



3001 ½ Gill St. Suite A  
Bloomington, IL 61704

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**1118 E. OAKLAND AVE  
BLOOMINGTON, IL**



### AVAILABLE SPACE

1,100 SF

### LEASE RATE

\$1,500 per month

### LEASE TYPE

Modified Gross

### HOOD

4' Type 2 Condensate

### ZONING

B1

### TRAFFIC COUNT

11,100 cpd

### End-Cap Lease Opportunity

Former bakery space available for lease in a well-established multi-tenant building on East Oakland Avenue. This approximately 1,100 SF end-cap space offers excellent visibility, convenient access, and a strong tenant mix of beauty, wellness, and personal service businesses.

The property is currently home to various personal salon brands, creating built-in customer traffic and a complementary environment for another service, retail, or light food-use tenant.

- Approximately 1,100 SF end-cap space
- Former bakery layout
- 4' Type II condensate hood
- Hand sink and mop sink
- Two restrooms
- Full basement with potential to finish for additional storage
- Located in an active multi-tenant building
- Surrounded by established salon, beauty, and personal service users
- Ideal for bakery, coffee, dessert, boutique retail, wellness, or service-based business

*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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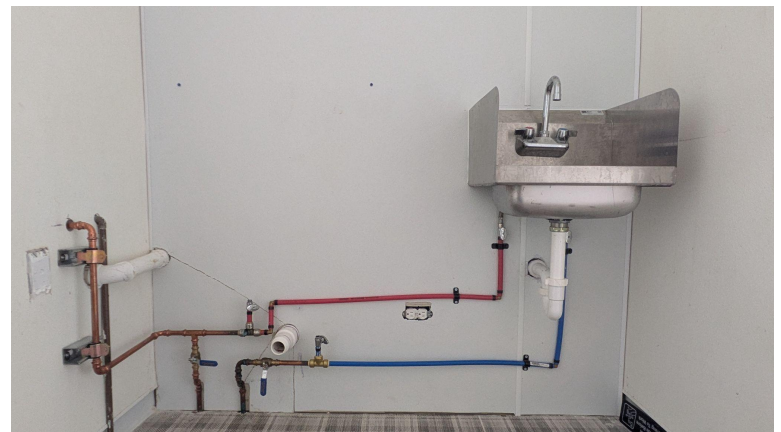
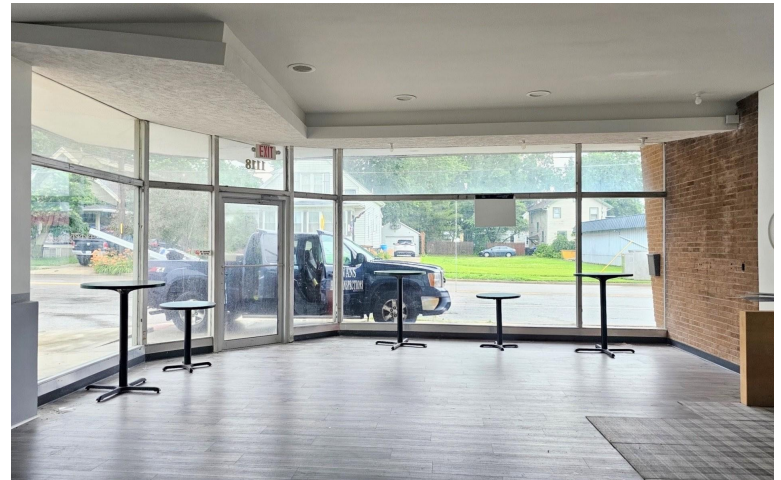
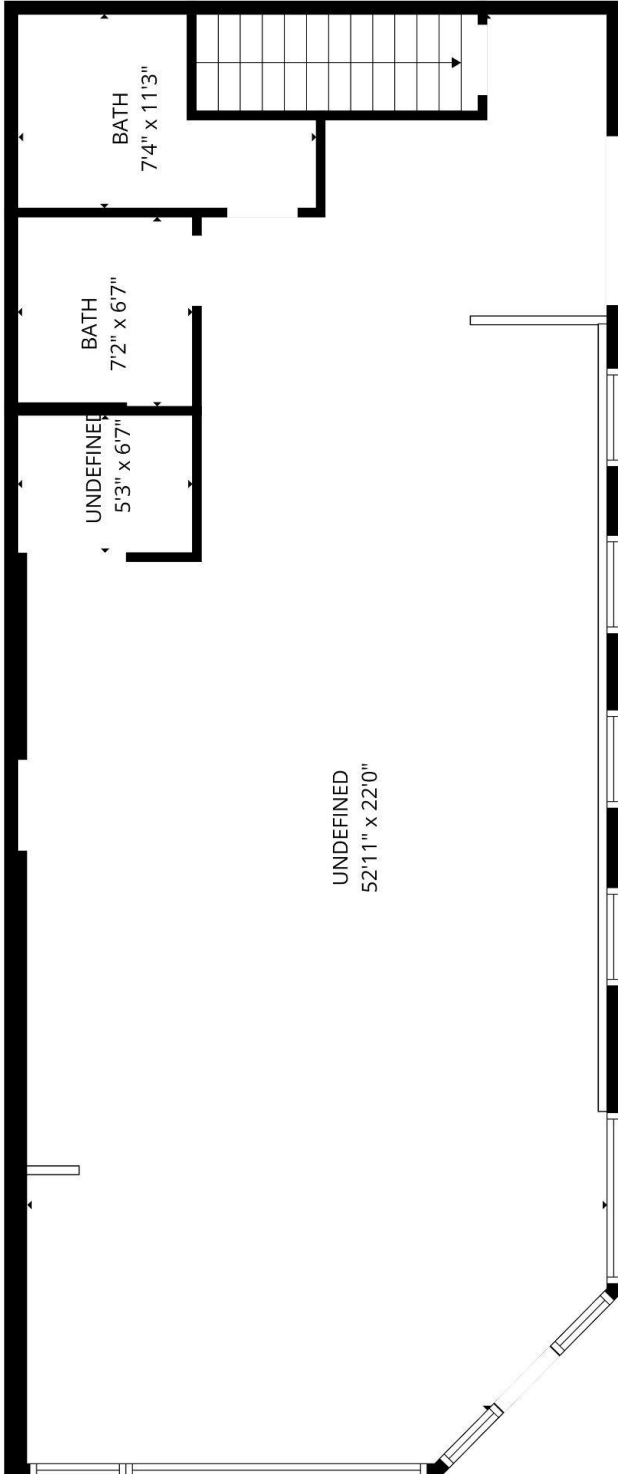




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# 1118 E. OAKLAND AVE BLOOMINGTON, IL



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