

FOR SALE OR LEASE

CROSSROADS CENTER

400-700 WYLIE DRIVE, NORMAL, IL



PROPERTY FEATURES

- 1 story business condominium property
- 1,200 - 26,000 (contiguous) square feet - retail, entertainment, flex office & service
- Parking ratio of 11:1,000 SF
- Zoned B-1 unlimited
- Masonry structure
- Varying ceiling heights up to 18 feet
- Finishing includes HVAC, electrical, plumbing, floor coverings and restroom facilities. Individually metered utilities
- At the convergence of three major interstates (I-55, I-74, and I-39) and Illinois Route 9
- Average daily traffic counts in excess of 100,000 vehicles
- Market area includes Bloomington/Normal, Peoria, Champaign/Urbana (University of Illinois), Springfield (State Capitol), and Decatur
- Adjacent to large commercial developments include a Super Wal-Mart and new state-of-the-art, 60,000 SF Wehrenberg movie theater

MAJOR TENANTS:

ACC Electronix
Bronze Giraffe Antique Mall
Chestnut Health Systems

SPECIALTY TENANTS:

Bridgeway Training Services
Digital Copy Systems
Select Archery & Outdoor Supply

For more information, please contact:

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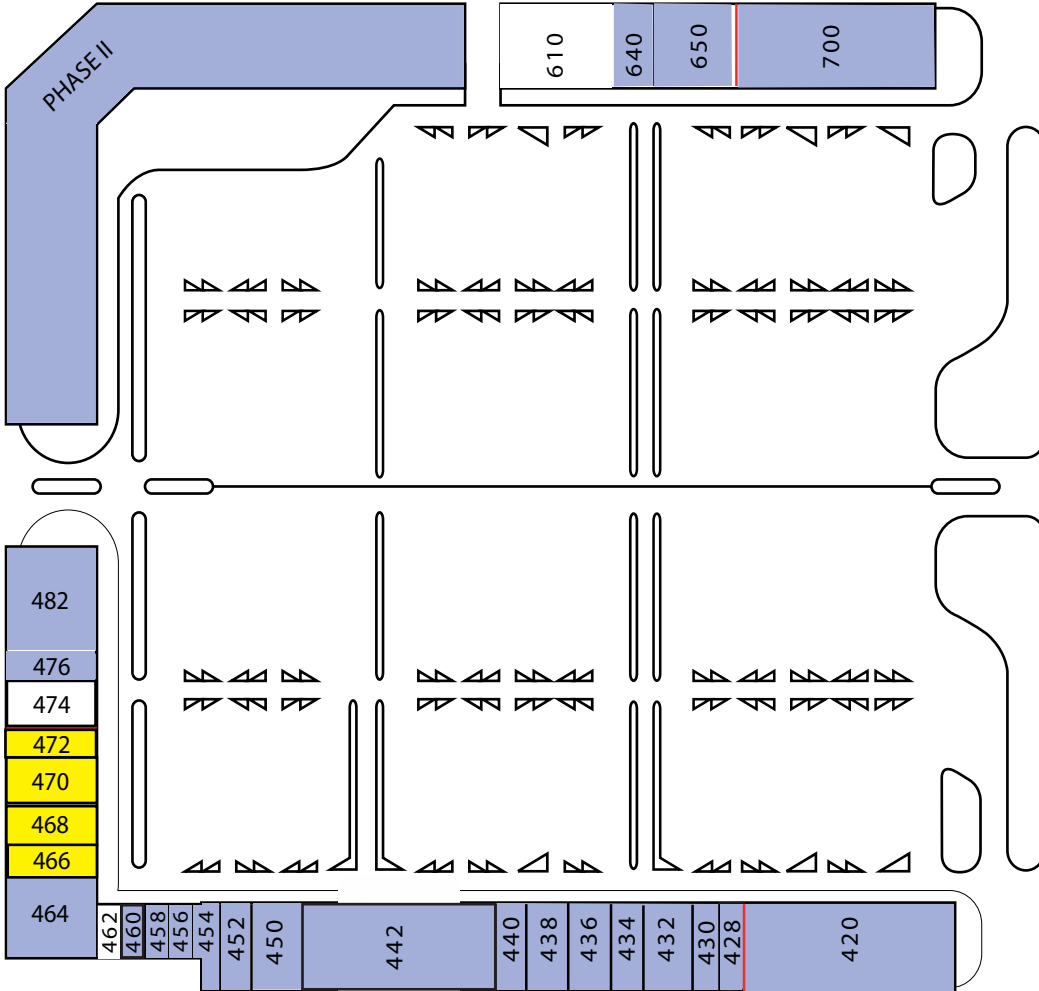
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Suite	Tenant Name	SF
420	ACC ELECTRONIX	22,854
428	RALLY HOLDINGS	2,484
430-434	RALLY HOLDINGS	16,027
436	RALLY HOLDINGS	4,466
438	RALLY HOLDINGS	3,355
440	RALLY HOLDINGS	2,451
442	CHESTNUT HEALTH SYSTEM	22,346
450	Everlasting Gospel Church	3,498
452	SHOW ME DOUGH	2,409
454	CENTRAL IL INTERIOSCAPE	1,210
456	GREAT PLAINS LIFE FOUNDATION	1,202
458	EARL ANDERSON	1,202
460	PL NGOLO	1,210
462	KATELYN FITZGERALD & MICHAEL McDOWELL	2,170
464	BRIDGEWAY TRAINING SERVICES	6,701
466	VACANT	4,048
468	CENTRAL IL CHURCH OF CHRIST (30 DAY)	3,525
470	VACANT	4,538
472	VACANT	2,686
474	GOD'S DECISION OUTREACH MINISTRY	5,940
476	DIGITAL COPY SYSTEMS	2,008
482	RALLY HOLDINGS	10,680
PHASE II	YOUTH BUILD	75,000
610	ROYAL & REESE	11,747
640	VINEYARD CHURCH	2,319
650	VINEYARD CHURCH	4,697
700	CI SHOOTING	25,464
TOTAL SQUARE FOOTAGE		246,237

Leased
 Sold
 Available
 Sales Pending

REV 9/2020



Before: Originally designed for retail purposes, each suite has an open floor plan awaiting your custom design



After: ACC Electronix' administrative workspace boasts all the features of a new build-out at a fraction of leasing costs



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