



**FOR LEASE | 9,300 SF**  
**1503 EAST COLLEGE, SUITE P, NORMAL, IL**

THE REAL ESTATE GROUP



**PROPERTY HIGHLIGHTS**

- Paul Mitchell School has downsized their space, leaving 9,300 SF available for lease.
- New exterior entrance to be built.
- Space faces Towanda Avenue.
- High exposed ceilings, concrete floors, private offices, large multi-purpose rooms, rear patio space.
- Located in College Hills Plaza, which is accessible directly off of College Avenue, just 0.2 miles from Veterans Pky and less than 2 miles to the campus of Illinois State University.
- Adjacent to The Shoppes of College Hills with retailers such as Target, Hobby Lobby, Von Maur, Destihl Restaurant and much more.
- Located near the world headquarters for State Farm & Country Financial.

**PROPERTY OVERVIEW**

<b>LEASE PRICE:</b>	\$8.75/SF NNN
<b>NET CHARGES:</b>	\$3.50/SF estimated
<b>TRAFFIC COUNT:</b>	17,800 on College Avenue
	35,300-42,000 on Veterans Parkway
	11,600 on Towanda Avenue

**AREA RETAILERS:**



**FOR MORE DETAILS CONTACT:**

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**304 N. Hershey Rd, Bloomington, IL 61704**

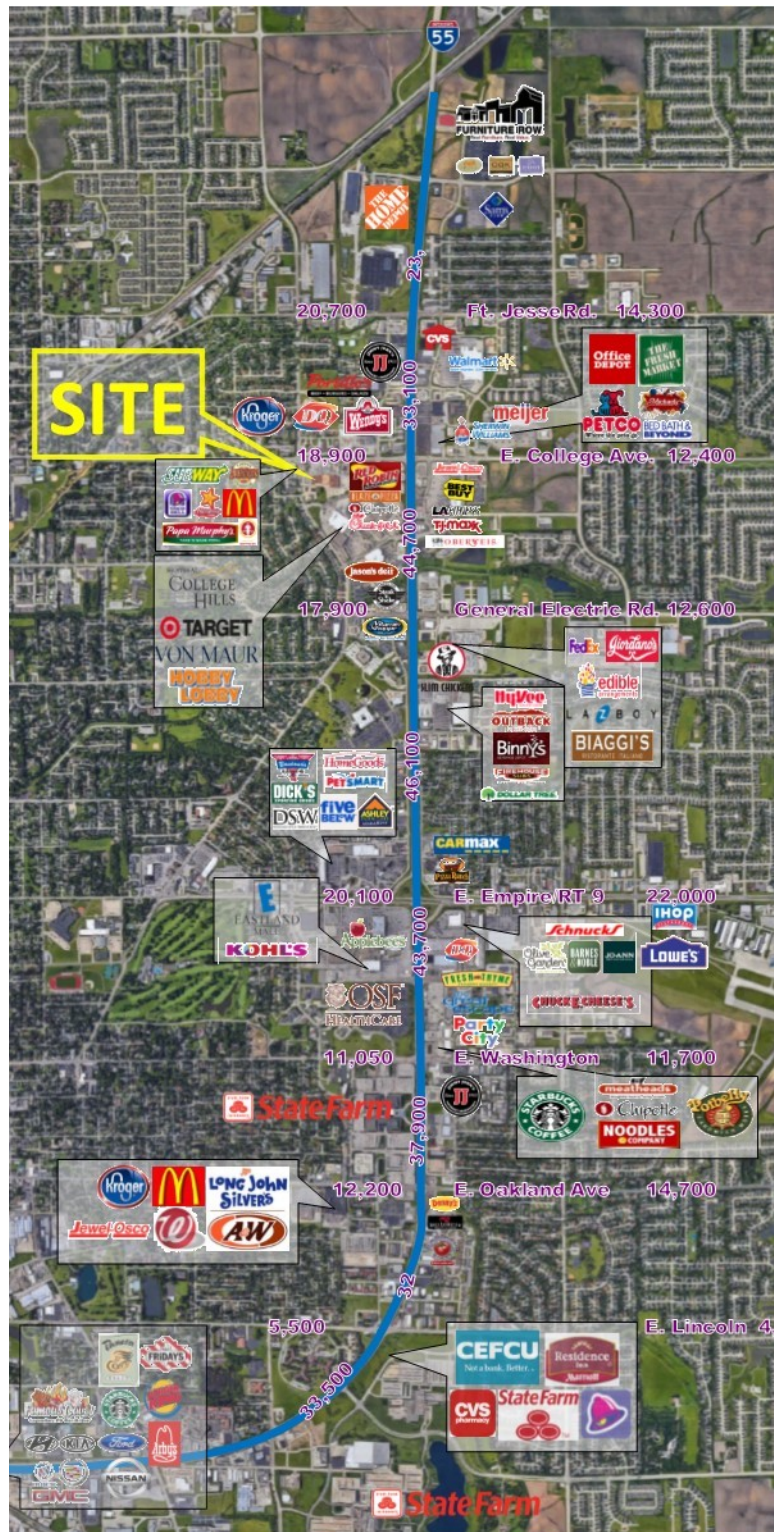
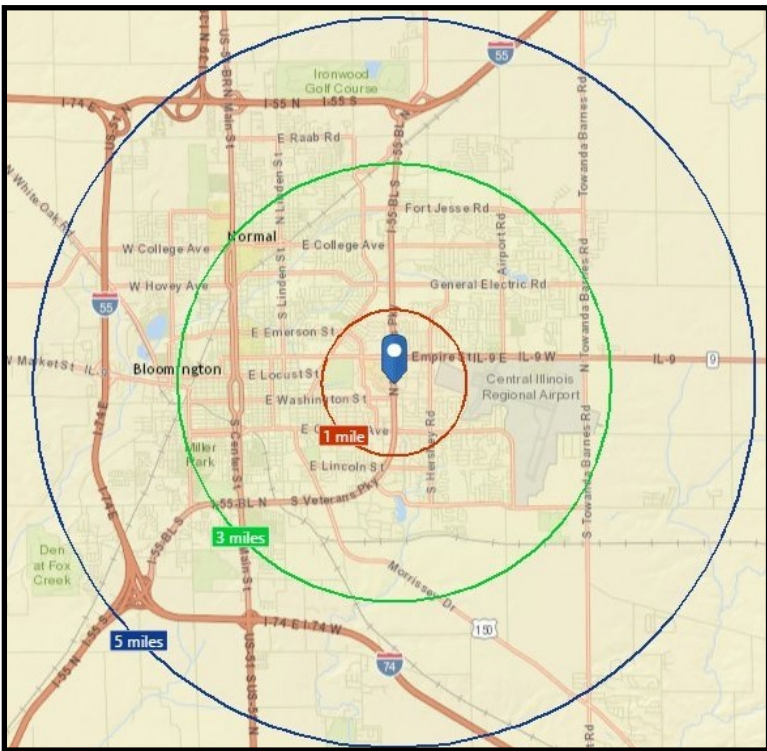
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1 MILE	3 MILE	5 MILE
<b>10,064</b>	<b>98,242</b>	<b>131,226</b>
Est. Population	Est. Population	Est. Population
<b>\$71,471</b>	<b>\$75,577</b>	<b>\$74,864</b>
Est. Average Income	Est. Average Income	Est. Average Income
<b>10,376</b>	<b>44,217</b>	<b>60,483</b>
No. of Employees	No. of Employees	No. of Employees

