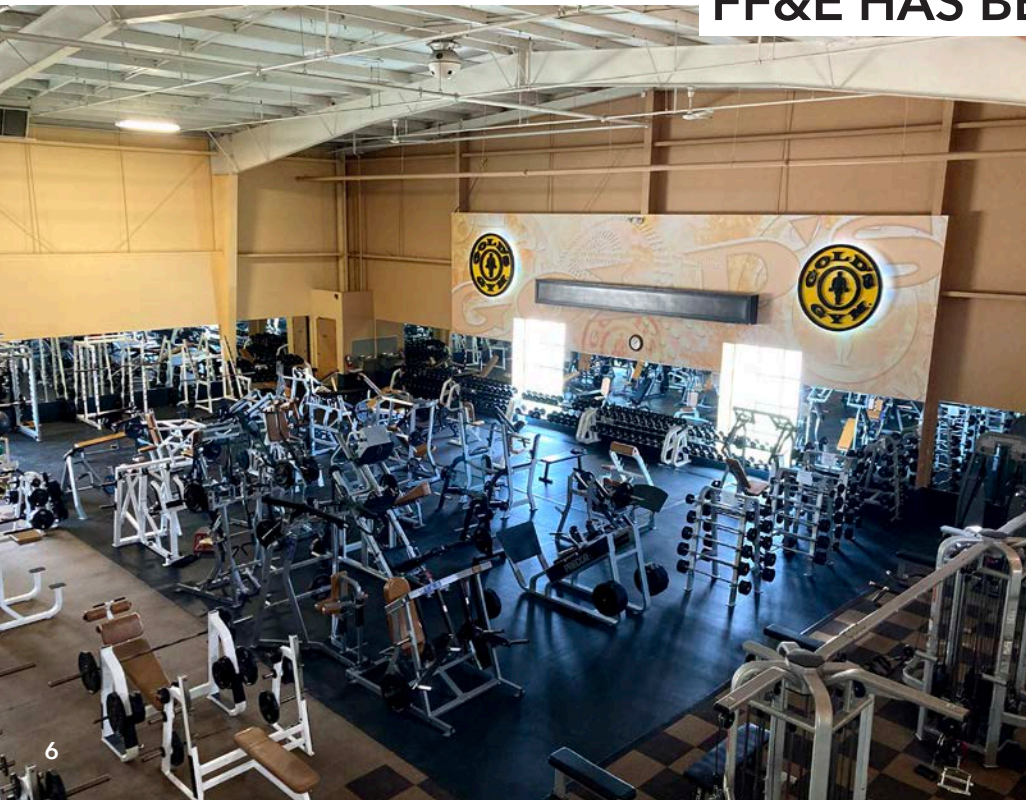




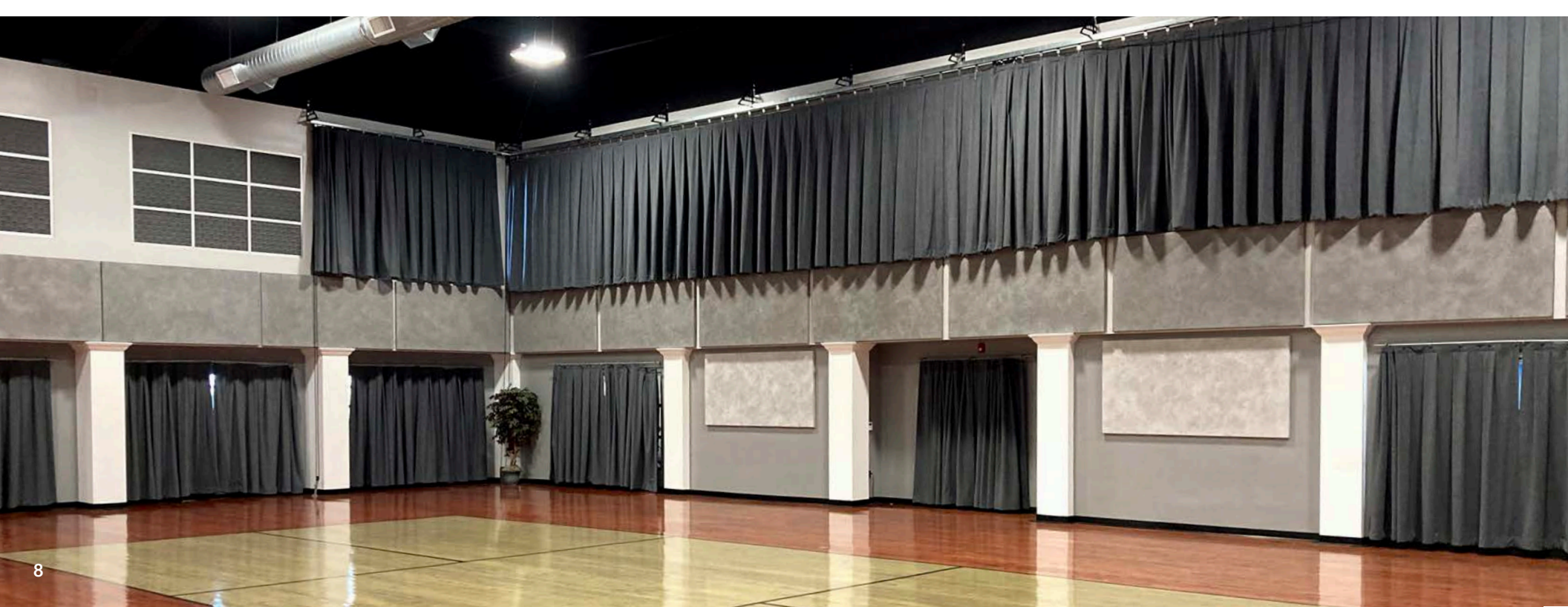
