

# CROSSROADS CENTER

For LEASE/SALE



The Real Estate Group

380-498 Wylie Drive, Normal, Illinois



## PROPERTY OVERVIEW

- ◆ Bloomington-Normal has a population of approximately 160,000+ people.
- ◆ Bloomington-Normal is home to four higher learning institutions and over 34,000 students.
- ◆ See attached for information on available space.
- ◆ **Tenant Mix:** ACC Electronix, Everlasting Gospel, Chestnut Health System, Youth Build, CI Shooting Sports, Digital Copy Systems, Mattress Clearance Center, Meyer Electronic Manufacturing, Select Archery and Outdoor Supply, The Vineyard Church, Two Men & A Truck, Royal & Reece, Rally Holdings, and more.

## DETAILS

<b>Available for Lease:</b>	3,525 –12,111 square feet
<b>Lease Rate:</b>	\$8.50/square foot
<b>Available for Sale:</b>	1,210—11,747 square feet
<b>Price:</b>	\$35.00—\$50.00/square foot
<b>Shopping Center</b>	
<b>Size:</b>	247,707 sq. ft.
<b>Zoning:</b>	B-1, General Business
<b>Acres:</b>	12.9 acres
<b>Parking:</b>	7.6 spaces per 1,000 sq. ft.

## FOR MORE DETAILS CONTACT:

Laura Pritts [lpritts@cbcregroup.com](mailto:lpritts@cbcregroup.com)

Phone 309-662-3370  
Fax 309-663-4707

304 N. Hershey Road  
Bloomington, Illinois 61704

[CBCWorldwide.com](http://CBCWorldwide.com)

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Easy access and visibility from Interstates 39, 55 and 74



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## Lease Space

Owner will provide a clean vanilla box (including fresh paint and floor covering as needed) for qualified tenants on a minimum three (3) year term.

Suite	Tenant Name	Square Feet	Lease Price psf	Sale Price psf	Sales Price
420-436	ACC ELECTRONIX	45,831			
438-440	MEYER ELECTRONIC MANUFACTURING	5,806			
442	CHESTNUT HEALTH SYSTEM	22,346			
450-452	EVERLASTING GOSPEL CHURCH	5,907			
454	CENTRAL IL INTERIOSCAPE	1,210			
456	GREAT PLAINS LIFE FOUNDATION	1,202			
458	EARL ANDERSON	1,202			
460	TWO MEN & A TRUCK	1,210		\$ 49.00	\$ 59,290
462	MATTRESS CLEARANCE CENTER	2,170		\$ 45.00	\$ 97,650
464	BRIDGEWAY TRAINING SERVICES	6,701			
466	VACANT	4,048	\$8.50 psf	\$ 37.00	\$ 149,776
468	CENTRAL IL CHURCH OF CHRIST	3,525	\$8.50 psf	\$ 39.00	\$ 137,475
470	BE STRONG GYM	4,538	\$8.50 psf	\$ 35.00	\$ 158,830
472	SELECT ARCHERY & OUTDOOR SUPPLY	2,686	\$8.50 psf	\$ 43.00	\$ 115,498
474	VACANT	5,940	\$8.50 psf	\$ 43.00	\$ 255,420
476	DIGITAL COPY SYSTEMS	2,008			
482	RALLY HOLDINGS	10,680			
PHASE II	YOUTH BUILD	75,000			
610	ROYAL & REESE	11,747		\$ 50.00	\$ 587,350
640-660	VINEYARD CHURCH	7,016			
700	CI SHOOTING	25,464			
	TOTAL SQUARE FOOTAGE	246,237			

