

# AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.  
Suite A  
Bloomington, Illinois

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



## FOR LEASE - Uptown Normal

**Illinois State University**  
Campus Location  
Approx. 20,700 students

### ADDRESS

121 W. North St.  
Normal, Illinois

### SIZE

4,397 sq. ft.

### LEASE RATE

Negotiable

### TENANT IMPROVEMENTS

Negotiable

### TERM

Minimum 5 Years

### ZONING

B-2, General Business

### LOCATION

Corner of North and  
Broadway in Uptown  
Normal

A **complete remodel** is planned for both the interior and exterior of this prime location in Uptown Normal. Situated between Uptown Circle and the Illinois State University Quad, it benefits from high daytime business and retail traffic, **servicing both the community and students**.

Bring your vision and we'll bring it to life!

The owners are **seeking the ideal tenant to execute their vision** of bringing another **trendy and inviting property** to life in Uptown Normal. A fantastic opportunity awaits for the right restaurant, retailer, salon, or other suitable business.

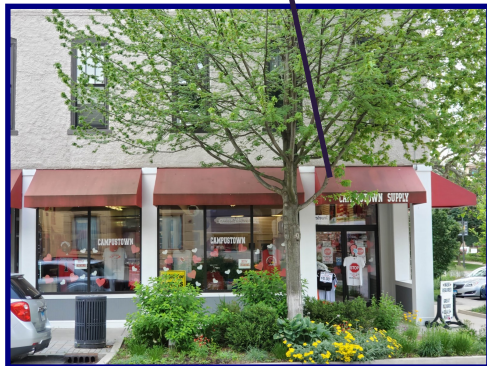
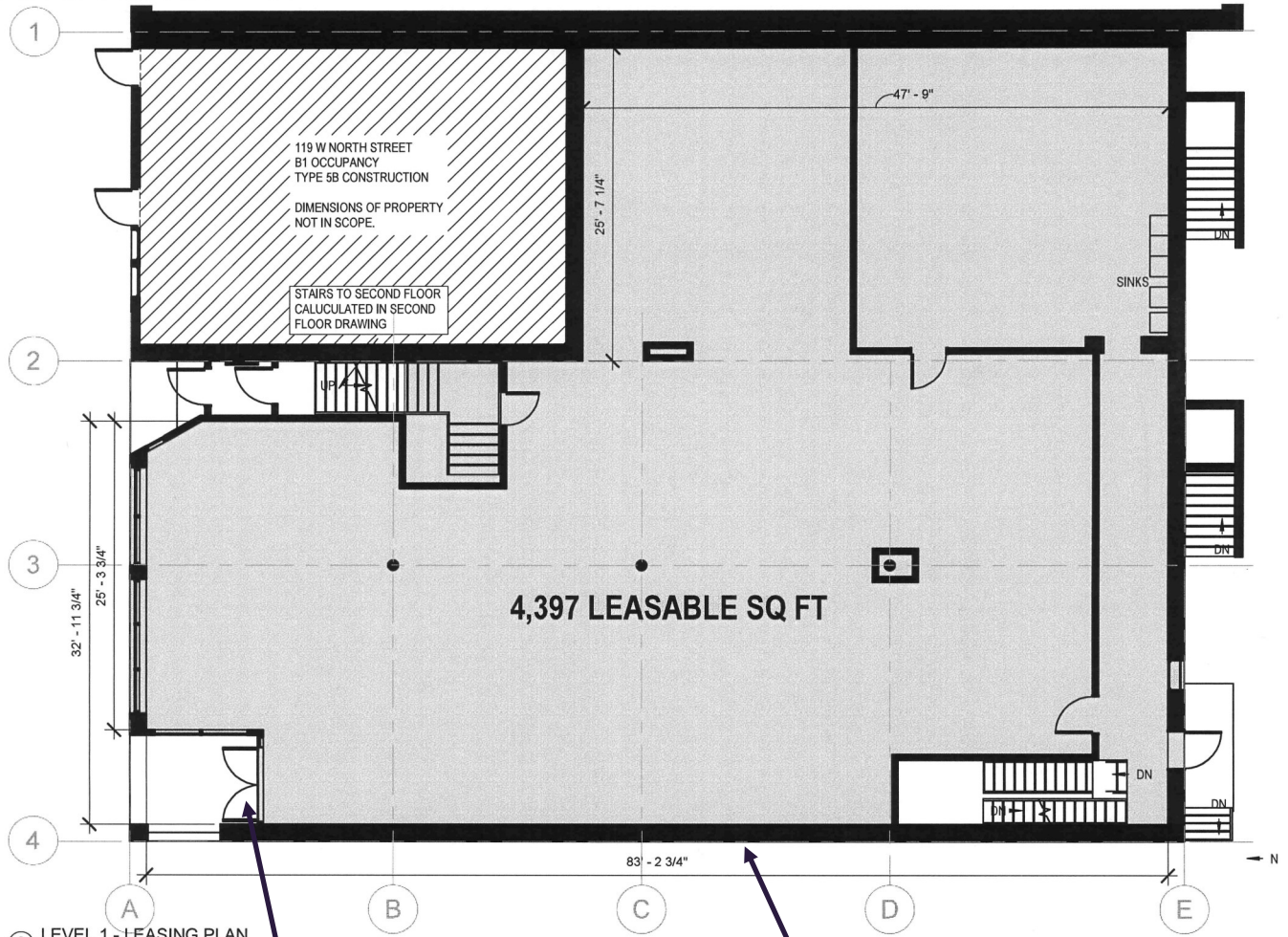
**Potential features** include an open **mezzanine**, **outdoor seating**, and additional **windows/entrances** on Broadway.

