



1,800 SF - 7,700 SF AVAILABLE

3 ACRES AVAILABLE FOR SALE, BTS, OR GROUND LEASE

**506 IAA Drive
Bloomington, IL**



GREAT STREET

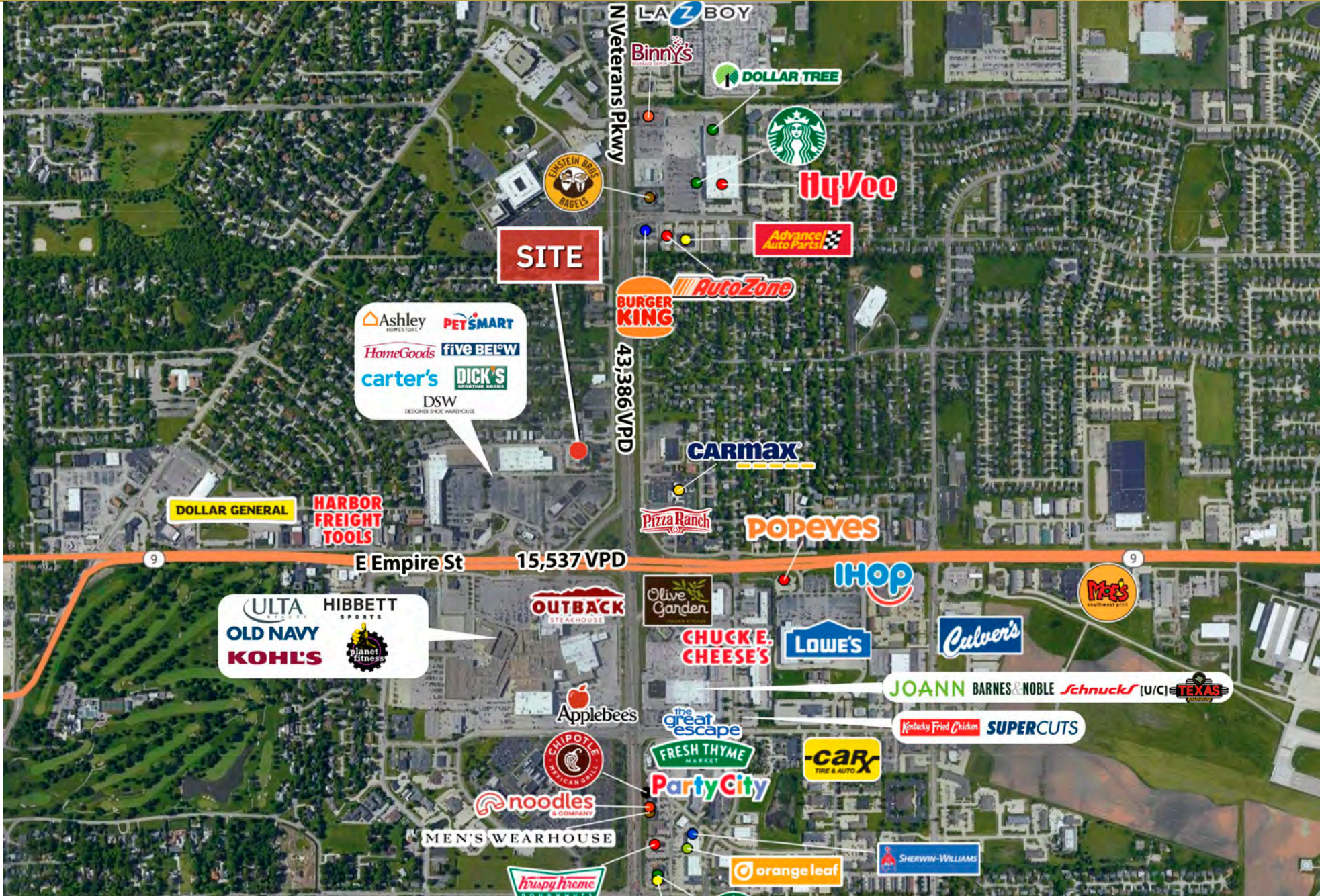
BRENDAN WATT

