



FOR SALE OR LEASE - High End Day Care Building

2432 Maloney Drive, Bloomington, Illinois

Lease Rate

\$14.50 per sq. ft. NNN

Sale Price

\$2,200,000

Total Building Size

11,000 Sq. Ft.

Taxes

\$51,821 (2024 paid in 2025)

Zoning

B-1 (General Comm. District)

Built

2001

Lot Size

165 x 272 = 1.03 Acres

Thoughtfully designed facility perfect for early education, enrichment programs, or youth services. This versatile space features **7 total classrooms**, including **5 classrooms equipped with private in-room restrooms** for added convenience and safety.

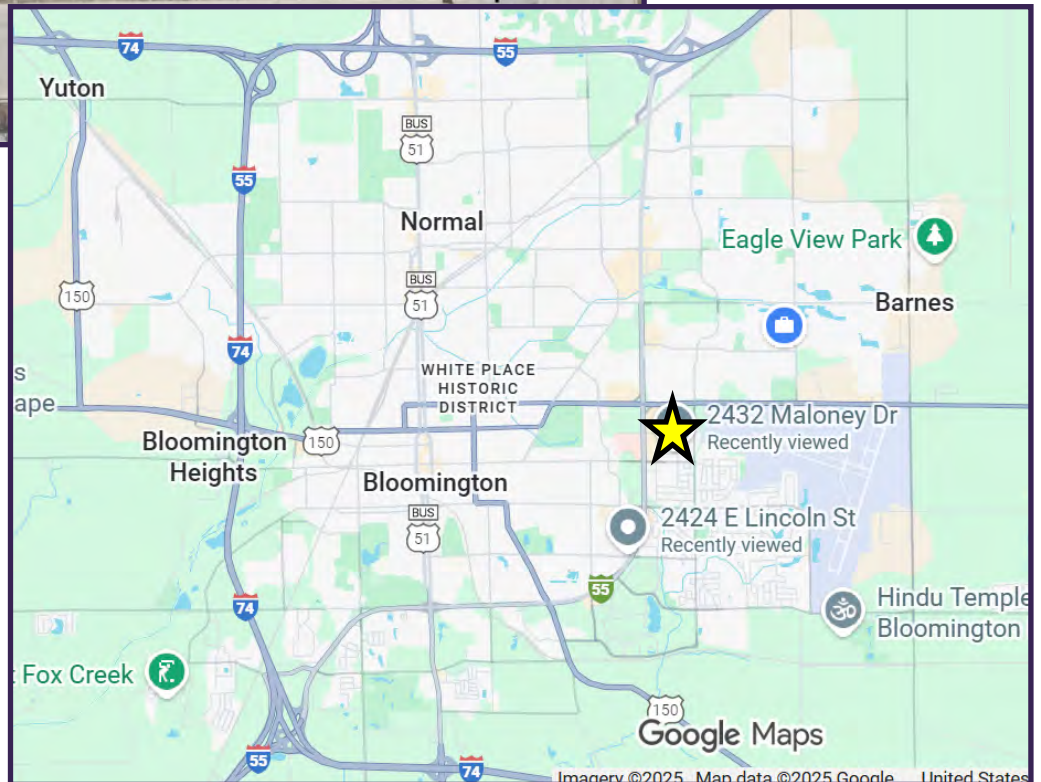
Bright and welcoming **open play area** is ideal for active learning, group activities, or free play. A dedicated **reception area** creates a professional first impression for families and visitors, while a **small kitchen/café with a Type II hood** provides the perfect setup for snacks, light food service, or staff use.

