

AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.
Suite A
Bloomington, Illinois

www.axis360.co



FOR LEASE — Prime Retail Space

ADDRESS

109 Wexford Ct., Normal, IL

Building Size

7,020 sq ft

Available Space

1,500 sq ft

Lease Rate

\$18.00 PSF NNN

Sale Price

Contact Listing Agent

Parcel Number

14-26-253-001

Year Built

2004

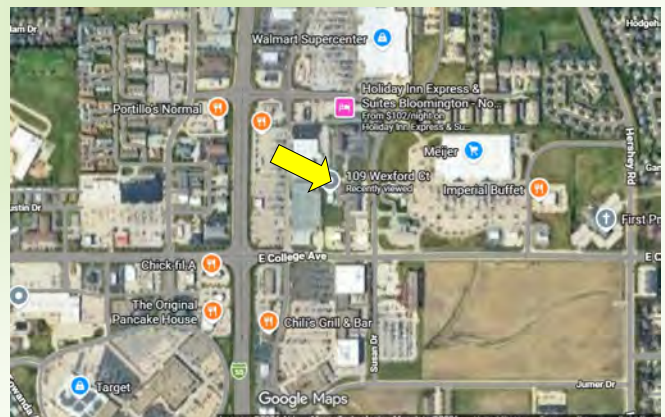
109 Wexford Ct., Normal, Illinois

Property Highlights

Terrific high-end commercial building located in the established Veterans Parkway retail corridor in Normal, Illinois. This Class A property offers an exceptional opportunity for **boutique retail, medical or wellness users**. Surrounded by major national retailers and services including Walmart, Meijer, Ross, Sierra, Panera Bread, and Carle Health, the property benefits from convenient access and a strong commercial presence in one of the area's most desirable retail destinations.

Use restrictions apply, see page 2 for details.

May consider selling. Contact Listing Agent



Laura Pritts
Designated Managing Broker
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Visit our Website:
www.axis360.co





RESTRICTED USES

To protect the existing tenant mix, the following uses are not permitted:



FACIALS



**WOMEN'S
HAIR SERVICES**



**MEN'S HAIR
SERVICES**
(INCLUDING BARBERS,
BEARD GROOMING, ETC.)



MANICURES



PEDICURES



**MASSAGE
THERAPY**

POTENTIAL USES

- Physical therapy
- Occupational or speech therapy
- Nutrition counseling
- Weight loss clinic
- Hearing aid center
- Medical supply showroom
- Insurance agency
- Financial advisor
- Real estate office/law/tax prep
- Staffing agency
- Travel agency
- Boutique / Gift shop
- Home décor
- Jewelry
- Specialty food or gourmet shop
- Cell phone/accessory store
- Pet boutique
- Alterations/tailor
- Floral shop
- Print/copy center
- Shipping/mailbox store
- Tutoring center
- Language school

