



6,802 SF AVAILABLE WITH BLACK IRON

1 Uptown Circle

Normal, Illinois



MIKE SCHERTLER
312.718.2157
mike@greatstreetrealty.com

CHRIS BARR
217.493.6269
chris@greatstreetrealty.com

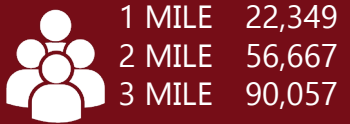


DEMOGRAPHICS

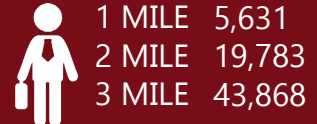
VEHICLES PER DAY



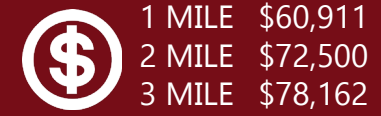
TOTAL POPULATION



DAYTIME POPULATION



AVERAGE HH INCOME



The information provided herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. You should conduct a careful, independent investigation on the property and verify all information. Any reliance on this information is solely at your own risk.

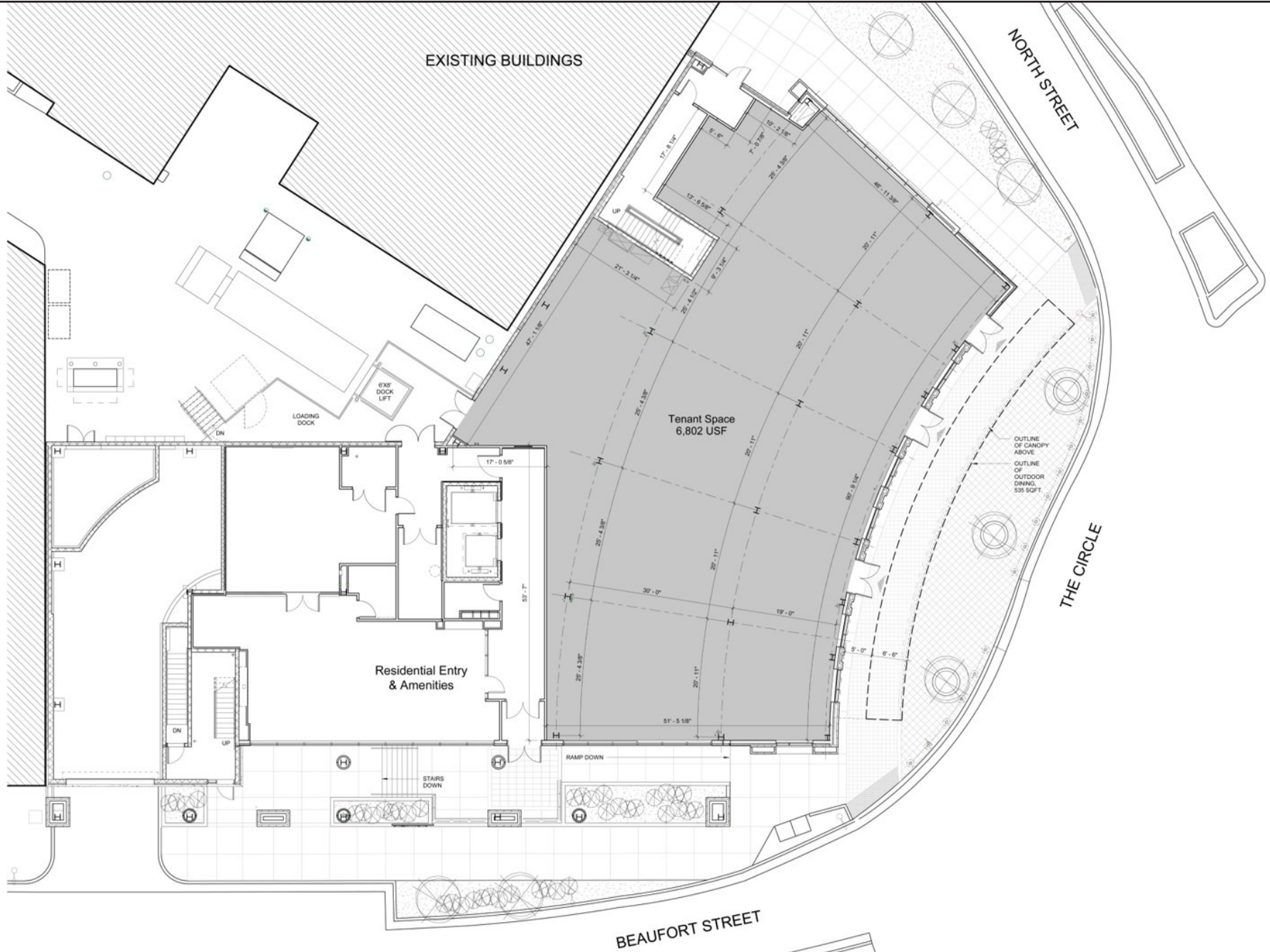
PROPERTY INFO //

- 6,802 SF on the ground floor of luxury apartment complex on Uptown Circle.
- Adjacent to a 114 - key Hyatt Place Hotel
- Across from a 220 - key Marriott Hotel with a 23,000 square foot convention center
- Immediate access to the 4th busiest Amtrak Station in the Midwest behind Chicago, Milwaukee, and St. Louis with more than 226,212 passengers in 2016
- Walking distance to Illinois State University (20,000+ students and 3,400+ employees)
- Illinois State University Fine Arts Gallery and Normal Theatre
- Home to Rivian Motors



The information provided herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. You should conduct a careful, independent investigation on the property and verify all information. Any reliance on this information is solely at your own risk.

SITE PLAN



PHOTOS



1 Uptown Circle

Normal, IL 61761

| | | 1 mi radius | 2 mi radius | 3 mi radius |
|---------------------|---|-------------|-------------|-------------|
| POPULATION | 2020 Estimated Population | 22,349 | 56,667 | 90,057 |
| | 2025 Projected Population | 21,904 | 56,094 | 89,544 |
| | 2010 Census Population | 22,588 | 56,991 | 90,290 |
| | 2000 Census Population | 22,212 | 54,065 | 84,403 |
| | Projected Annual Growth 2020 to 2025 | -0.4% | -0.2% | -0.1% |