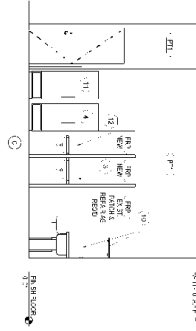
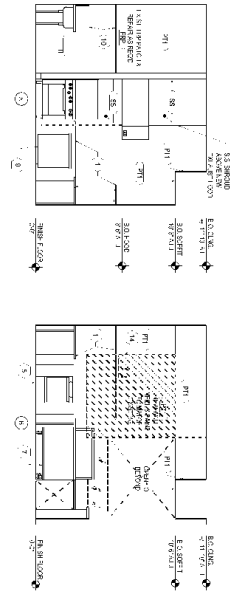
Additional amenities include **office space**, **ample storage**, and **fenced outdoor play areas** that offer secure and engaging environments for children to explore. The building is equipped with **zoned HVAC** for comfort in every room, and a **comprehensive hot-water safety system** that serves the entire facility.

May consider **dividing** the space on a lease.



LOCATION MAP

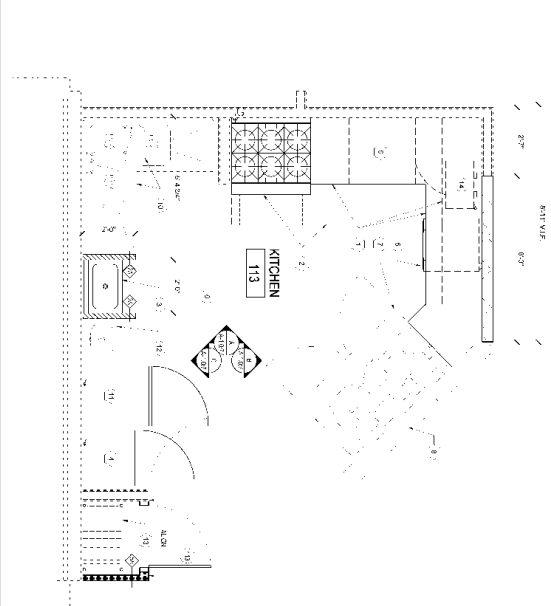




REFER TO A3.0 FINISH SCHEDULE

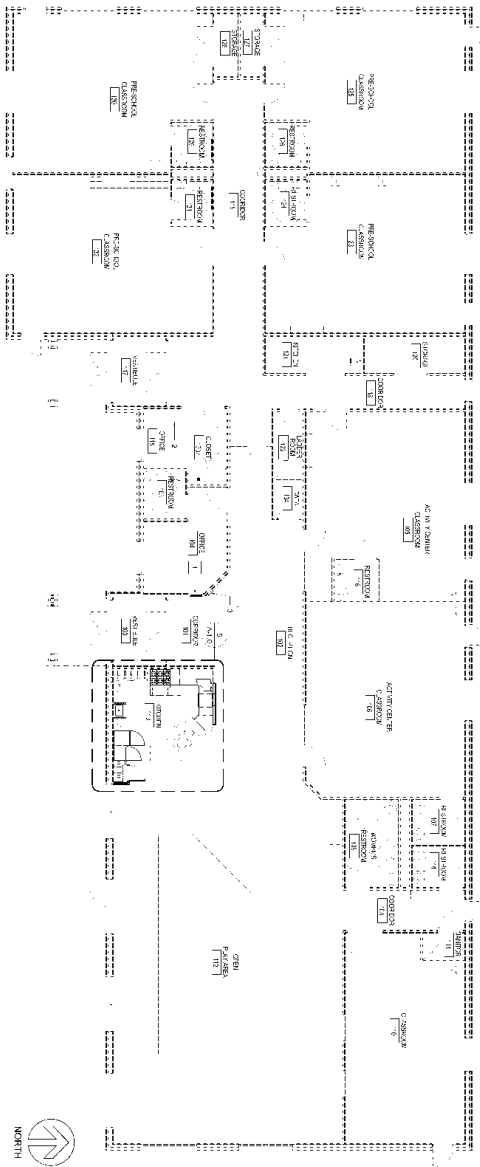
7 CAFE INTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"



5 ENLARGED KITCHEN REMODEL PLAN

SCALE: 1/2" = 1'-0"



6	REMODEL PLAN
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SCALE: 1/8" = 1'-0"

[illegible]