312.605.8535

brendan@greatstreetrealty.com

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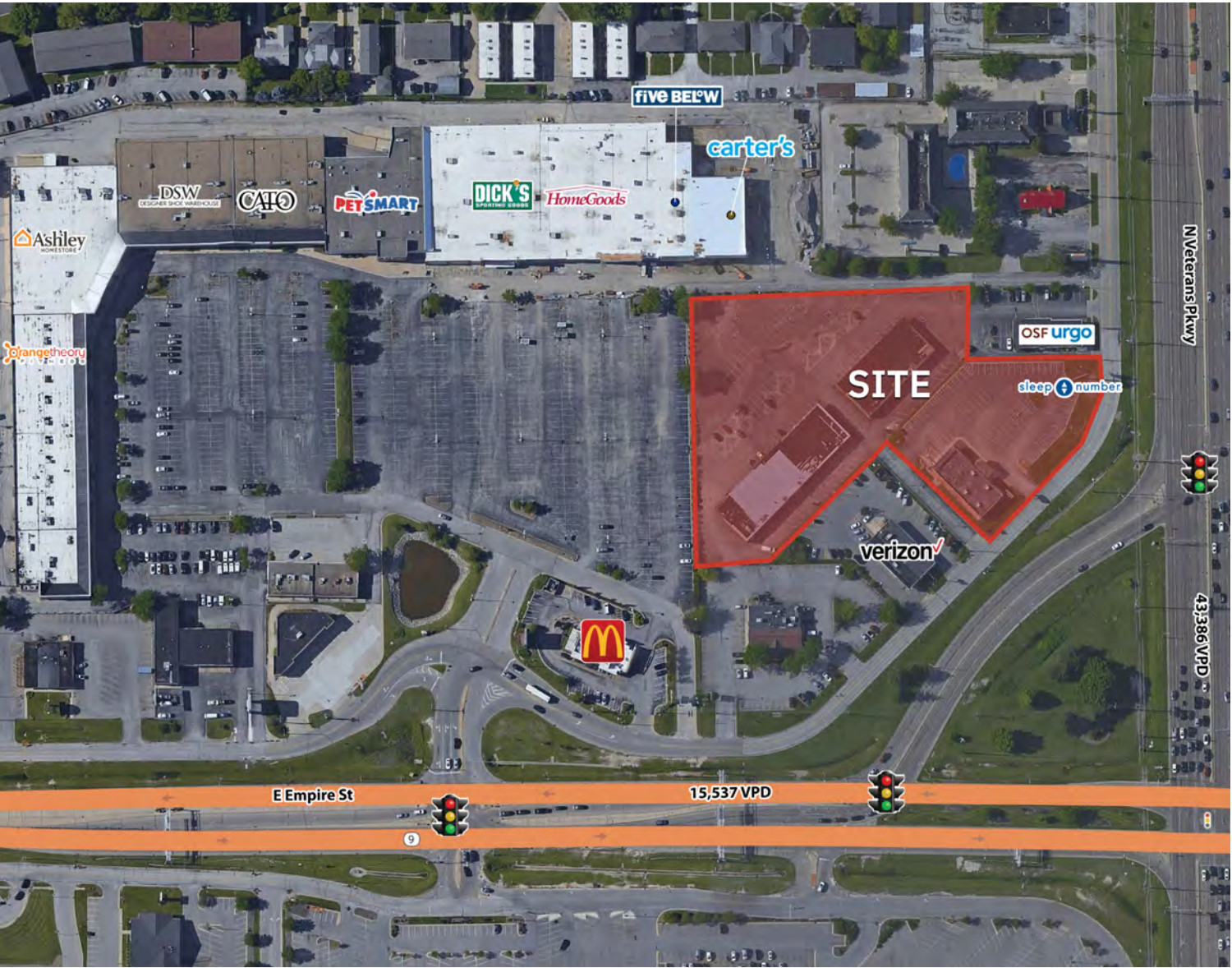
AERIAL



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.

