

# AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.  
Suite A  
Bloomington, Illinois

[www.axis360.co](http://www.axis360.co)



## FOR LEASE - Uptown Station Restaurant

### ADDRESS

11 Uptown Station #103A  
Normal, Illinois

### SIZE

1,652 sq. ft.

### LEASE RATE

\$25.00 per sq. ft.

### LEASE TYPE

Modified Gross

### TERM

Minimum 5 Years

### ZONING

B-2, General Business

### TENANT IMPROVEMENTS

By Tenant

### ***Terrific opportunity for low-impact restaurant operator!***

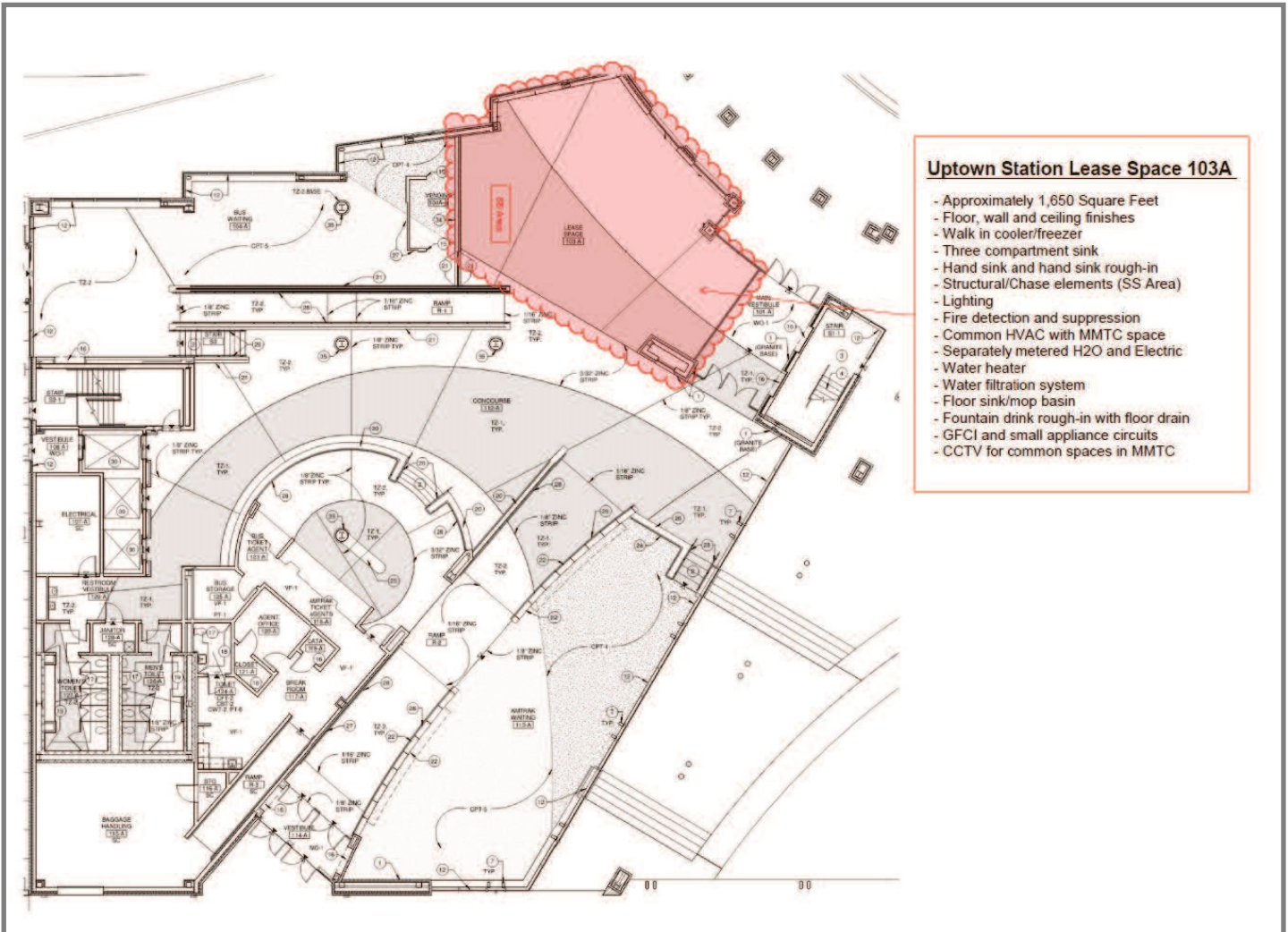
- Built-in foot traffic from the third largest Amtrak station in Illinois with approx. 91,842 (2021) train passengers per year coming and going from Uptown Station
- Street access on The Circle in Uptown Normal, where over a dozen festivals and events occur each year
- Perfect opportunity for ice cream, smoothies, sushi, coffee shop, deli, or any user that can operate with a ventless hood. Food use preferred but not required.