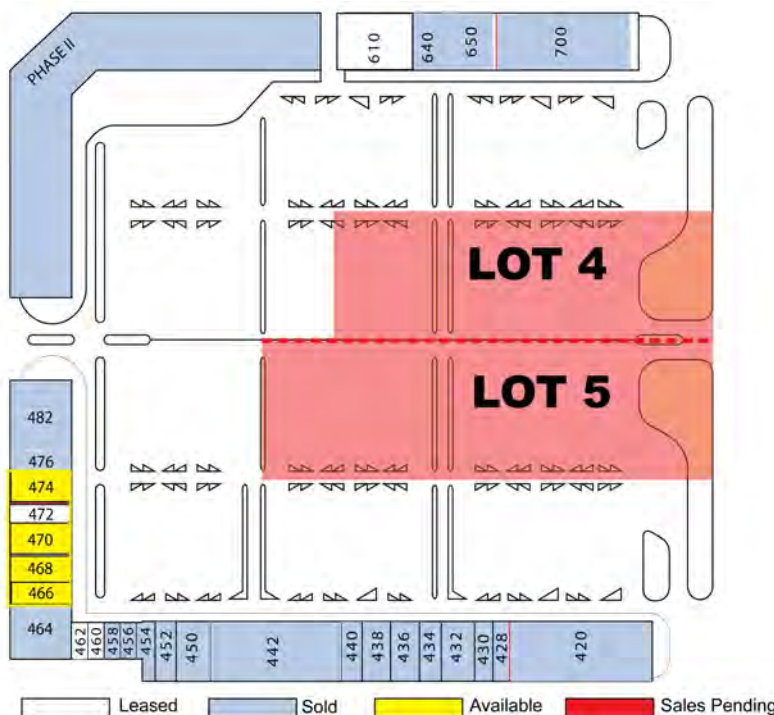
5/31/2019

## Condo Sales

Spaces available for both users and investors. Call Listing Agent for lease details on investment condos.

Condo fees are estimated at \$1.85 per square foot for 2019 (includes roof, landscaping, snow, and exterior maintenance)

Condo owners pay property taxes (estimated at \$1.00/sq. ft. annually)



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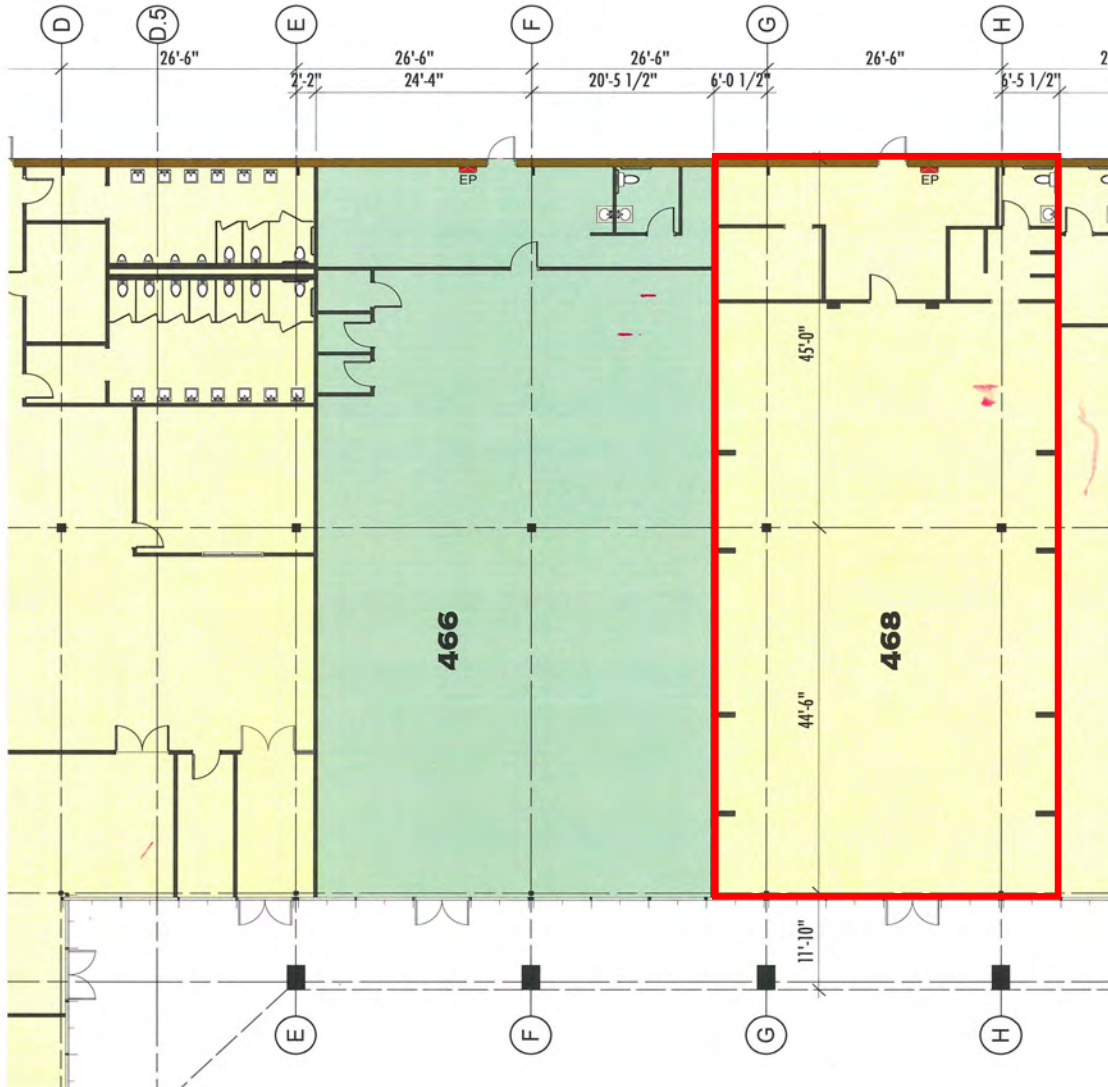
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## Unit 466

