

AXIS 360

COMMERCIAL REAL ESTATE

3001 ½ Gill St.
Suite A
Bloomington, IL
61704
axis360.co



BUILDING SIZE

5,519 SF

LOT SIZE

1.11 acres

PRICE

\$895,000 (8.38% cap)

ZONED

B1 (General Business District)

BUILT

1983 (2015 remodel)

NOI

\$75,000 (increase in 2025)

LEASE EXPIRATION

September 2030

1615 N. MAIN STREET, NORMAL

NNN LEASE INVESTMENT | FOR SALE

This is a free standing operating Denny's property under new management. Current franchisee owns 37 Denny's and over 50 Burger Kings throughout the midwest.

September 2025, rent increases to \$82,500 NNN, 9.21% cap rate

Please do not disturb tenant.

Property is located in North Normal, along Bus 51, just off the I-55/I-39 interchange at Exit 165. The property was built by Denny's and has been operating continuously since 1983.

US 51 runs south past Illinois State University, Illinois Wesleyan University and into Downtown Bloomington. Raab Road, the crossroad just north of the property runs west to Heartland Community College and continues on to Rivian Automotive. This immediate area has a lot of commercial development and demand with continued growth in jobs and population.



DOLLAR GENERAL



The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative. This information is for illustrative purposes only.

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1615 N. MAIN STREET NORMAL, IL



5 minutes	10 minutes	15 minutes
24,403 Estimated Population	77,646 Estimated Population	133,629 Estimated Population
\$79,623 Average HH Income	\$89,541 Average HH Income	\$97,651 Average HH Income
506 No. of Businesses	2,486 No. of Businesses	4,516 No. of Businesses
8,719 Number of Employees	40,576 Number of Employees	104,254 Number of Employees

Strong Economic Drivers:

Bloomington-Normal is a desirable market with a diversified economy. Bloomington is the county seat of McLean County, IL and the world headquarters to State Farm Insurance (14,500 employees) and Country Financial (2,025 employees), Other major employers that provide industry diversification, Illinois State University (3,940 employees), Rivian Automotive (7,500 employees), and OSF Healthcare (1,286 employees), others include Nussbaum Transportation, Beer Nuts Brand Snacks, and McLean County is one of the most productive agricultural areas in the nation, which attracted Brandt Industries to the community.

The twin cities are serviced by four major railroad lines and Amtrak, as well as air transportation at the Central Illinois Regional Airport, which services commuter, corporate, and private aircraft.

Strong College Community Demographics:

Normal is home to Illinois State University (20,989 students) and Heartland Community College (5,280 students). The community also boasts higher education at Illinois Wesleyan University in Bloomington with 1,649 students. All of the higher ed institutions have been on a growth trajectory, adding engineering programs, growing their business incubators, healthcare programs and more.

Strong National Recognition:

Bloomington Ranks #64 in Best Places to Live in the US in 2022

Bloomington-Normal is ranked in the top 10 among "Most Livable College Towns in America" Strategistico, 2022

Bloomington-Normal is ranked in the top 20 among "Most Livable Small Cities in the U.S."

Bloomington-Normal is ranked #3 in Illinois among "Start-Up City Rankings"

Bloomington-Normal is ranked #1 among the "Happiest City in America"

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