

This listing of available commercial real estate properties in Downtown Bloomington has been compiled by the City of Bloomington, Illinois Economic Development Department for informational purposes only. Please contact the broker or owner listed for additional information about a specific property. The City is not party to or responsible for the sale, lease, contract negotiations, or any similar interaction regarding the properties listed in this report. The City provides the information contained in this report as a courtesy and only for personal use strictly to help identify prospective properties you may be interested in purchasing/leasing. The City makes no representations or warranties as to the suitability of this information for any particular purpose. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. The City shall not be responsible and held harmless for any changes in sale or lease price, typographical errors, misinformation, and/or misprints. Please e-mail agrammer@cityblm.org to have your property added to this report.

Additional properties may be found on these commercial real estate websites:

- BNEDC LOIS:** <http://www.bnbiz.org/locate/buildings-sites/>
- LoopNet:** <http://www.loopnet.com/for-lease/bloomington-il/>
- CREXi:** <http://www.crexi.com/properties?cities%5B%5D=Bloomington,%20IL>
- Craigslist:** <http://bn.craigslist.org/search/off>

Zoning Guide:

- D-1 = Central Business District
 - D-2 = Downtown Transition District
 - D-3 = Downtown Warehouse & Arts District
- www.cityblm.org/ED

New-to-market properties are highlighted in yellow.

RETAIL FOR LEASE

ADDRESS: 415 - 417 N Main St - "Space 417"	ZONING:	D-1	SQ FT:	VARIOUS - CALL
INFO: 2nd floor boutique historic spaces w/ separately metered utilities, heat & air.			PRICE:	\$200 - \$575 / mo
OWNER: Mike Manna			OWNER PHONE:	309-838-8918
WEB: https://www.facebook.com/SPACE-417-1108172609392687/			OWNER E-MAIL:	mikeimanna@gmail.com

ADDRESS: 212 N Center St - "Ensenberger Building"	ZONING:	D-1	SQ FT:	CALL
INFO: Unique retail spaces in the display windows of the former Ensenberger Furniture Store.			PRICE:	CALL
BROKER: Josh			BROKER PHONE:	309-637-5515
WEB: N/A			BROKER E-MAIL:	josh@idealrentals.net

ADDRESS: 109 W Jefferson St - "Heritage Plaza" Building	ZONING:	D-1	SQ FT:	1,100
INFO: Former Subway restaurant space. Grease trap, and some equip. ready for next tenant.			PRICE:	CALL
OWNER: Sally Boyce, Facilities Manager			OWNER PHONE:	309-823-7167
WEB: www.heritageofcare.com			OWNER E-MAIL:	sboyce@heritageofcare.com

ADDRESS: 112 E Jefferson St - "Park Plaza" Building	ZONING:	D-2	SQ FT:	1,186
INFO: Unique retail space with curved display windows and parking near the downtown square.			PRICE:	\$1,500 / mo (includes all utilities)
OWNER: Dave Park			OWNER PHONE:	309-828-3522
WEB: N/A			OWNER E-MAIL:	davidalanpark@gmail.com

ADDRESS: 315 N Center St	ZONING:	D-1	SQ FT:	1,841
INFO: Currently finished as office, could be remodeled for retail. Full finished basement.			PRICE:	CALL
OWNER: John Werderits			OWNER PHONE:	309-825-7228
WEB: N/A			OWNER E-MAIL:	jwerderits@yahoo.com

ADDRESS: 608 N Main St	ZONING:	D-1	SQ FT:	1,936 +
INFO: Turn-key restaurant space. Most recently housed Garcia's Pizza.			PRICE:	CALL
OWNER: Ann Donna			OWNER PHONE:	309-275-1564
WEB: https://www.facebook.com/Dona-Downtown-253282115595646/			OWNER E-MAIL:	anadonna@icloud.com

ADDRESS: 301-303 N Main St / 110 E Jefferson St - "Main Plaza" Building	ZONING:	D-1	SQ FT:	9,408
INFO: Former Woolworths on NEC of Downtown Square.			PRICE:	\$4.00 / NNN
BROKER: Douglas R. Gerig - Douglas R. Gerig Commercial Property Services			BROKER PHONE:	309-212-4121
WEB: http://www.loopnet.com/Listing/301-303-N-Main-St-Bloomington-IL/12650901/			BROKER E-MAIL:	doug@douggerig.com

