

1503 E College Ave, Golds Gym
1503 E College Ave | Normal, IL | US | McLean County
Available SF: 16,950 | Lease Rate: \$11.5 | Lease Terms: Triple Net



Building Type:	Retail, Office, Commercial
Available SF:	16,950
Total SF:	16,950
Number of Stories:	1
Expandable:	Unknown
Zoning:	Commercial
Site Size:	0.00 Acres
Year Built:	1977
Specialty Features:	None
Can Subdivide:	Unknown
Within City Limits:	Yes
Construction Type:	Wood
Floor Type:	Unknown
Lease Rate:	\$11.5
Lease Terms:	Triple Net
Lease Rate Note:	11.50 + \$3.85/SF
Last Updated:	Feb 21, 2024

Economic Development Contact

Casey Peterson
B-N Economic Development Council
200 W. College Ave Suite #402
Normal, IL 61761
(309) 452-8437 | casey@bnedc.org

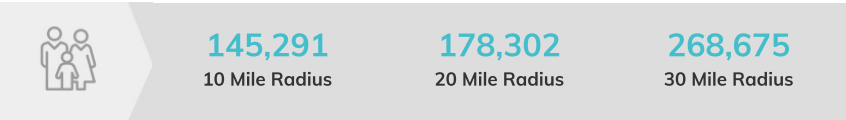
Realtor/Owner Contact

Meghan O'Neal
Axis 360 Commerical Real Estate
309-270-1565 | meghan.oneal@axis360.co

Property and Area Description

Located in College Hills Plaza, which is accessible directly off of College Avenue, just 0.2 miles from Veterans Parkway and less than 2 miles to the campus of Illinois State University. College Hills Plaza features a mixed used tenant mix, CSL Plasma, Paul Mitchell School, Proving Ground Boulderling Gym, Mathnasium, Alexander's Steak House and more. Adjacent to The Shoppes of College Hills with retailers such as Target, Hobby Lobby, Von Maur, Destihl Restaurant and a host of other retailers, Ann Taylor Loft, Bath & Body Works, Chicos, Dressbarn, Charles Schwab and so much more. Located in Normal, IL near the world headquarters of State Farm and Country Financial, and home to the auto manufacturer, Rivian Automotive. Adjacent to The Shoppes of College Hills with retailers such as Target, Hobby Lobby, Von Maur, Destihl Restaurant and much more. Located in Normal, IL near the world headquarters of State Farm and Country Financial and the new electric car manufacturer, Rivian Automotive.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: Rt 150, Rt 51, Rt 9
Nearest Interstate: I-55, I-39, I-74
Nearest Airport: Central Illinois Regional Airport(BMI)
Nearest Commercial Airport: Central Illinois Regional Airport(BMI)
Rail Served: No
Rail Served By: Other
Rail Accessible: Unknown
Rail Infrastructure in Place: No

Utilities

Electric: Ameren Illinois
Natural Gas: Ameren
Water: Municipal
Sewer: Municipal