

# Fresh Thyme | The Great Escape

## Bloomington, IL

**\$ Purchase Price:**  
**\$9,950,000**

**% Cap Rate:**  
**8.20%**

**Stan Johnson Company**, on behalf of ownership, is pleased to exclusively offer for sale the opportunity to acquire the 100% fee simple interest in the commercial property located at 403 N Veterans Parkway in Bloomington, IL (the "Property"). The Property consists of two buildings with a combined 60,810 SF on a 5.1 acre parcel of land and is 100% occupied by Fresh Thyme Farmers Market and The Great Escape. Fresh Thyme is operating under a NNN lease with over 8 years remaining and The Great Escape is operating under a gross lease with 8 years remaining.

### Location Synopsis

**Bloomington** is a city in McLean County, IL. The city is adjacent to Normal, and is the more populous of the two municipalities of the Bloomington-Normal metropolitan area. The 2010 census indicated the city had a population of 76,610, making it the 12th most populated city in Illinois, and the fifth-most populous city in the state outside of the Chicago Metropolitan Area. The local MSA has a combined population of approximately 130,000 people.

### Investment Highlights

- Grocery-Anchored Retail Asset
- Recent Lease Extension Demonstrating Strong Sales & Commitment to Site
- Dynamic Mixed Use Location
- Dense Retail Corridor
- Superior Demographic Profile
- Excellent Visibility and Access



[Click Here for Website & Full Offering Memorandum](#)

For more information, contact:

#### Brad Feller

Managing Director  
bfeller@stanjohnsonco.com  
+1 312.240.0194  
Illinois License #471007951

#### Blaise Bennett

Associate Director  
bbennett@stanjohnsonco.com  
+1 312.777.2449

#### Isaiah Harf

Director  
iharf@stanjohnsonco.com  
+1 312.777.2437

#### Andy Gatchell

Associate Director  
agatchell@stanjohnsonco.com  
+1 312.777.2439

#### Mark Lovering

Associate  
mlovering@stanjohnsonco.com  
+1 312.777.2441

#### Rachel Walz

Associate  
rwalz@stanjohnsonco.com  
+1 312.777.2451

#### Stan Johnson Company

303 East Wacker Drive | Suite 1111  
Chicago, Illinois 60601  
P: +1 312.240.0127 | F: +1 312.240.0158

[stanjohnsonco.com](http://stanjohnsonco.com)