RETAIL FOR LEASE (continued)

ADDRESS:	503 N East Street - Former "Clark & Barlow Hardware" Building	ZONING:	D-2	SQ FT:	4,500 - 8,750 (31,000 total)
INFO:	Floors 1 & 2 = 8,750 sq ft each Floors 3, 4, 5 = 4,500 sq ft each			PRICE:	\$2.50 - \$3.75 / NNN
BROKER:	Greg Schrof - Schrof Companies			BROKER PHONE:	309-825-0101
WEB:	http://www.loopnet.com/Listing/503-N-East-St-Bloomington-IL/4283756/			BROKER E-MAIL:	greg@schrofcompanies.com

RETAIL FOR SALE

ADDRESS:	616 N Main St - Former "Hobbyland"	ZONING:	D-2	SQ FT:	1,738
INFO:	Many recent updates. Full basement.			PRICE:	\$140,000
BROKER:	Meghan O'Neal, CCIM - Coldwell Banker Commercial The Real Estate Group			BROKER PHONE:	309-664-3617
WEB:	http://www.loopnet.com/Listing/616-N-Main-St-Bloomington-IL/14310848/			BROKER E-MAIL:	meghan.oneal@cbcregroup.com

ADDRESS:	301-303 N Main St / 110 E Jefferson St - "Main Plaza" Building	ZONING:	D-1	SQ FT:	9,408
INFO:	Former Woolworths on NEC of Downtown Square.			PRICE:	\$425,000
BROKER:	Douglas R. Gerig - Douglas R. Gerig Commercial Property Services			BROKER PHONE:	309-212-4121
WEB:	http://www.loopnet.com/Listing/301-303-N-Main-St-Bloomington-IL/12650901/			BROKER E-MAIL:	doug@douggerig.com

ADDRESS:	303 S Main St - Former "Fred Groves Servicestation" Auto Repair	ZONING:	D-3	SQ FT:	42,499
INFO:	All brick building with three level garage that can hold over 100 vehicles. Glass skylights.			PRICE:	\$495,000
BROKER:	Michael Talkington - Coldwell Banker Commercial The Real Estate Group			BROKER PHONE:	309-664-3513
WEB:	https://www.loopnet.com/Listing/303-S-Main-St-Bloomington-IL/16619796/			BROKER E-MAIL:	mtalkington@cbcregroup.com

OFFICE FOR LEASE

ADDRESS:	315 E Front St - "The Launch Pad" Co-working Space	ZONING:	D-2	SQ FT:	VARIOUS - CALL
INFO:	Month-to-month leases, access to conference room & kitchen, all utilities included.			PRICE:	VARIOUS - CALL
OWNER:	Ryan Stoller			OWNER PHONE:	309-212-0095
WEB:	https://www.facebook.com/TheLaunchPadBloNo/			OWNER E-MAIL:	rhstoller@therestoringtouch.com

ADDRESS:	501 N Main St - "Downtown Business Center" Building	ZONING:	D-2	SQ FT:	112 to 321
INFO:	Ground floor private offices. CIRBN fiber Internet & utilities included.			PRICE:	\$1.50 - \$2.00 / SF
OWNER:	LYB Partnership			OWNER PHONE:	309-829-2552
WEB:	N/A			OWNER E-MAIL:	info@lybinc.com

ADDRESS:	201 W Olive St - "Ostling & Associates" Building	ZONING:	D-3	SQ FT:	1,400
INFO:	1st floor, 4 private offices, reception area, 550 sq feet of shared condo (kitchen, restrooms)			PRICE:	\$1,200 / mo
OWNER:	Eric Ostling			OWNER PHONE:	309-827-3030
WEB:	N/A			OWNER E-MAIL:	leostling@ostlinglaw.com

ADDRESS:	403 S Madison St - "Power Plant" Building	ZONING:	D-3	SQ FT:	415
INFO:	Fully insulated space with heat and A/C, personal bathroom in unit, water included.			PRICE:	\$250 / mo
OWNER:	Hermes Property Management			OWNER PHONE:	309-829-3004
WEB:	http://www.hermespropertymanagement.com/commercial			OWNER E-MAIL:	hermespropertygmt@gmail.com