EQUIPMENT | LEGEND

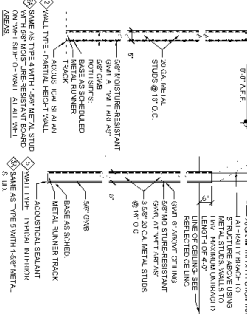
RESEARCH DESIGN AND METHODS

REMODEL PLAN KEYNOTES

- 1 NEW YORK INTERIOR WARDROBE MATCH EXISTING IN THE STORE WARDROBES, COORDINATE EXACT LOCATION IN THE STORE BETWEEN EXISTING OFFICE FLOOR, S.E. AVG.
- 2 N.Y. LOCATION IS NOT BEING COLLECTED BY AIAI.
- 3 NEW LOCATION FOR EXISTING SECURITY ALARM SYSTEM.

REMODEL PLAN LEGEND:

NEW FULL HEIGHT WALL
NEW WALL INFL. TO MATCH EXIST'NG CONSTRUCTION
NEW PARTIAL DISC. WALL.



FLOOR PLAN KEYNOTES

SCALE: NT:

SCALE: 1/8" = 1'-0"

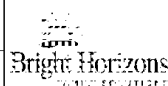
5-1 - 911

DOOR SCHEDULE						
NO.	ROOM	LOCATION	DOOR TYPE	DOOR REMARKS		
DOOR 1	ROOM 1	LOCATION 1	SWING			
DOOR 2	ROOM 2	LOCATION 2	SWING			
DOOR 3	ROOM 3	LOCATION 3	SWING			
DOOR 4	ROOM 4	LOCATION 4	SWING			
DOOR 5	ROOM 5	LOCATION 5	SWING			
DOOR 6	ROOM 6	LOCATION 6	SWING			
DOOR 7	ROOM 7	LOCATION 7	SWING			
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DOOR 100	ROOM 100	LOCATION 100	SWING			

1	DOOR SCHEDULE
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SCALE: NO

A-1.0



BRIGHT HORIZONS
CHILD CARE FACILITY
2432 MALONEY DRIVE, BLOOMINGTON, IL. 61704

REMODEL PLAN

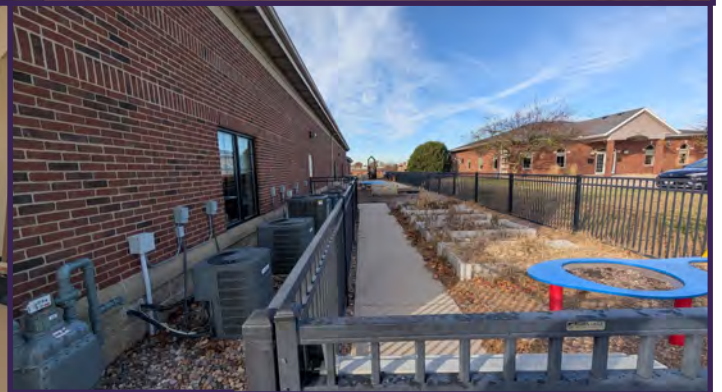


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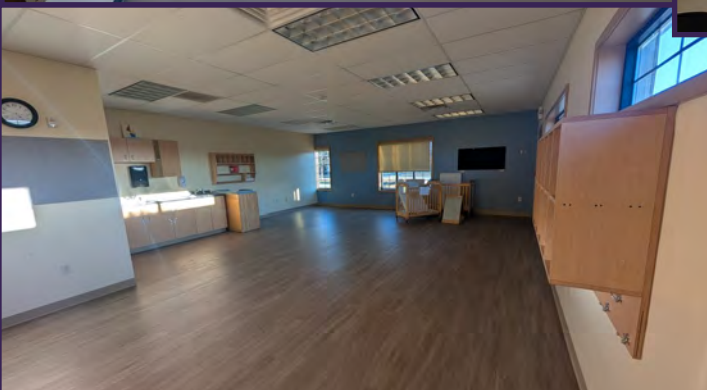
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