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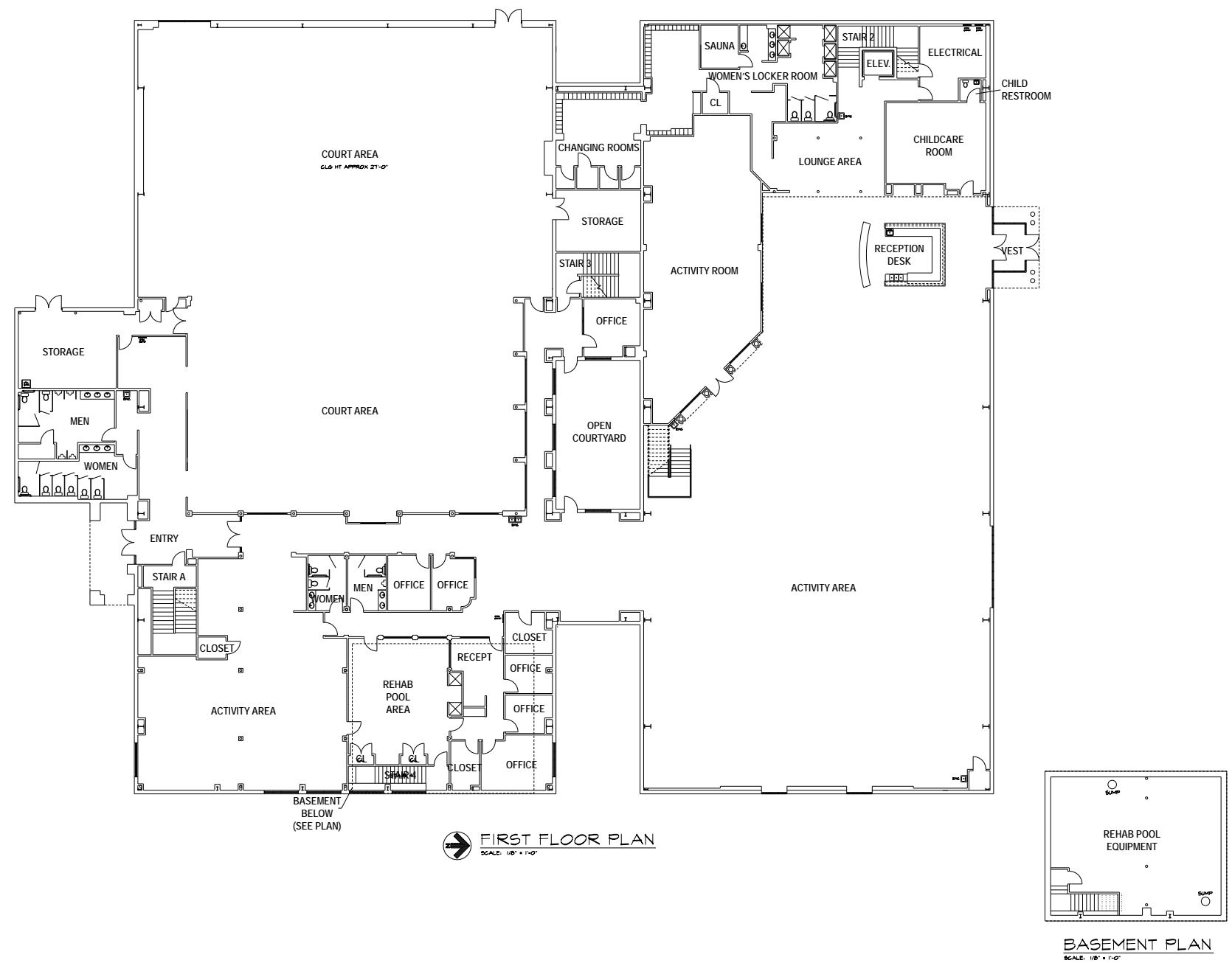