ADDRESS:	705 N East St - "Franklin Park Commons" Building	ZONING:	C-1	SQ FT:	850 - 1,200
INFO:	Offices adjacent to historic Franklin Park, steps north of Downtown.			PRICE:	CALL
OWNER:	Steve Parker			OWNER PHONE:	309-275-0657
WEB:	https://bn.craigslist.org/off/d/bloomington-franklin-park-commons-studio/6893377608.html			OWNER E-MAIL:	N/A

ADDRESS:	207 W Jefferson St - "Illinois House" Building	ZONING:	D-1	SQ FT:	630 to 1,000
INFO:	Multiple offices and office suites available throughout the building.			PRICE:	CALL
OWNER:	Joy Kidwell, Property Manager - Illinois House			OWNER PHONE:	309-824-8062
WEB:	http://www.bloomingtonoffices.com/			OWNER E-MAIL:	JKidwell4@yahoo.com

OFFICE FOR LEASE (continued)

ADDRESS:	316-318 W Washington St - "Golden Rule" Building	ZONING:	D-2	SQ FT:	1,052 & 2,459
INFO:	Two (2) office spaces available on first and second floor.			PRICE:	\$11.00 / SF / Yr
BROKER:	Tom O'Rourke - Redbird Property Management			BROKER PHONE:	309-454-4888
WEB:	http://www.loopnet.com/Listing/316-318-Washington-St-Bloomington-IL/4183817/			BROKER E-MAIL:	tom@redbirdapts.com

ADDRESS:	315 N Center St - "A Caring Touch" Building	ZONING:	D-1	SQ FT:	1,841
INFO:	Currently finished as office. Full finished basement. Adjacent to Market St parking deck.			PRICE:	CALL
OWNER:	John Werderits			OWNER PHONE:	309-825-7228
WEB:	N/A			OWNER E-MAIL:	jwerderits@yahoo.com

ADDRESS:	202 N Center St - "Dunbar Breitweiser & Company" Building	ZONING:	D-1	SQ FT:	Suite 1: 2,700; Suite 2: 3,500
INFO:	Professional office suites, utilities included, underground parking available.			PRICE:	\$14.50 / SF / Yr
OWNER:	Bruce Breitweiser			OWNER PHONE:	309-531-1111
WEB:	N/A			OWNER E-MAIL:	bwbreitweiser@gmail.com

ADDRESS:	207 E Washington St - "Paxton's" Building	ZONING:	D-2	SQ FT:	3,000
INFO:	Ground level space, updated historic building, terrazzo floors, solid wood doors.			PRICE:	\$11.00 / SF / Yr
BROKER:	Bob Swords - Coldwell Banker Commercial The Real Estate Group			BROKER PHONE:	309-662-3377
WEB:	http://www.loopnet.com/Listing/207-E-Washington-St-Bloomington-IL/7772329/			BROKER E-MAIL:	bswords@cbcregroup.com

ADDRESS:	201 E Grove St - "John McBarnes Memorial" Building	ZONING:	D-2	SQ FT:	8,100
INFO:	Third floor modern office space, high ceilings, elevator.			PRICE:	\$11.00 / SF / Yr
BROKER:	Melissa Dittbenner - Berkshire Hathaway Snyder			BROKER PHONE:	309-663-7653
WEB:	http://www.loopnet.com/Listing/201-E-Grove-St-Bloomington-IL/15550583/			BROKER E-MAIL:	melissa@IL-broker.com

ADDRESS:	121 N Main St - "Varney Law" Building	ZONING:	D-1	SQ FT:	3,828
INFO:	Ground floor modern office space. Surface parking on site. Great Washington St visibility.			PRICE:	\$19.00 / SF / Yr
BROKER:	Meghan O'Neal-Rogozinski, CCIM			BROKER PHONE:	309-664-3617
WEB:	https://www.loopnet.com/Listing/121-N-Main-St-Bloomington-IL/16971190/			BROKER E-MAIL:	meghan.oneal@cbcregroup.com