4,048 square feet

**For Sale:** \$37/sq. ft.

**For Lease:** \$8.50/sq. ft.  
(\$2,867/month)

## Unit 468

3,525 square feet

**For Sale:** \$39/sq. ft.

**For Lease:** \$8.50/sq. ft.  
(\$2,497/month)

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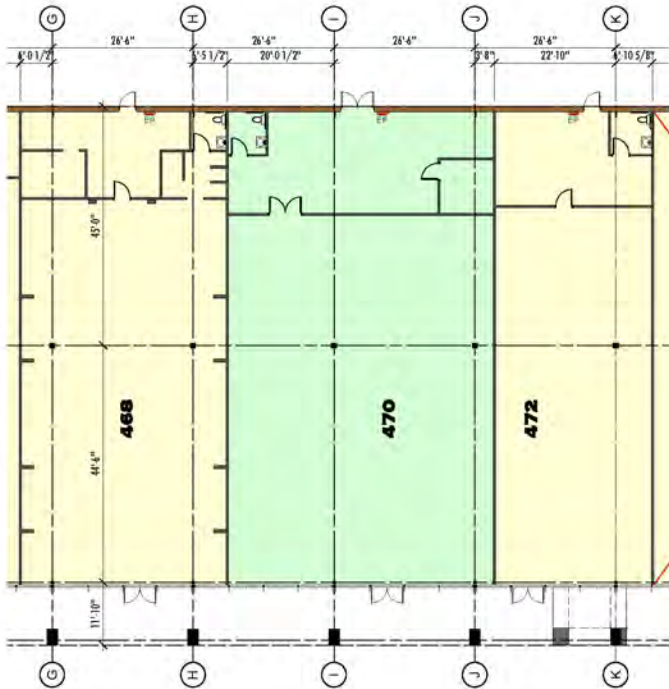
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## Unit 470

4,538 square feet

For Sale: \$35/sq. ft.

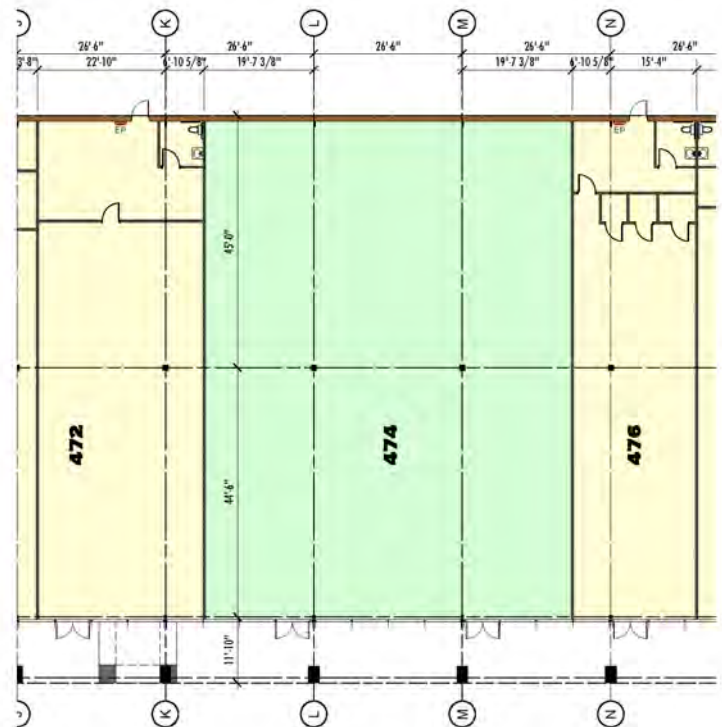
For Lease: \$8.50/sq. ft.  
(\$3,214/month)

## Unit 474

5,940 square feet

For Sale: \$43/sq. ft.

For Lease: \$8.50/sq. ft.  
(\$4,208/month)



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