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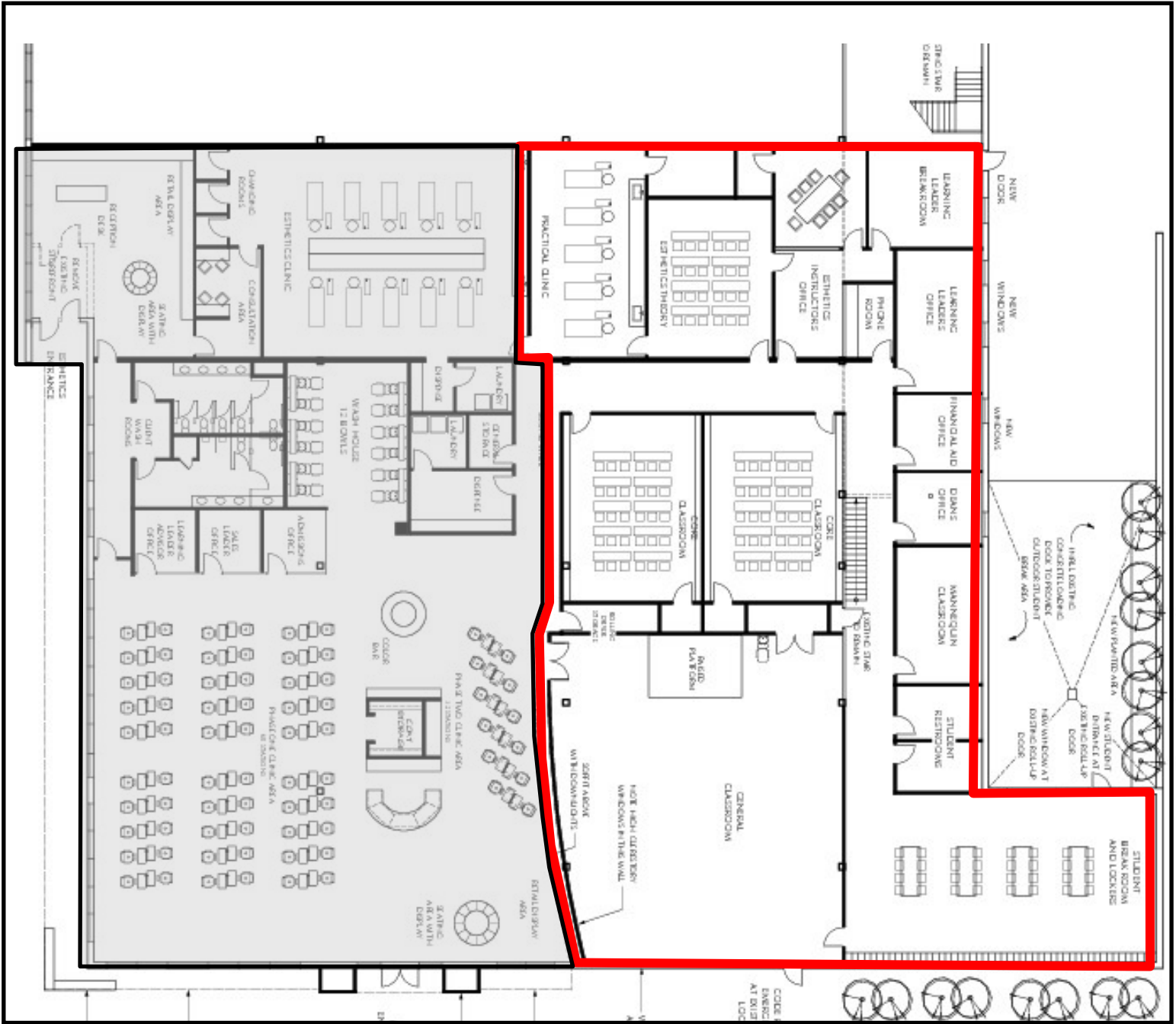
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