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PROPERTY OVERVIEW



- Pad sites and small shop space (1,200-7,700 SF) available with rare visibility to Veteran's Parkway
- Dick's, PetSmart, HomeGoods, Ashley Furniture, Five Below, and more anchor this site directly across from The Eastland Mall
- Bloomington is home to the State Farm's Headquarters (14,731 employees) and Country Financial (1,972 employees)
- High barrier to entry market
- Un-encumbered real estate with no restrictions from neighboring tenants
- Large 30' monument sign available facing Veteran's Parkway

DEMOGRAPHICS		
TOTAL POPULATION	1 MILE	9,771
	3 MILE	95,281
	5 MILE	131,878
DAYTIME POPULATION	1 MILE	11,522
	3 MILE	46,632
	5 MILE	58,562
AVERAGE HH INCOME	1 MILE	\$81,418
	3 MILE	\$90,401
	5 MILE	\$90,674

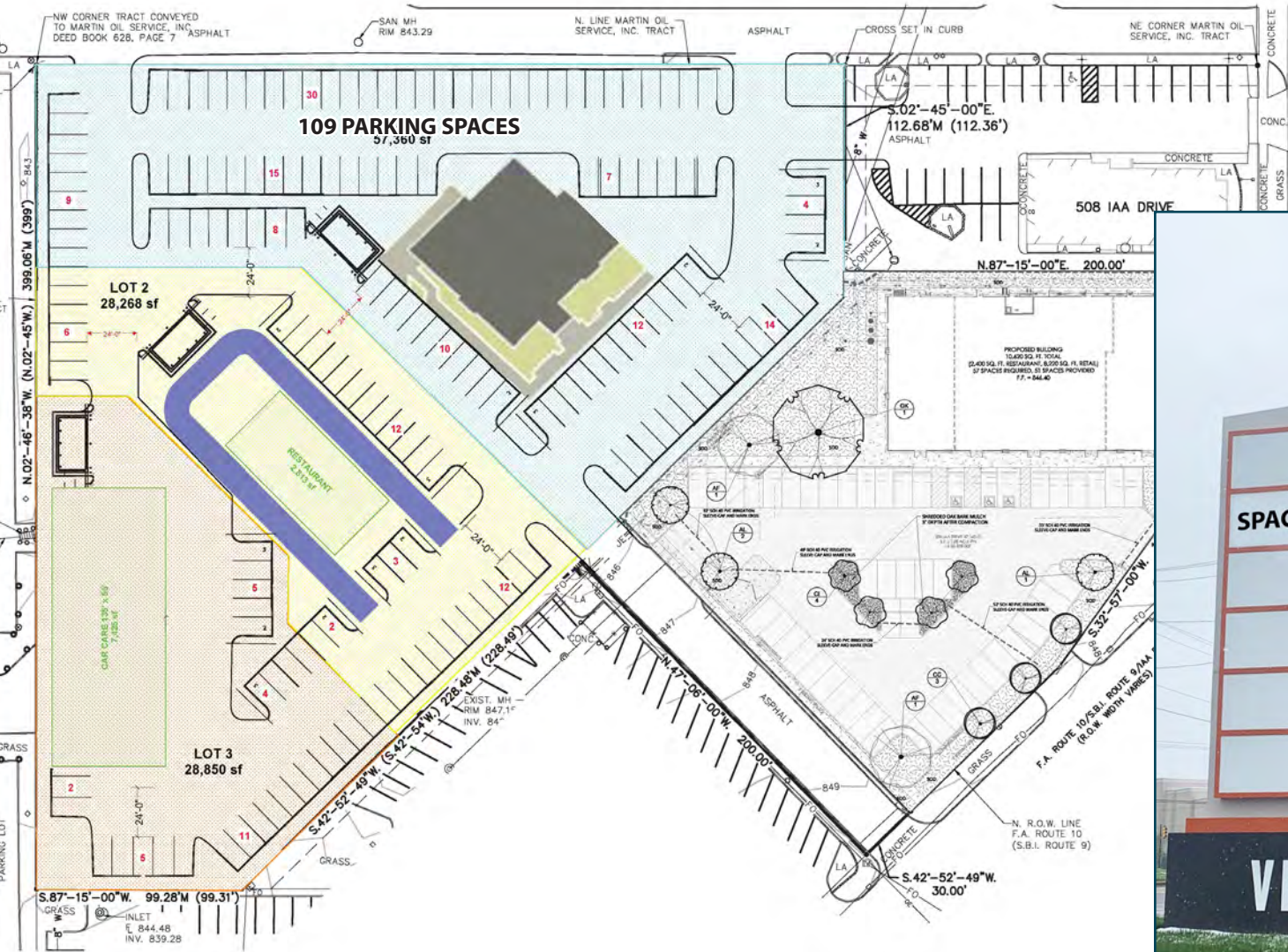
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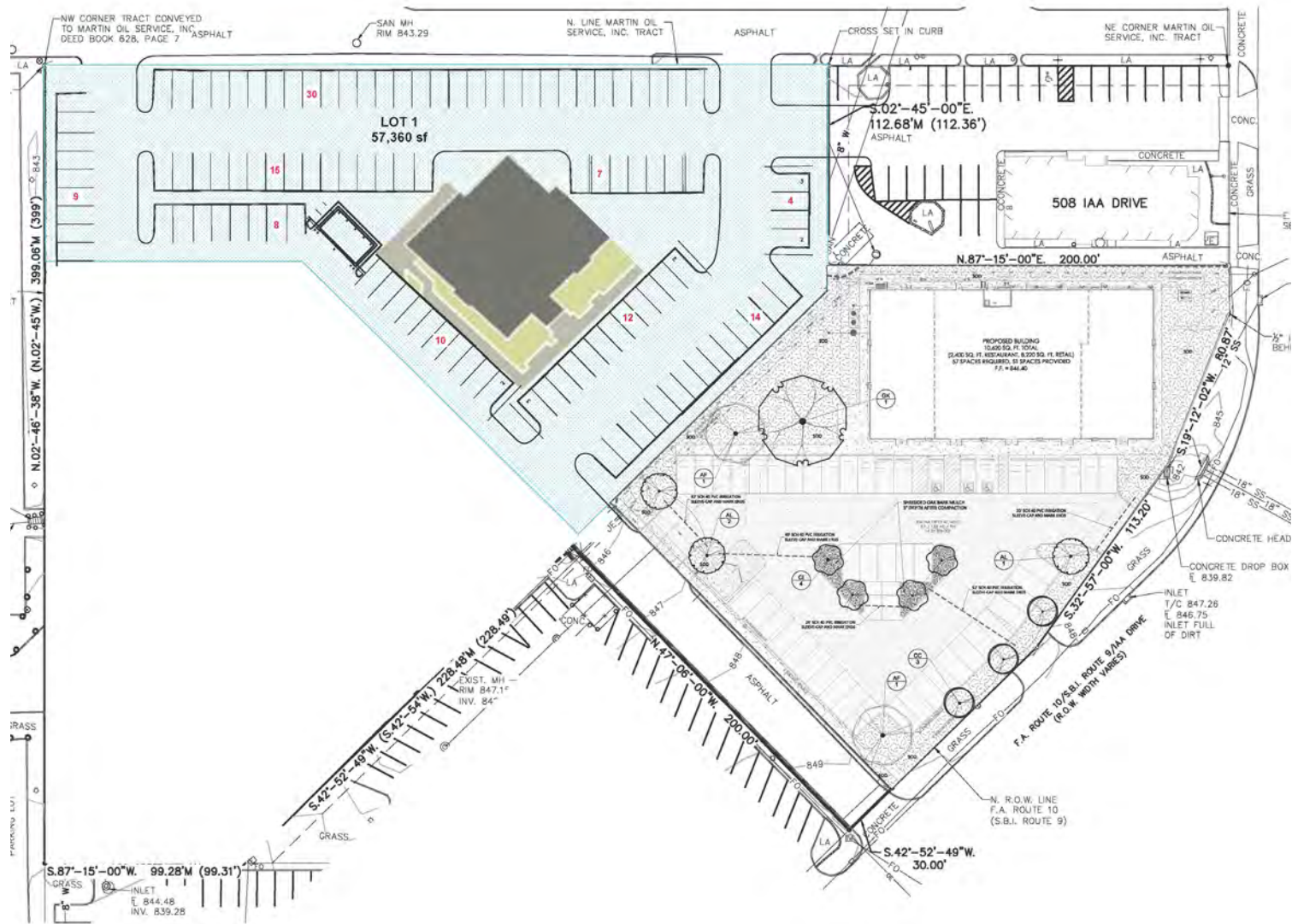
SITE PLAN