| | Historical Annual Growth 2000 to 2020 | - | 0.2% | 0.3% |
| | 2020 Median Age | 25.2 | 30.4 | 32.0 |
| HOUSEHOLDS | 2020 Estimated Households | 6,548 | 20,919 | 35,479 |
| | 2025 Projected Households | 6,610 | 21,466 | 36,591 |
| | 2010 Census Households | 6,383 | 20,216 | 34,227 |
| | 2000 Census Households | 5,946 | 18,814 | 31,611 |
| | Projected Annual Growth 2020 to 2025 | 0.2% | 0.5% | 0.6% |
| | Historical Annual Growth 2000 to 2020 | 0.5% | 0.6% | 0.6% |
| | | | | |
| RACE AND ETHNICITY | 2020 Estimated White | 86.1% | 81.4% | 77.8% |
| | 2020 Estimated Black or African American | 7.6% | 11.2% | 12.5% |
| | 2020 Estimated Asian or Pacific Islander | 2.8% | 3.0% | 4.7% |
| | 2020 Estimated American Indian or Native Alaskan | 0.1% | 0.2% | 0.2% |
| | 2020 Estimated Other Races | 3.4% | 4.2% | 4.8% |
| | 2020 Estimated Hispanic | 4.8% | 5.1% | 5.9% |
| | | | | |
| INCOME | 2020 Estimated Average Household Income | \$60,911 | \$72,500 | \$78,162 |
| | 2020 Estimated Median Household Income | \$46,785 | \$57,516 | \$62,698 |
| | 2020 Estimated Per Capita Income | \$19,204 | \$27,513 | \$31,340 |
| EDUCATION (AGE 25+) | 2020 Estimated Elementary (Grade Level 0 to 8) | 1.8% | 1.4% | 1.6% |
| | 2020 Estimated Some High School (Grade Level 9 to 11) | 1.9% | 2.8% | 2.6% |
| | 2020 Estimated High School Graduate | 21.3% | 24.8% | 24.2% |
| | 2020 Estimated Some College | 19.1% | 18.8% | 18.1% |
| | 2020 Estimated Associates Degree Only | 7.7% | 8.5% | 8.4% |
| | 2020 Estimated Bachelors Degree Only | 28.3% | 28.1% | 28.8% |
| | 2020 Estimated Graduate Degree | 19.9% | 15.7% | 16.2% |
| BUSINESS | 2020 Estimated Total Businesses | 372 | 1,342 | 2,910 |
| | 2020 Estimated Total Employees | 5,631 | 19,783 | 43,868 |
| | 2020 Estimated Employee Population per Business | 15.1 | 14.7 | 15.1 |
| | 2020 Estimated Residential Population per Business | 60.1 | 42.2 | 30.9 |



GREATSTREET
REALTY PARTNERS LLC

350 West Hubbard Street, Suite 640
Chicago, IL 60654