



3001 ½ Gill St. Suite A
Bloomington, IL 61704

axis360.co

**1503 E. COLLEGE AVE
NORMAL, IL**



BUILDING SIZE

85,785 SF

YEAR BUILT

1977

LEASE TYPE

NNN: \$3.85/SF estimated

LEASE RATE

\$11.00–11.50/SF

AVAILABLE SPACE

2,773 & 16,950 SF

TRAFFIC COUNT

17,800 cpd College Ave

This property is a multi-tenant retail strip center with Paul Mitchell School, CSL Plasma and Proving Ground Boulderling Gym anchoring the center. Smaller inline tenants include Peoria Charter, Johnson Shoe Repair, Kim's Pro Nails, Alexander Steakhouse and Mathnasium.

The shopping center is adjacent to Shoppes of College Hills with retailers Target, Hobby Lobby, Von Maur, Destihl Restaurant, Starbucks, Crumbl Cookie and more.

Property has multiple means of ingress and egress, plenty of parking and is on the bus route.

Two spaces are currently available.

Former Gold's Gym space is 16,950 SF, complete gym space with men's and women's locker rooms.

Former Sewing Studio space is 2,773 SF and is a wide open retail space with a large back room and single restroom in common hallway, which acts as the emergency egress to Foundation Church.



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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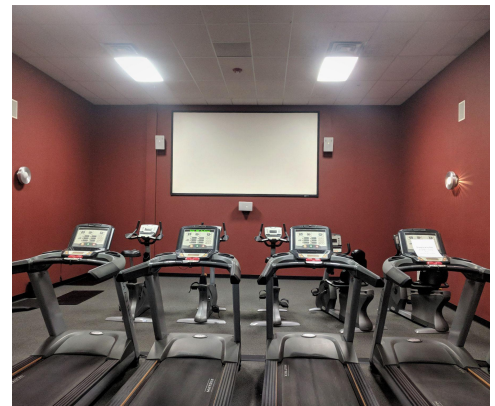
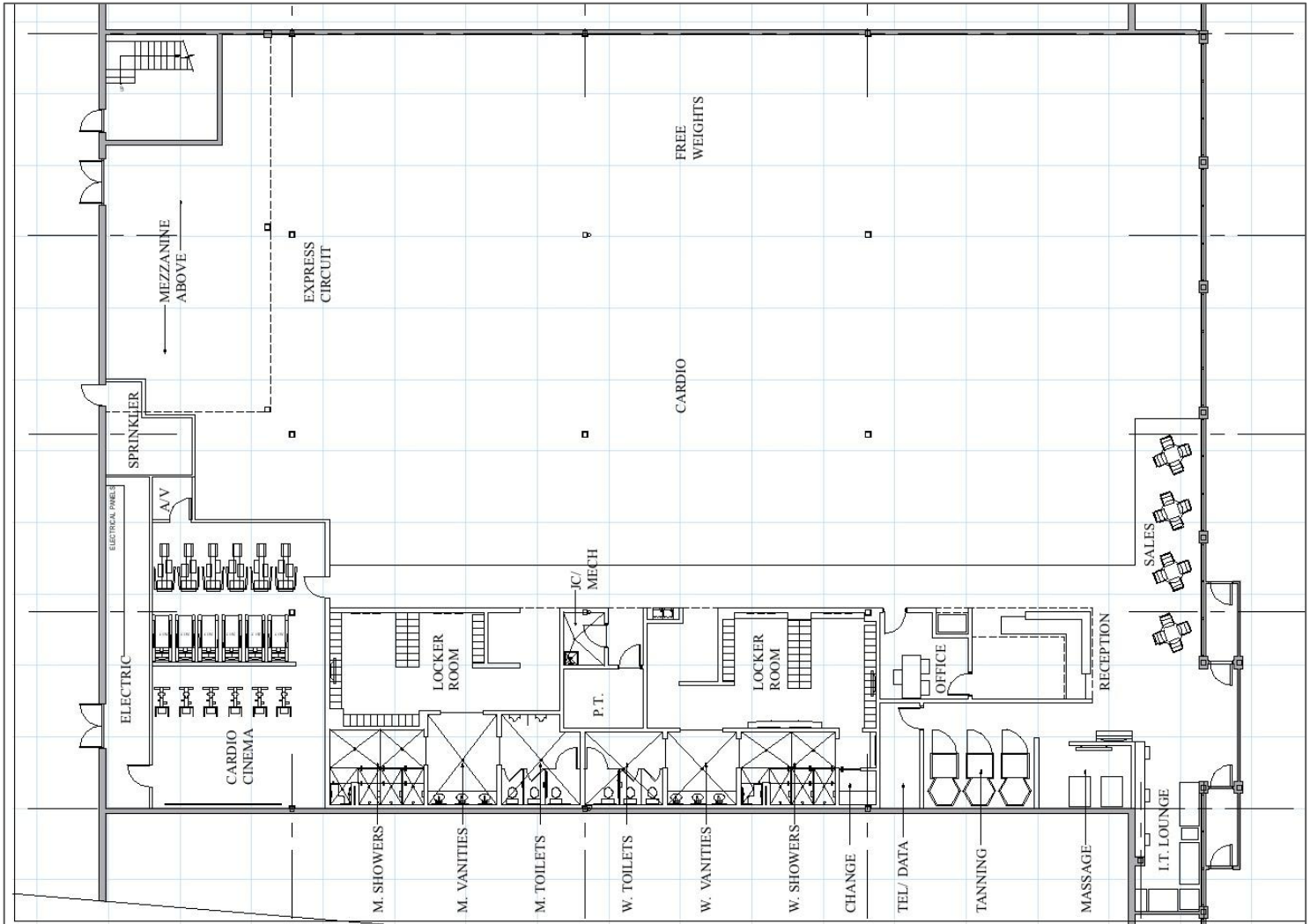