PROPOSED MULTI-BUILDING





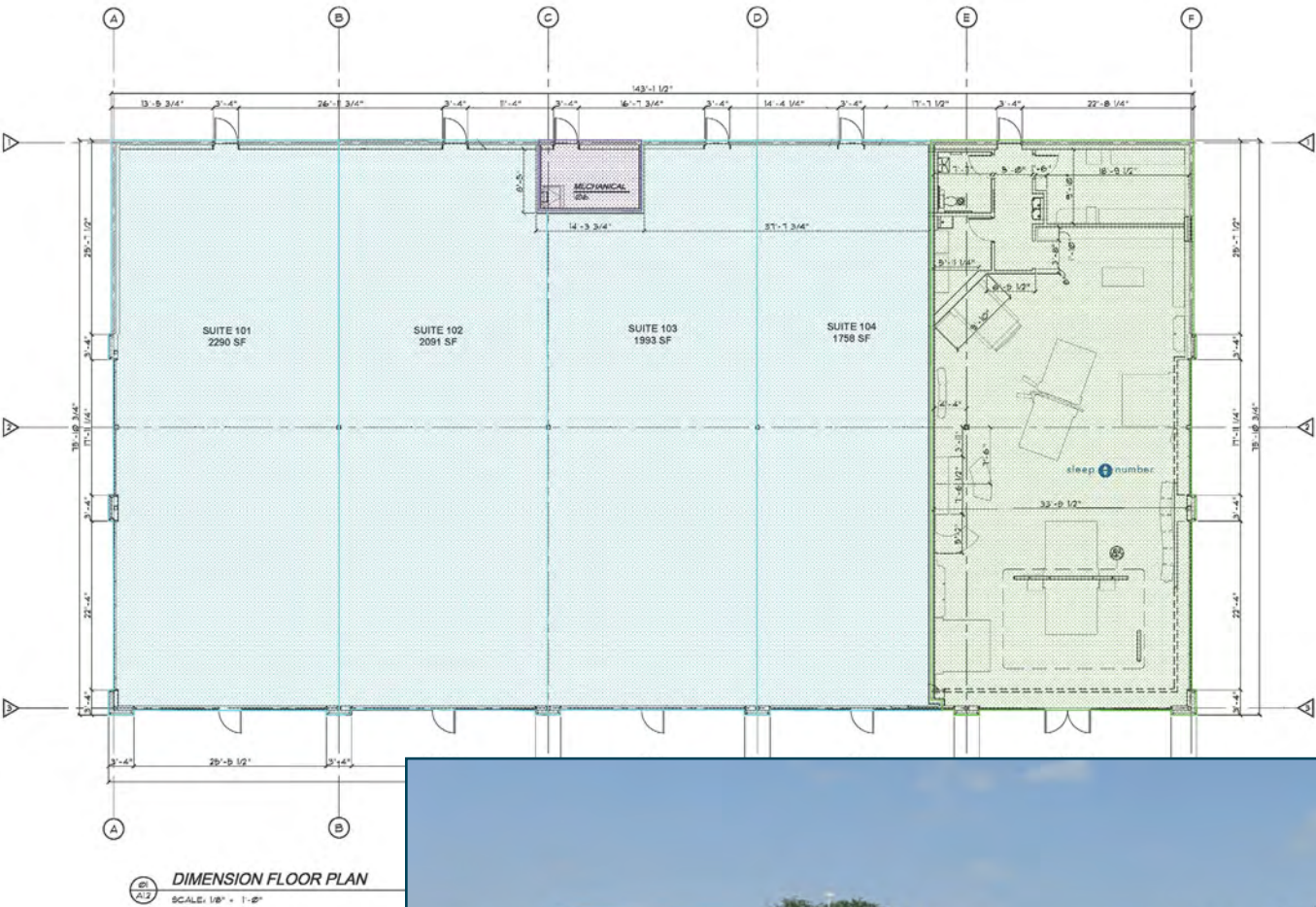
PROPOSED FREE-STANDING RESTAURANT



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FLOOR PLAN



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