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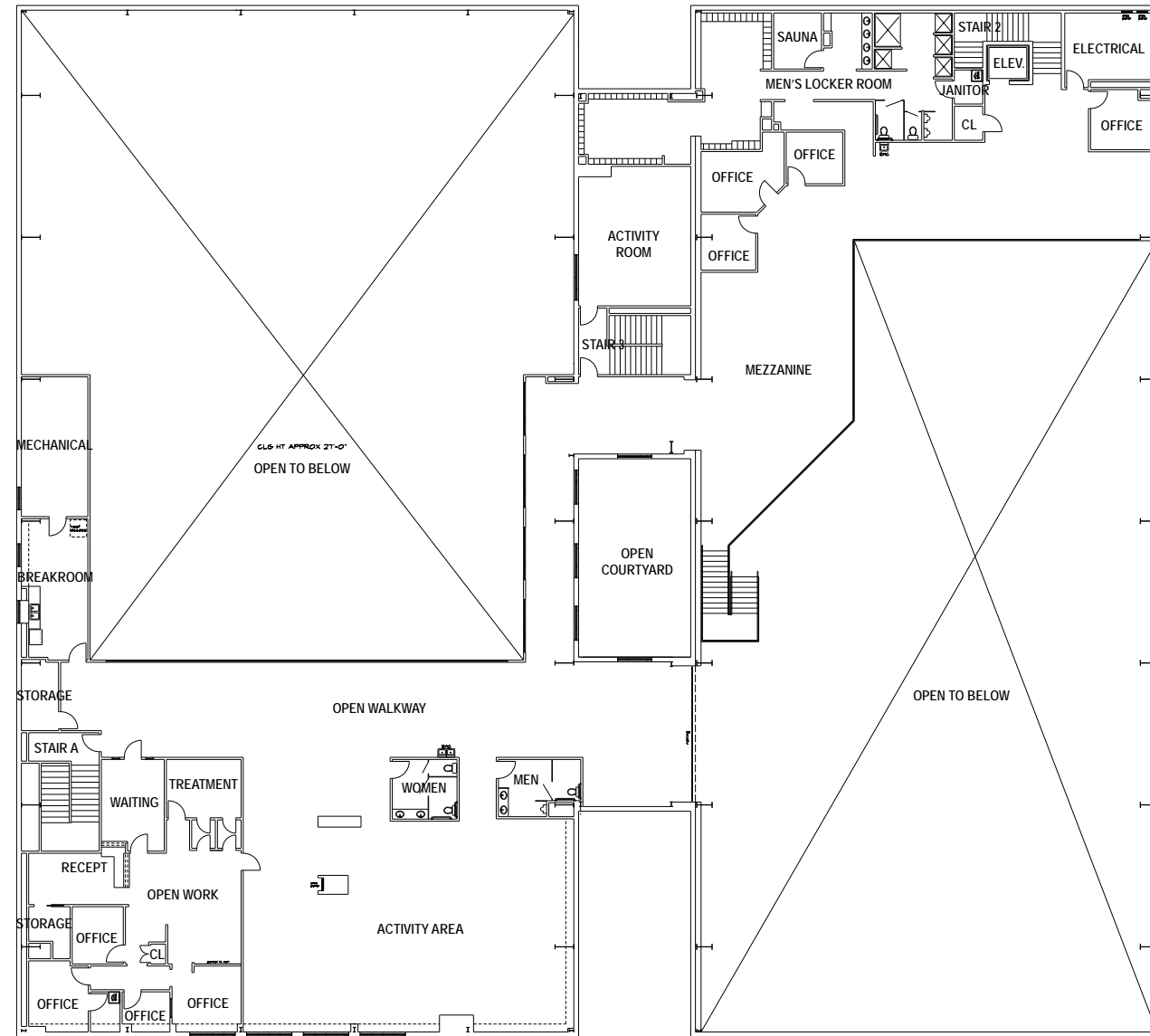