ADDRESS:	205 N Main St - "Pantagraph Media / Heartland Bank" Building	ZONING:	D-1	SQ FT:	2,061 & 9,719 & 9,719
INFO:	Modern office building with elevator access to all floors. Spaces on 2nd & 3rd floors.			PRICE:	\$12 - \$14 / SF/Yr
BROKER:	Meghan O'Neal-Rogozinski, CCIM			BROKER PHONE:	309-664-3617
WEB:	http://www.loopnet.com/Listing/205-N-Main-St-Bloomington-IL/7640212/			BROKER E-MAIL:	meghan.oneal@cbcregroup.com

OFFICE FOR SALE

ADDRESS:	306 E Grove St - "Yoder Law Office" Building	ZONING:	D-2	SQ FT:	5,100
INFO:	Freestanding single story law office building w/ on-site parking. Newer roof & AC.			PRICE:	\$334,495
BROKER:	Mike Flynn - Coldwell Banker Commercial The Real Estate Group			BROKER PHONE:	309-662-2124
WEB:	https://www.loopnet.com/Listing/306-E-Grove-St-Bloomington-IL/13785922/			BROKER E-MAIL:	mflynn@cbcregroup.com

ADDRESS:	201 E Grove St - "John McBarnes Memorial" Building	ZONING:	D-2	SQ FT:	21,465
INFO:	Magnificent office building, fully renovated with elevator and HVAC.			PRICE:	\$2,000,000
BROKER:	Melissa Dittbenner - Berkshire Hathaway Snyder			BROKER PHONE:	309-663-7653
WEB:	http://www.loopnet.com/Listing/802-N-Main-St-Bloomington-IL/14816769/			BROKER E-MAIL:	melissa@IL-broker.com

ADDRESS:	112 E Washington St - Former "State Farm Insurance" HQ Building	ZONING:	D-2	SQ FT:	189,000
INFO:	See listing / contact broker			PRICE:	CALL
BROKER:	Chad Freese - CBRE			BROKER PHONE:	312-935-1451
WEB:	http://www.loopnet.com/Listing/112-E-Washington-St-Bloomington-IL/15410875/			BROKER E-MAIL:	chad.freese@cbre.com

FLEX / INDUSTRIAL FOR LEASE

ADDRESS:	503 N Prairie St	ZONING:	B-2	SQ FT:	750 1,480 4,195
INFO:	Multiple office and warehouse spaces.			PRICE:	\$4.00 - \$8.00 / SF/Yr
OWNER:	Thomas Wells			OWNER PHONE:	309-828-5081
WEB:	http://www.loopnet.com/Listing/503-N-Prairie-St-Bloomington-IL/6808443/			OWNER E-MAIL:	twells@centralsupplyco.com

ADDRESS:	315 South Madison St	ZONING:	D-3	SQ FT:	4,872
INFO:	Large garage, heated office w/ restroom, on-site parking.			PRICE:	\$5.00 / SF/Yr
BROKER:	Michael Talkington - Coldwell Banker Commercial The Real Estate Group			BROKER PHONE:	309-664-3513
WEB:	http://www.loopnet.com/Listing/315-S-Madison-St-Bloomington-IL/12927767/			BROKER E-MAIL:	mtalkington@cbcregroup.com

ADDRESS:	505 N Prairie St	ZONING:	B-2	SQ FT:	6,480
INFO:	Office and warehouse space with retail showroom. Heated and cooled.			PRICE:	\$4.00 - \$8.00 / SF/Yr
OWNER:	Thomas Wells			OWNER PHONE:	309-828-5081
WEB:	http://www.loopnet.com/Listing/505-N-Prairie-St-Bloomington-IL/6810169/			OWNER E-MAIL:	twells@centralsupplyco.com

ADDRESS:	408 S Madison St	ZONING:	D-3	SQ FT:	4,000 to 20,000
INFO:	Warehouse space with truck docks. Dry Storage.			PRICE:	\$375 to \$1,500 / mo
OWNER:	Hermes Property Management			OWNER PHONE:	309-829-3004
WEB:	http://www.hermespropertymanagement.com/commercial			OWNER E-MAIL:	hermespropertymgmt@gmail.com