Owners **may consider dividing** for the right opportunity.

**Laura Pritts**  
Designated Managing Broker  
[lpritts@axis360.co](mailto:lpritts@axis360.co)  
(309) 824-0507

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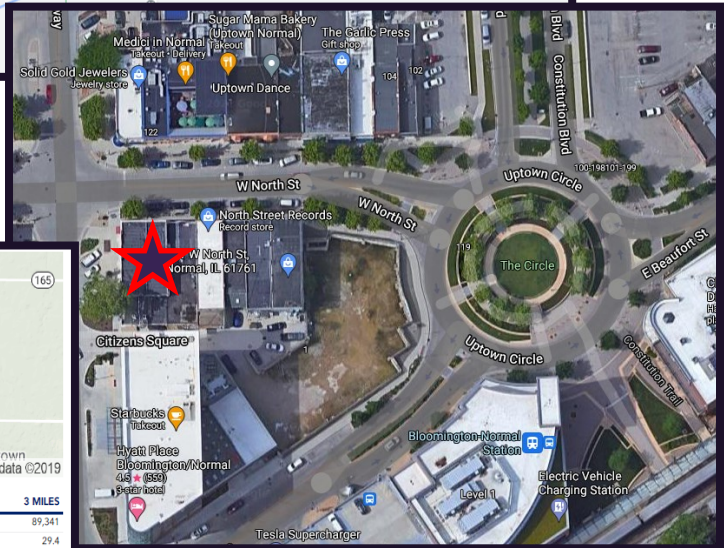
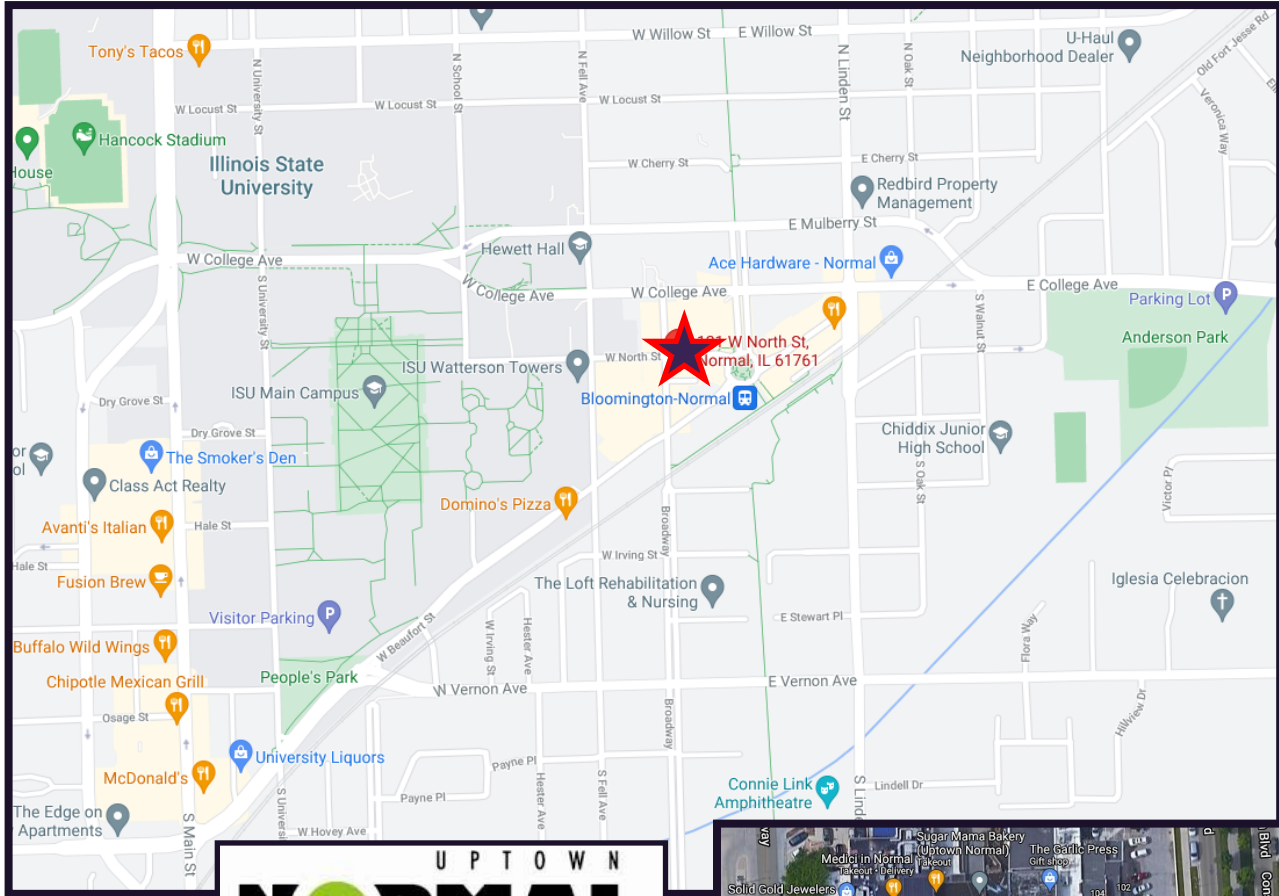




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	1 MILE	2 MILES	3 MILES
<b>POPULATION</b>			
Total population	21,458	53,981	89,341
Median age	22.2	27.3	29.4
Median age (Male)	22.6	26.9	28.8
Median age (Female)	22.1	27.8	30.4
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	5,557	17,693	32,442
# of persons per HH	3.9	3.1	2.8
Average HH income	\$49,589	\$54,543	\$56,344
Average house value	\$153,882	\$148,457	\$154,421

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