# FIRST FLOOR & BASEMENT





# SECOND FLOOR



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

# RETAIL AERIAL



Map data ©2020 Google Imagery ©2020 Maxar Technologies, USDA Farm



# LOCATION AERIAL



# BLOOMINGTON OVERVIEW

The City of Bloomington is located in the heart of Central IL approximately 125 miles SW of Chicago, 155 miles NE of St. Louis, and 64 miles NE of Springfield, the State Capital. Bloomington is the County Seat of McLean County, the largest county in IL (approximately 762,240 acres). Bloomington (pop. 76,610) is a twin City with the Town of Normal (pop. 52,497). Interstates 39, 55 and 74 converge on Bloomington-Normal, as well as US Route 51 and State Route 9.

The twin cities are also serviced by two major railroad lines and Amtrak, as well as air transportation at the Central Illinois Regional Airport, one of the fastest growing airports in the country, which services commuter, corporate, and private aircraft.

Bloomington is located in one of the most productive agricultural areas in the nation, but the economy is diverse and well-balanced. In addition to the major manufacturers and industries, there are two universities, two hospitals, a convention center, one indoor mall, one outdoor mall, and many banks and Savings & Loan Associations located in Bloomington-Normal. The City of Bloomington is one of the fastest growing metropolitan areas in Illinois with an estimated 20.25% increase in population between 1986 and 1995. New construction continues to enhance residential, industrial and commercial growth.

With the continued expansion by the Bloomington-Normal Airport Authority, Central Illinois Regional Airport is one of the fastest growing airports in the nation. The facility has lighted runways, charter service and private aircraft storage. Two new additional runways have been added in the last two years, servicing major airlines including Frontier, Air Tran, American Eagle, Northwest Airlinck and Transworld Express. Carriers offer more than 40 daily flights to Atlanta, Chicago, Denver, Orlando, Minneapolis/St. Paul and St. Louis.