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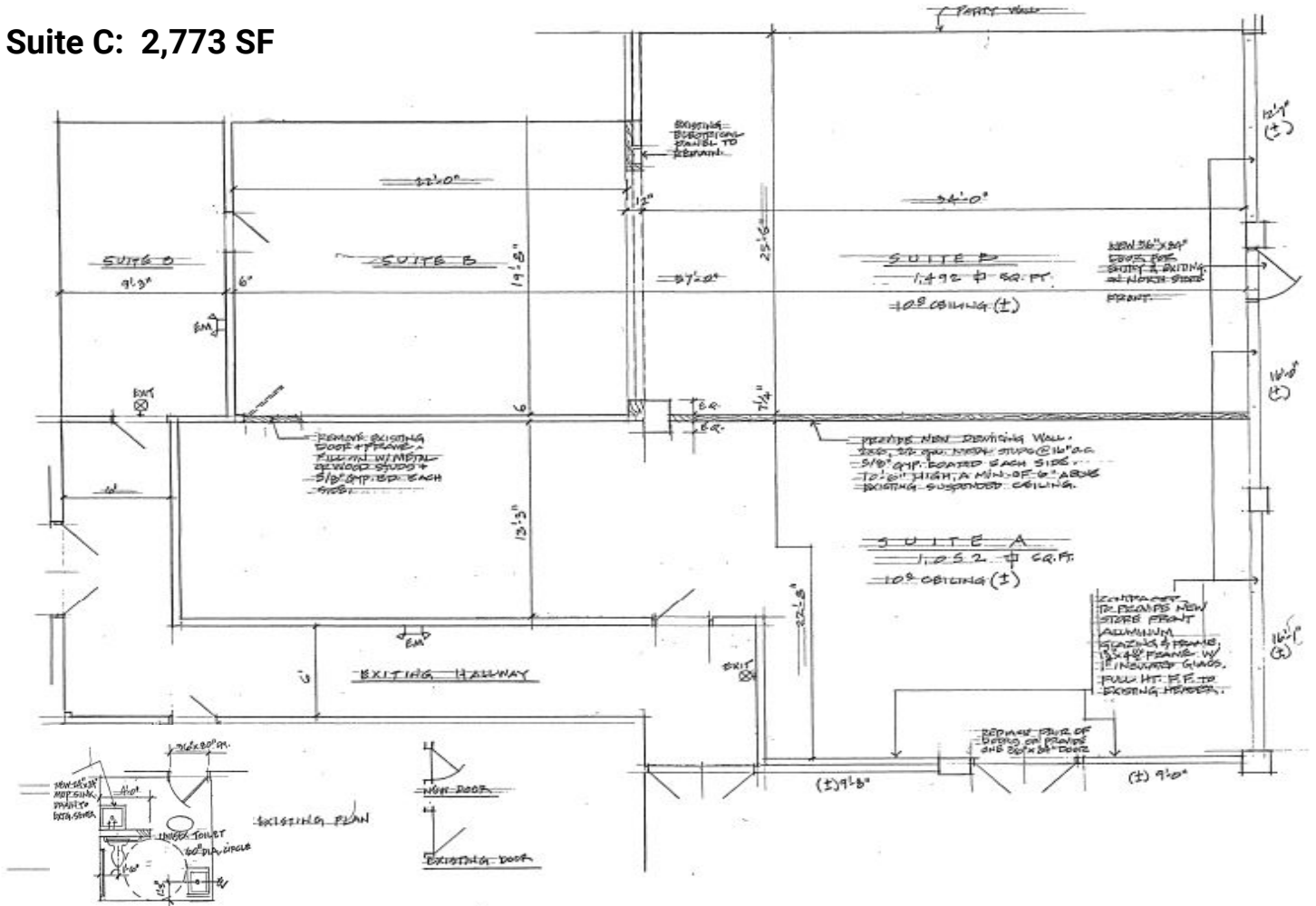
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Suite C: 2,773 SF



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