

AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.
Suite A
Bloomington, Illinois

www.axis360.co



FOR LEASE - Retail - ISU Campus Location

850 W. HOVEY
Normal, IL 61761

Size
2,800 to 5,586 sq. ft.

Rate
\$15.00/sq. ft. modified gross

Built
2005

Zoning
B-1 (Hwy. Business District)

Parking
31+ dedicated spaces on 1st floor of attached garage.

Six Months FREE RENT
available on a 5-year lease!

Retail/office/service space at street level at The Edge Student Apartment Complex at ISU. **Plenty of on-site parking!** Space currently has two restrooms and washer/dryer hook-ups. It's a blank canvas, ready to finish to a new Tenant's needs. Floor to ceiling windows provide tons of natural light.

- 480 students live on the premises
- ISU enrollment approximately 20,700



SIX MONTHS FREE RENT
on a 5 year lease for qualified tenants

Laura Pritts
Designated Managing Broker
lpritts@axis360.co
(309) 824-0507

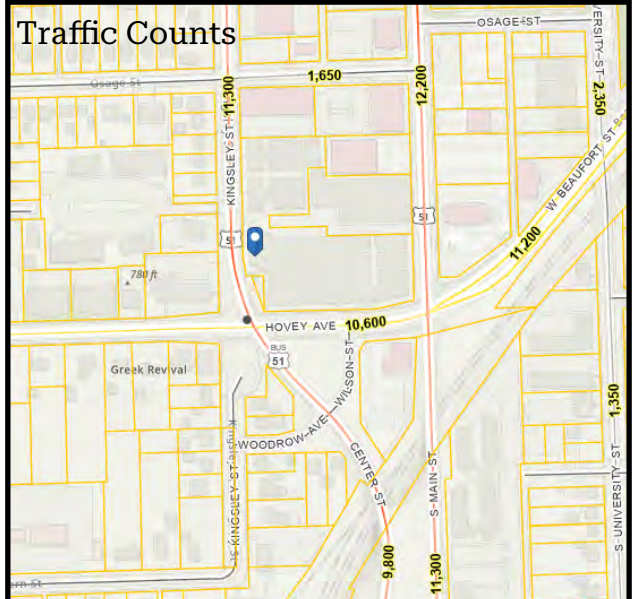
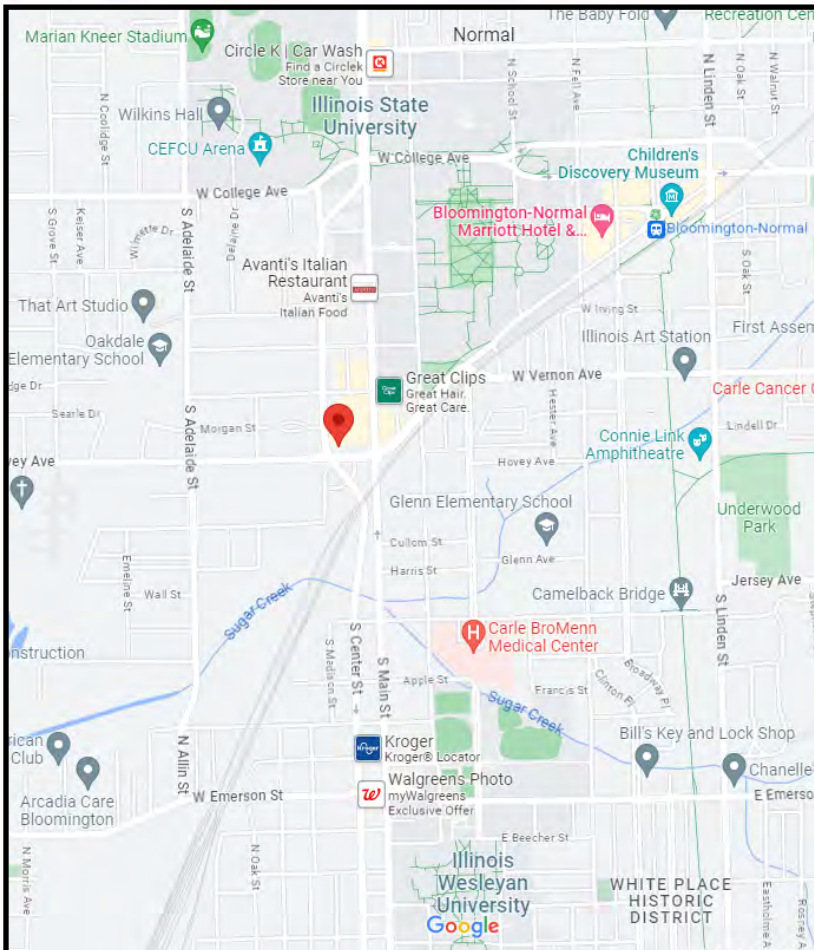
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| 1 Mile | 3 Miles | 5 Miles | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| 21,530 Estimated Population* | 82,726 Estimated Population* | 131,373 Estimated Population | 2 |
| \$34,766 Median Household Income | \$51,966 Median Household Income | \$64,186 Median Household Income | 0 |
| 7,972 Total Housing Units | 38,194 Total Housing Units | 59,310 Total Housing Units | 2 |
| | | | 3 |

* The median age in this area is 33.0, compared to U.S. median age of 39.1

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