## ATTRACTIONS

- Bloomington Center for the Performing Arts
- Children's Discovery Museum
- Community Players Theatre
- David Davis Mansion
- Ewing Cultural Center
- Harold Gregor Gallery
- Illinois Shakespeare Festival
- Illinois Symphony Orchestra
- Illinois Wesleyan University McPherson Theatre
- Illinois Wesleyan University Merwin Galleries
- Iron Coyote Challenge Park
- McLean County Museum of History
- Miller Park Zoo
- Prairie Aviation Museum
- Twin Cities Ballet





# DEMOGRAPHICS (VIEW FULL REPORT)



5 MILE

**116,879**

Estimated Population

**48,684**

Number of Households

**\$95,725**

Household Income

**87,149**

Daytime Population

7.5 MILES

**141,571**

Estimated Population

**58,186**

Number of Households

**\$105,231**

Household Income

**97,302**

Daytime Population

10 MILES

**147,055**

Estimated Population

**60,262**

Number of Households

**\$106,082**

Household Income

**100,008**

Daytime Population



**12,000 SF**  
PROFESSIONALLY  
DESIGNED MEETING SPACE





# PHENOMENAL 12,000 SF SPACE FOR EVENTS OF ALL KIND

- Expandable seating in balcony. 1,200 capable seating area with theatrical seating layout. Banquet arrangement of chairs and tables allow for 600 occupants. 450 vehicle parking with additional 100 car overflow across the street (currently an empty lot).
- Brand new rest room facilities capable of servicing 1000 person events.
- Catering prep space with separate new double door entrance for catering truck to back up to. McLean County Health Department certified prep area complete with commercial ice machine, mop sink, hand wash sink, sealed floor, new LED lighting. Servers/staff entrance separate from main area.
- Current 500-person occupancy permit with an additional 500 person if one more emergency exit added (down the road as needed).
- Brand new hard rock maple floor, dance floor, two fully motorized cable winch for chandeliers.
- \$250,000 invested in professionally designed and installed sound system. Special care take to tweak acoustics with strategically installed sound panels throughout and fire rated theatrical acoustically treated curtains that can optionally be opened for sporting events.
- 2 strategically located DJ hookup stations. Abundance of electrical power locations.
- Table & chair storage available.
- Licensed for full alcohol with 2 portable bars and amenities. Alcohol storage room and outdoor smoking area/courtyard available.
- Multipurpose capability. Fold up professional basketball hoops, subtle floor markings for 5 pickle ball courts.
- The space is designed for not only for wedding ceremony but concurrent chapel set up (guests don't need to relocate).
- Daily rate had been set at \$4,000 per day/night.
- Past client list/events includes multiple wedding parties, musical talent shows, non-profit banquets, Association of Christian Athletes, Life Song Missionary event, Pantograph's "Battle of the Chefs" fundraiser, and State Farm.
- The space draws high interest from Ethnic groups (Muslims, Jews, Indians) that are not allowed to have their own caterers bring in specifically prepared food into restaurants/event locations. Every other event space in town is tied to a restaurant that requires the event to use "their" kitchen and chefs to prepare the food. However, most ethnic groups will NOT let anyone else prepare their cultural/religious food. These groups were thrilled that they were allowed to bring in a caterer of their choice for their special event.
- Prior to COVID-19 pandemic, the events calendar was filling up quickly with events scheduled into late 2021, including weddings with 350 people. If the pandemic had not occurred, the space would hold 3 events every weekend for the next 3 years.
- Footings installed at time of original construction to add full second floor and elevator pit installed as well.



