OFFICE FOR SALE

2000 Jacobssen Dr.,
Normal, IL 61761

35,400 SF Professional Office Building for Sale

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2000 Jacobssen Drive is a 3-story brick building built in 2002. The 35,400 SF building offers plentiful parking and sits on 2.44 acres of land on the corner of Hershey Rd. and Jacobssen Drive, which is adjacent to Shephard Park. Ideally, the owner/occupant, Compeer Financial, would lease back the property from the purchaser through 2021.

The main and upper level of the building is currently built out with a blend of offices, conference rooms and open space for workstations. The lower level is built out with large meeting/training spaces, open space for workstations, kitchen/break room and storage space. All 3 floors are accessible via an elevator and multiple stairways.
The Bloomington-Normal community is a highly educated community thanks in part to four institutions of higher education: Illinois Wesleyan University, Illinois State University, Heartland Community College, and Lincoln College. Bloomington-Normal is also home to the Central Illinois Regional Airport and a vibrant collection of business, financial service, and agricultural firms including headquarters offices for State Farm, County Financial, Growmark, Afni, the Illinois Farm Bureau, and Beer Nuts. Bloomington-Normal residents enjoy a robust healthcare network with two regional hospitals and a full complement of specialty clinics and medical providers. The subject property is located in the Fort Jesse Office Park, which is surrounded by numerous residential neighborhoods, retail, medical and professional office buildings.
## DEMOGRAPHICS

### POPULATION

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<thead>
<tr>
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<th>1-MILES</th>
<th>3-MILES</th>
<th>5-MILES</th>
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</thead>
<tbody>
<tr>
<td>2010 Population (Census)</td>
<td>6,018</td>
<td>66,075</td>
<td>118,150</td>
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<tr>
<td>2019 Population</td>
<td>6,319</td>
<td>67,973</td>
<td>120,887</td>
</tr>
<tr>
<td>2024 Population (Projected)</td>
<td>6,580</td>
<td>69,653</td>
<td>122,978</td>
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### HOUSEHOLDS

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<tr>
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<th>1-MILES</th>
<th>3-MILES</th>
<th>5-MILES</th>
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<tbody>
<tr>
<td>2019 Housing Units</td>
<td>2,610</td>
<td>25,702</td>
<td>49,892</td>
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<tr>
<td>2019 Households</td>
<td>2,436</td>
<td>24,255</td>
<td>46,348</td>
</tr>
<tr>
<td>2024 Households (Projected)</td>
<td>2,540</td>
<td>6,404</td>
<td>47,431</td>
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### INCOME

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<th>3-MILES</th>
<th>5-MILES</th>
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<tr>
<td>2019 Per Capita Income</td>
<td>$47,047</td>
<td>$36,189</td>
<td>$29,549</td>
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<tr>
<td>2019 Avg. HH Income</td>
<td>$122,016</td>
<td>$97,404</td>
<td>$87,572</td>
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<tr>
<td>2019 Median HH Income</td>
<td>$100,143</td>
<td>$73,813</td>
<td>$62,920</td>
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PROPERTY HIGHLIGHTS

- Easy Access to I-55, 74, & 39
- Close Proximity to National Retailers on Veterans Parkway
- Great Curb Appeal
- Corner Lot

CONTACT

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