ADDRESS:	307 E Grove St - Former "Clay Dooley Tire" Building	ZONING:	D-2	SQ FT:	25,000
INFO:	Large garage space with large windows in former retail tire showroom area.			PRICE:	\$4.00 / SF / Yr
BROKER:	Melissa Dittbenner - Berkshire Hathaway Snyder			BROKER PHONE:	309-663-7653
WEB:	https://www.loopnet.com/Listing/307-E-Grove-St-Bloomington-IL/15903315/			BROKER E-MAIL:	melissa@IL-broker.com

FLEX / INDUSTRIAL FOR SALE

ADDRESS:	503 N East Street - Former "Clark & Barlow Hardware" Building	ZONING:	D-2	SQ FT:	31,000
INFO:	Floors 1 & 2 = 8,750 sq ft Floors 3, 4, 5 = 4,500 sq ft - "Cold Storage" on upper floors.			PRICE:	\$800,000
BROKER:	Greg Schrof - Schrof Companies			BROKER PHONE:	309-825-0101
WEB:	http://www.loopnet.com/Listing/503-N-East-St-Bloomington-IL/4283756/			BROKER E-MAIL:	greg@schrofcompanies.com

LAND / OTHER FOR SALE

ADDRESS:	416 & 418 & 420 N Madison St -- "Bedtime Boutique" Portfolio	ZONING:	D-2	SQ FT:	9,679
INFO:	3 buildings for sale on high traffic SWC corner of Madison St (US Bus 51) and Market St.			PRICE:	\$495,000
BROKER:	Melissa Dittbenner - Berkshire Hathaway Snyder			BROKER PHONE:	309-663-7653
WEB:	http://www.loopnet.com/Listing/portfolio/15539048/			BROKER E-MAIL:	melissa@IL-broker.com

ADDRESS:	407 S Madison St & 415 S Madison St	ZONING:	D-3	SQ FT:	17,981
INFO:	Two (2) vacant lots at the NWC of Mill St & Madison St. Enterprise Zone.			PRICE:	NA
OWNER:	Martin Stevenson			OWNER PHONE:	309-706-0946
WEB:	http://bn.craigslist.org/off/d/bloomington-commercial-properties-for/6839512605.html			OWNER E-MAIL:	Service@IndividualizedRepair.com

ADDRESS:	404 & 408 E Washington Street - Former "Coachman Motel" site.	ZONING:	D-2	SQ FT:	40,946 (.94 Acres)
INFO:	City-owned in-fill redevelopment site in established TIF District. Enterprise Zone.			PRICE:	NA
OWNER:	City of Bloomington - Austin Grammer Economic Development Coordinator			OWNER PHONE:	309-434-2611
WEB:	http://www.cityblm.org/doing-business/economic-development/city-owned-property			OWNER E-MAIL:	agrammer@cityblm.org

ADDRESS:	800 N Main St - Former Mennonite Hospital / Electrolux Site	ZONING:	C-1 & S-1	SQ FT:	178,596 (4.1 Acres)
INFO:	City and IWU-owned in-fill redevelopment site. Enterprise Zone. Potential TIF District.			PRICE:	NA
BROKER:	Ryan Murphy - Coldwell Banker Commercial Devonshire Realty			BROKER PHONE:	217-403-3379
WEB:	https://www.cbcdworldwide.com/professionals/profile/BD618F61-7194-4FF1-8D22-29F06343C6D0			BROKER E-MAIL:	ryan.murphy@cbcdr.com