CONCEPTUAL BANQUET HALL RENDERING





CONCEPTUAL THEATER FLOOR PLAN



CONCEPTUAL WEDDING FLOOR PLAN



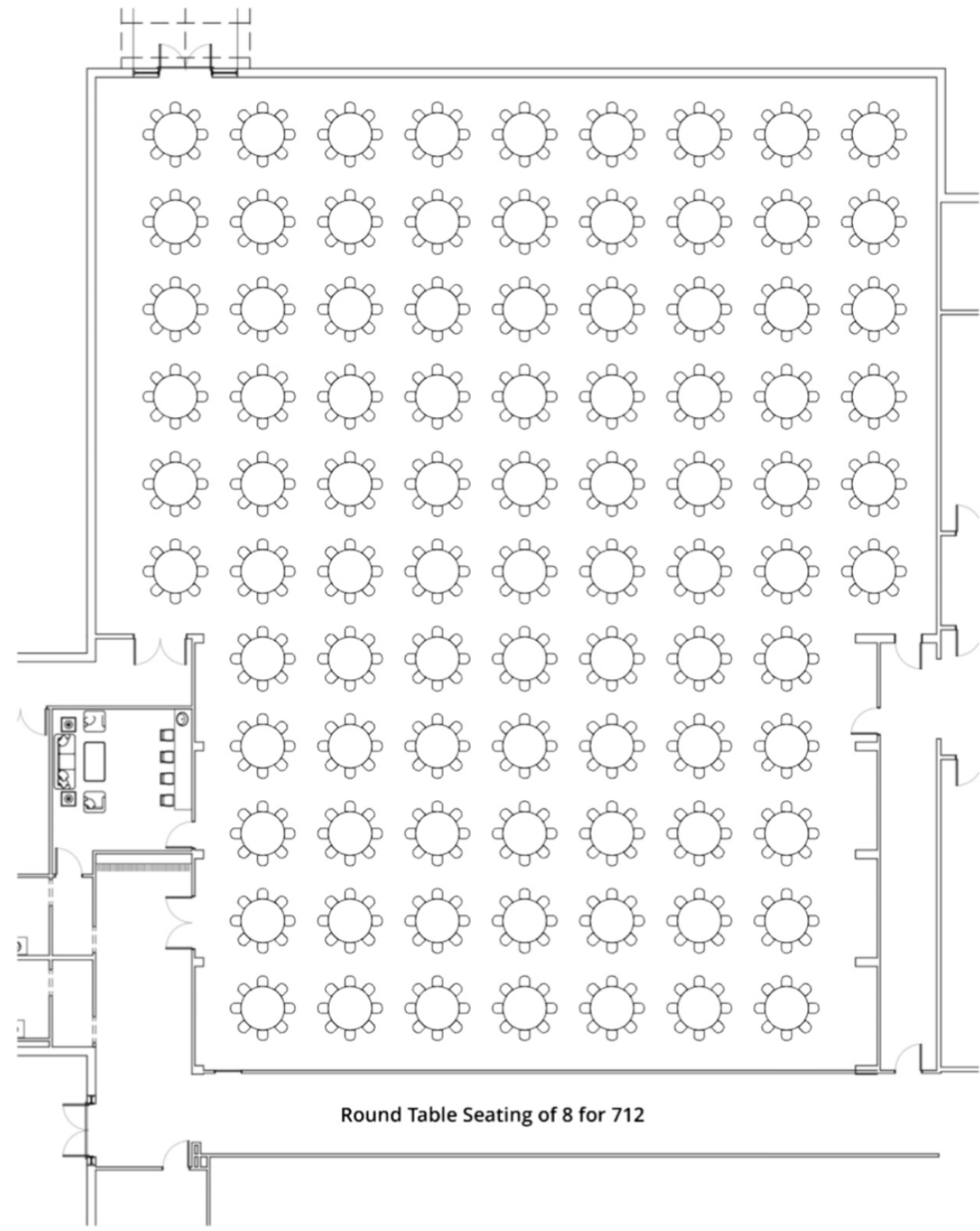