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- Uptown Station Lease Space 103A**
- Approximately 1,850 Square Feet
  - Floor, wall and ceiling finishes
  - Walk in cooler/freezer
  - Three compartment sink
  - Hand sink and hand sink rough-in
  - Structural/Chase elements (SS Area)
  - Lighting
  - Fire detection and suppression
  - Common HVAC with MMTC space
  - Separately metered H2O and Electric
  - Water heater
  - Water filtration system
  - Floor sink/mop basin
  - Fountain drink rough-in with floor drain
  - GFCI and small appliance circuits
  - CCTV for common spaces in MMTC

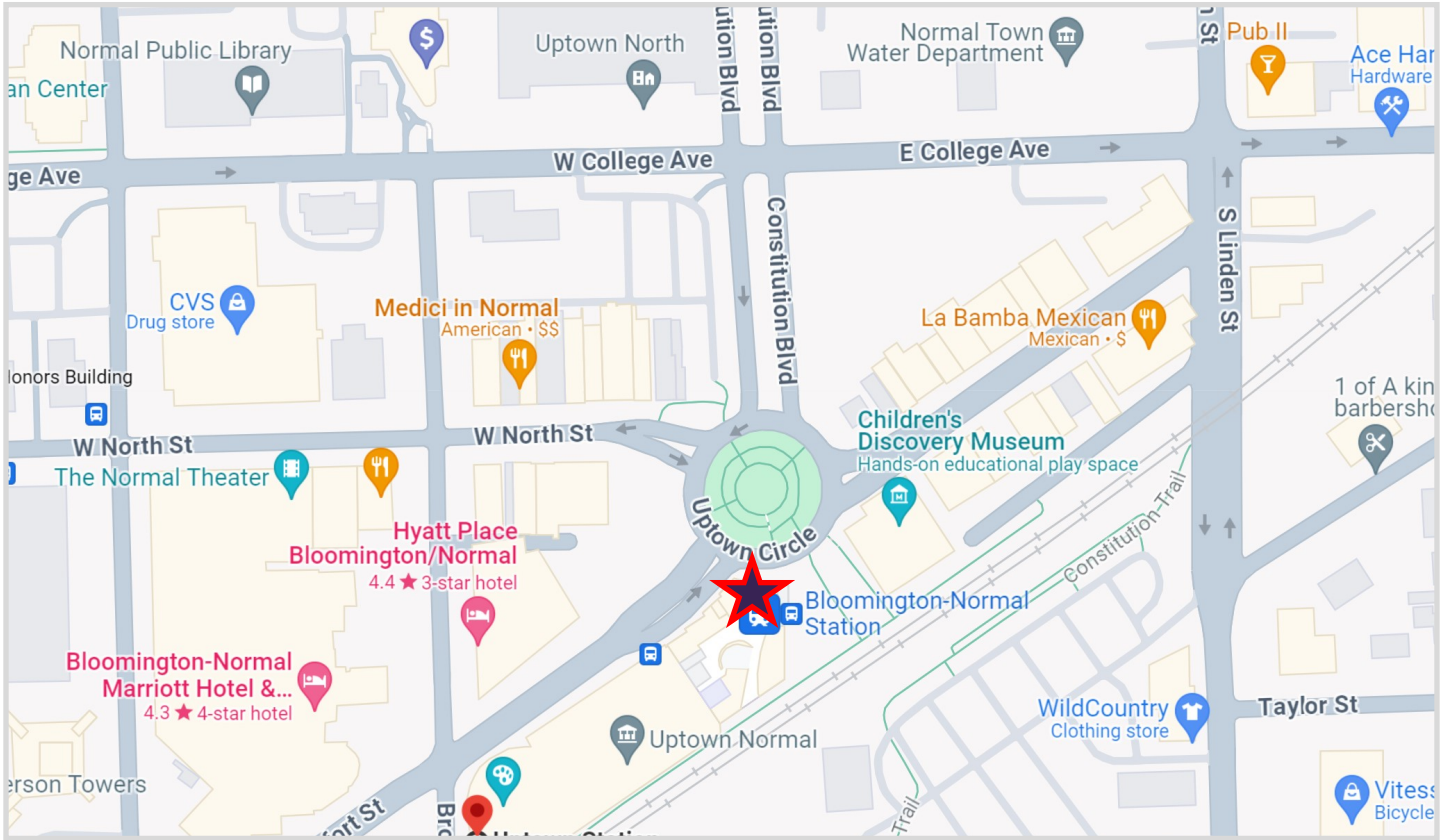






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