



3001 ½ Gill St. Suite A
Bloomington, IL 61704

axis360.co

106 YOUNG DRIVE NORMAL, IL



BUILDING SIZE

4,320 SF

YEAR BUILT

1980

LOT SIZE

0.32 acres

SALE PRICE

\$595,000

PARKING

13

ZONING

B1

Situated on College Avenue as a pad site to the Kroger Shopping Center, 106 Young Drive offers a rare opportunity to own a freestanding retail building in one of Normal's most active commercial corridors. The property is currently fully occupied by RK Grocery, who recently signed a new two-year lease, providing immediate income stability for an investor while preserving flexibility for future use.

Originally constructed as four separate units, the building has since been opened up to create one contiguous space. With a **half-basement** for storage and operations, the layout offers adaptability for a variety of retail or service uses should a future owner choose to reposition the property. Currently built out with restrooms, kitchenette, offices and storage.

The site benefits from exceptional visibility and traffic. The surrounding area is home to a strong mix of national and regional retailers, service businesses, and restaurants, including new developments such as The Picklr and Tricoci University that have opened across the street.

The property is positioned just west of the intersection of Veterans Parkway and College Avenue, leading westward as the gateway to Illinois State University.

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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- **Status:** Fully leased to a long-term tenant.
(Original lease Jan. 2010)
- **Lease:** New **2-year agreement** in place with RK Grocery. (Expires June 30, 2027)
- **Modified Gross Rent:** \$78,000 annually
 - Taxes (2024): \$16,715
 - Insurance: \$3,000
 - **NOI: \$58,285 (9.8% cap)**
- **Use Flexibility:** Building could easily be reconfigured back into **multi-tenant retail units** in the future if desired.
- **Market Strength:** Located in a thriving commercial area surrounded by national and regional retailers, service businesses, and university traffic.



★ Property Location



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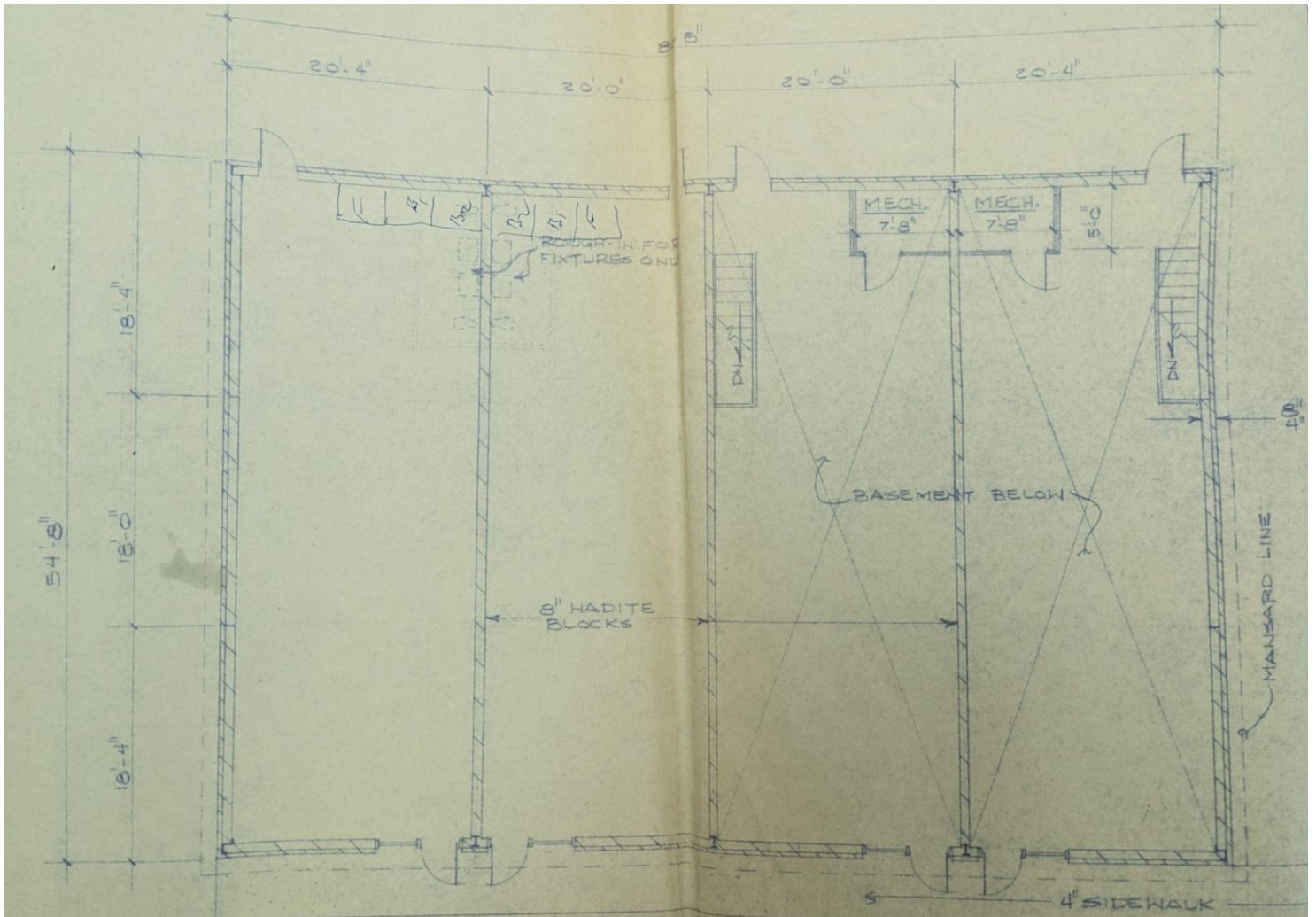
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- Interior walls have been opened up for a single retail tenant.
- Lower level has restrooms, kitchenette and offices
- Block building
- Steel Roof

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