CONCEPTUAL WEDDING FLOOR PLAN

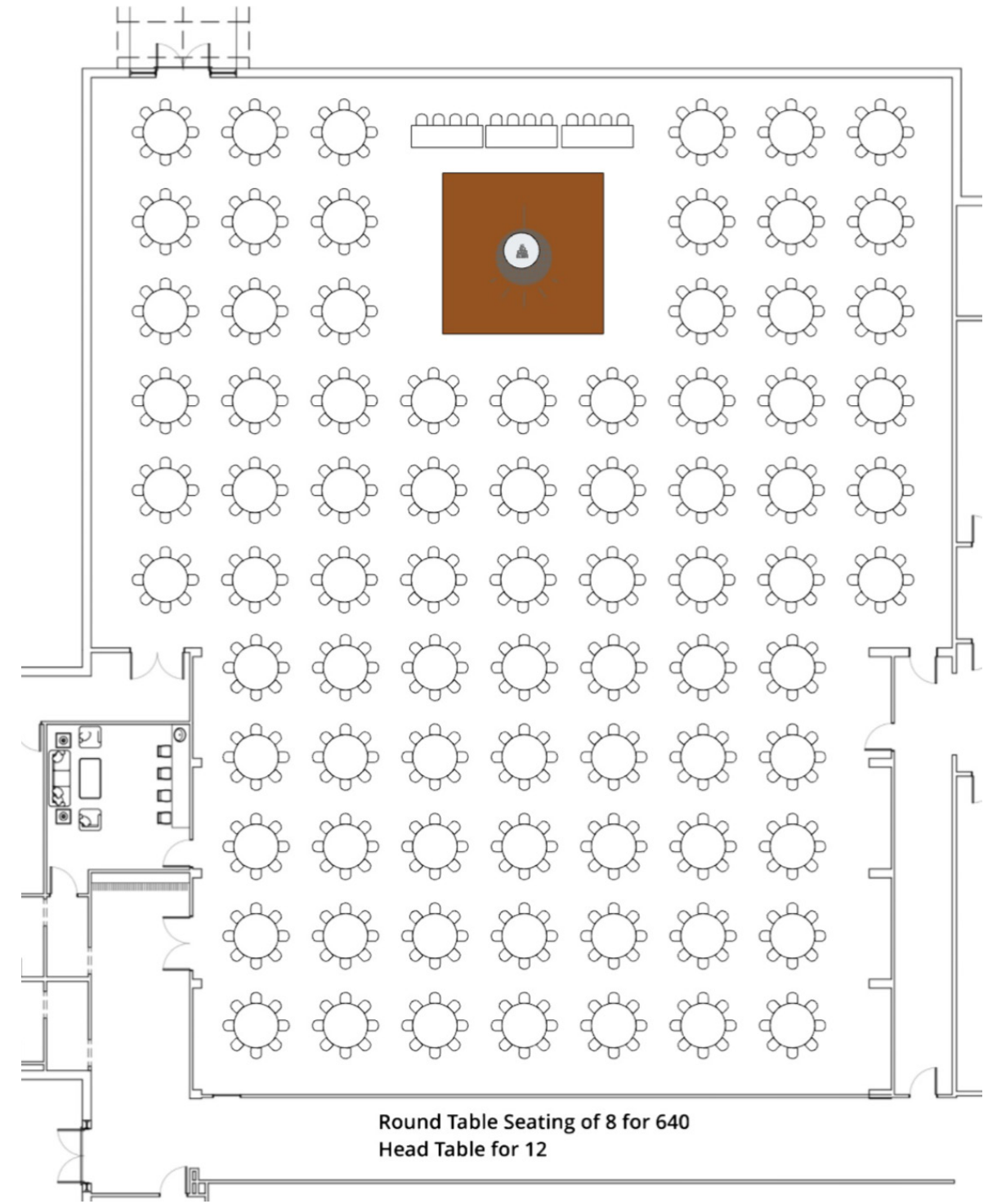
## VIEW EVENT VIDEOS BELOW





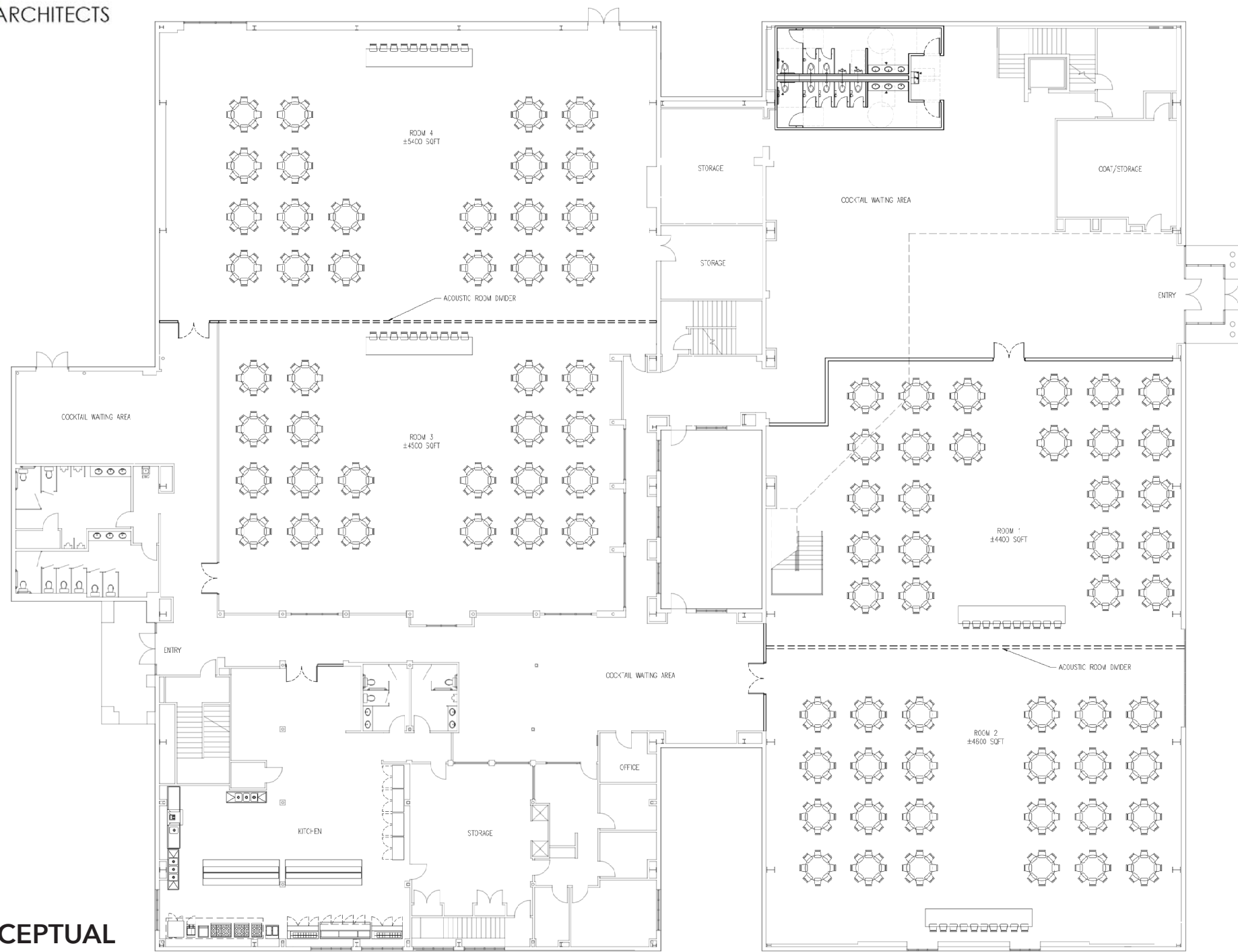


**EVENT SEATING LAYOUT**



**EVENT SEATING LAYOUT**





CONCEPTUAL PLAN







Questions?

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