



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: \$4.49/SF estimated

LEASE RATE

\$15.00/SF

AVAILABLE SPACE

2,773 SF

TRAFFIC COUNT

17,800 cpd College Ave

COLLEGE HILLS PLAZA

This property is a multi-tenant retail strip center anchored by The Picklr and CSL Plasma. 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. It's just minutes away from Uptown Normal and Illinois State University with easy access to Veterans Parkway. Great centralized location for an expanding business.

The 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 Salt 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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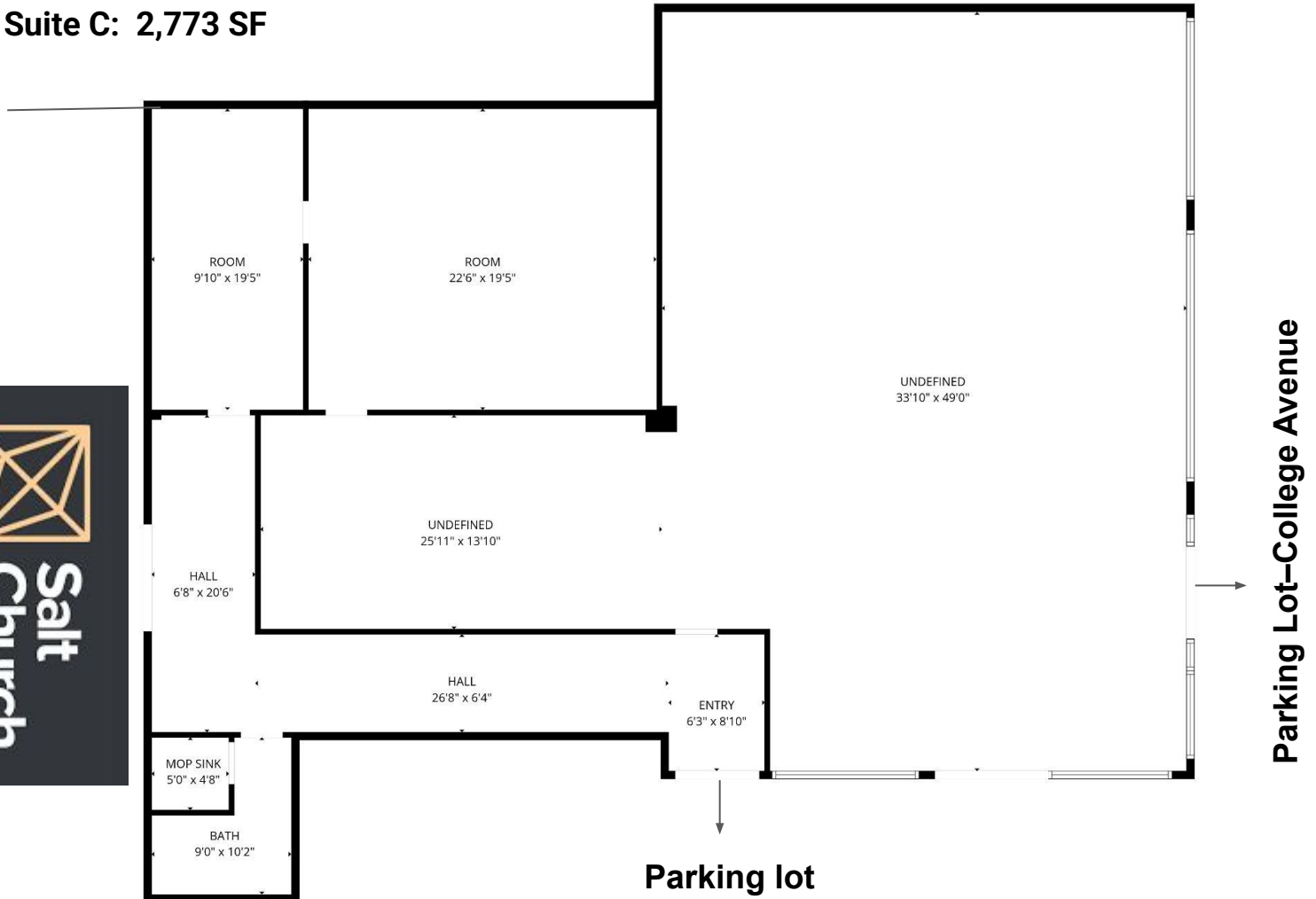


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Suite C: 2,773 SF



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