Downtown Bloomington Zoning Map

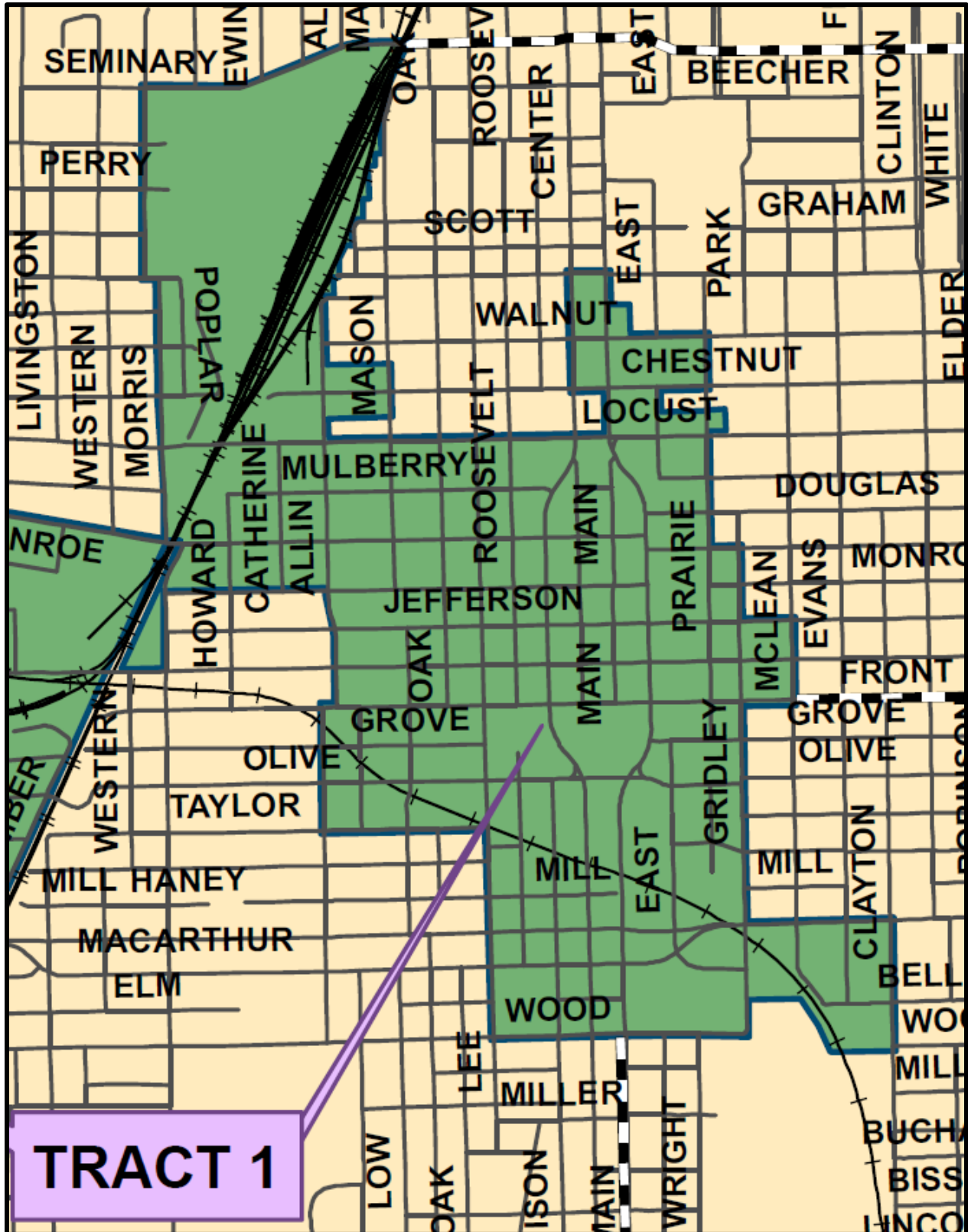
- D-1 = Central Business District (Green)
- D-2 = Downtown Transition District (Purple)
- D-3 = Downtown Warehouse & Arts District (Tan)

For more information, contact the City of Bloomington Community Development Department – City Planner at 309-434-2341 or visit <http://www.cityblm.org/government/departments/planning-zoning>



Bloomington-Normal / McLean County Enterprise Zone Downtown Bloomington Section

For more information, call the Bloomington-Normal Economic Development Council
at 309-425-8437 or visit <https://www.bnbiz.org/resources/enterprise-zone/>



Downtown Bloomington Harriet Fuller Rust Facade Grant Program

The Harriet Fuller Rust Facade Grant Program provides funding for up to 50% of the total cost of eligible exterior projects on properties within Bloomington's central downtown district (see below map). This grant offers a maximum award amount of \$25,000 per project. \$50,000.00 may be awarded to buildings determined by the Historic Preservation Commission to be in extreme and dangerous states of disrepair.

For more information, contact the City of Bloomington Community Development Department – City Planner at 309-434-2341 or visit <http://www.cityblm.org/government/departments/planning-zoning/historic-preservation/forms-and-applications>

