



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**Adjacent to Home Depot**



**FOR SALE**

## 795 Veterans Pkwy.,

Normal, IL 61761

**11.49 AC**

**SALE**

### SALE PRICE

Contact Broker

### LOT SIZE

11.49 AC

### LOT SQ. FT.

504,500

### ZONING

CG

### TRAFFIC COUNTS

Veterans Pkwy.: 20,900

AADT

Shepard Rd.: 9,550

AADT

### Acres Usable

8.2 AC

## PROPERTY DESCRIPTION

The site is undeveloped at this time, consisting of 11.49 acres adjacent to the Home depot in Normal, IL. Detention is on the site as well as all utilities. Ready for construction.

## AREA DESCRIPTION

Located on Veterans Parkway, a major commercial corridor in Bloomington-Normal. 3.5 miles from State Farm Corporate Headquarters, less than 3 miles Illinois State University. Just off of I-55. Excellent demographics with a 72,852 population within 3 miles. Average house hold income of \$892,619.



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DEVONSHIRE REALTY**

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217-352-7712

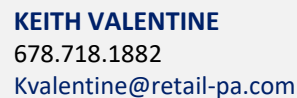
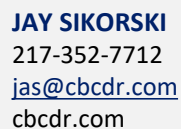
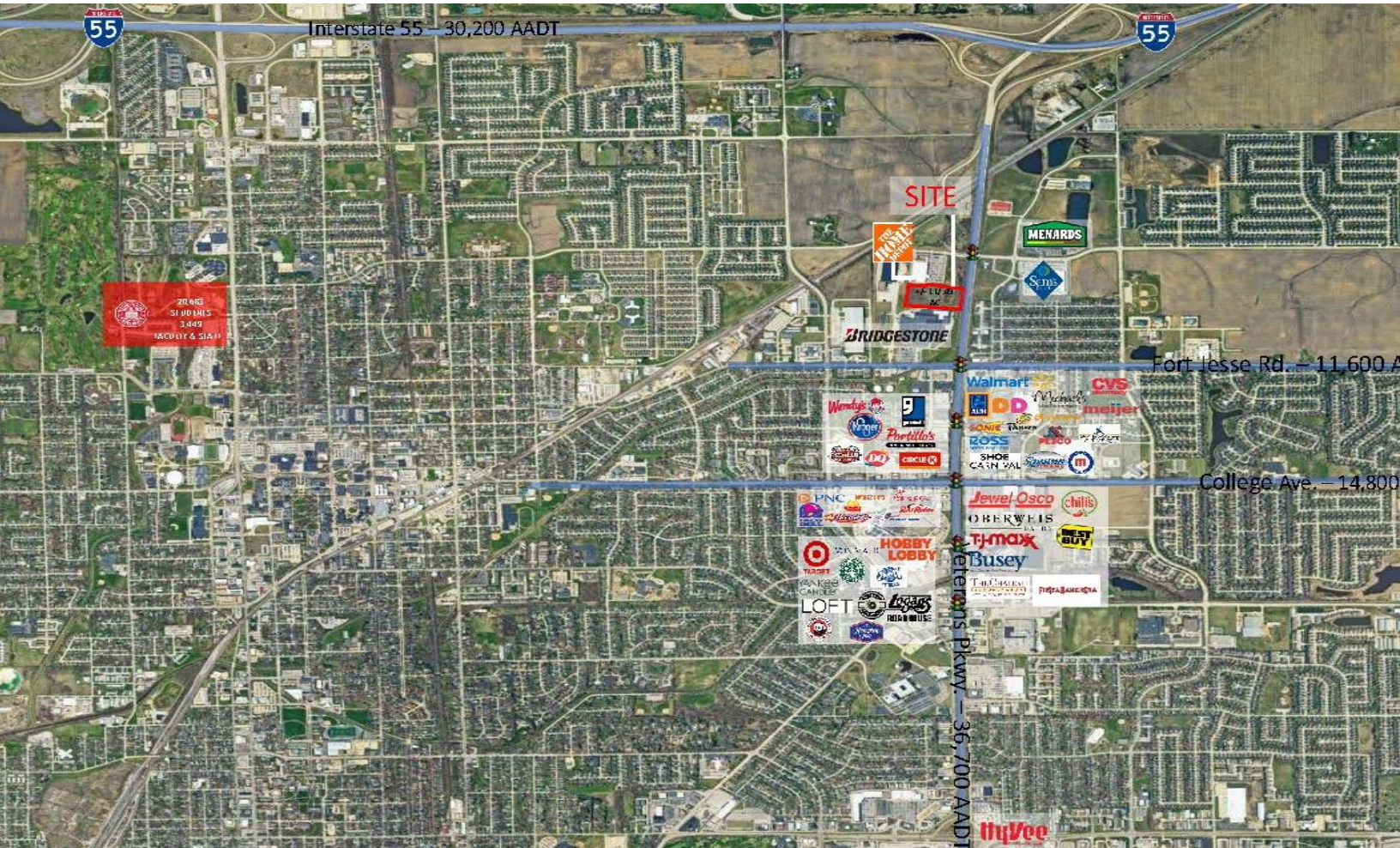
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