

**GROCERY ANCHORED POWER CENTER**  
At "Main & Main" Intersection



**Bloomington Commons**

1701 East Empire, Bloomington, IL  
**FOR LEASE**

**1,600 & 12,000 SQUARE FOOT AVAILABILITIES**  
**+/- 10,000 SQUARE FOOT OUTLOT OPPORTUNITY**

**JOIN NEW TENANTS:**






Opening 2021    Opening 2021    Now Open    Now Open

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# SITE HIGHLIGHTS

- 188,250 square foot grocery anchored center occupied by Schnucks, Barnes and Noble, JoAnn, Chuck E Cheese, and Texas Roadhouse
- New redevelopment of the former Toys R Us building will include a freestanding Texas Roadhouse and relocated JoAnn Fabrics
- 1,600 sf currently available for lease, 12,000 sf coming available Q1 2021; pylon signage available
- 10,000 sf of new construction retail available for a single user or smallshop space. Drive-thru available
- Located at the “Main and Main” corner of Veteran’s Pkwy and Empire St boasting superb visibility, large pylon sign and ample parking (67,650 VPD)
- Bloomington Commons is located in the immediate vicinity State Farm’s world corporate headquarters (15,000 employees), OSF St. Joseph Hospital (1,500 employees), Country Financial, and Illinois State University (21,000 students)
- Bloomington-Normal’s metropolitan area is home to over 190,000 residents and one of the main business & educational hubs of Central Illinois

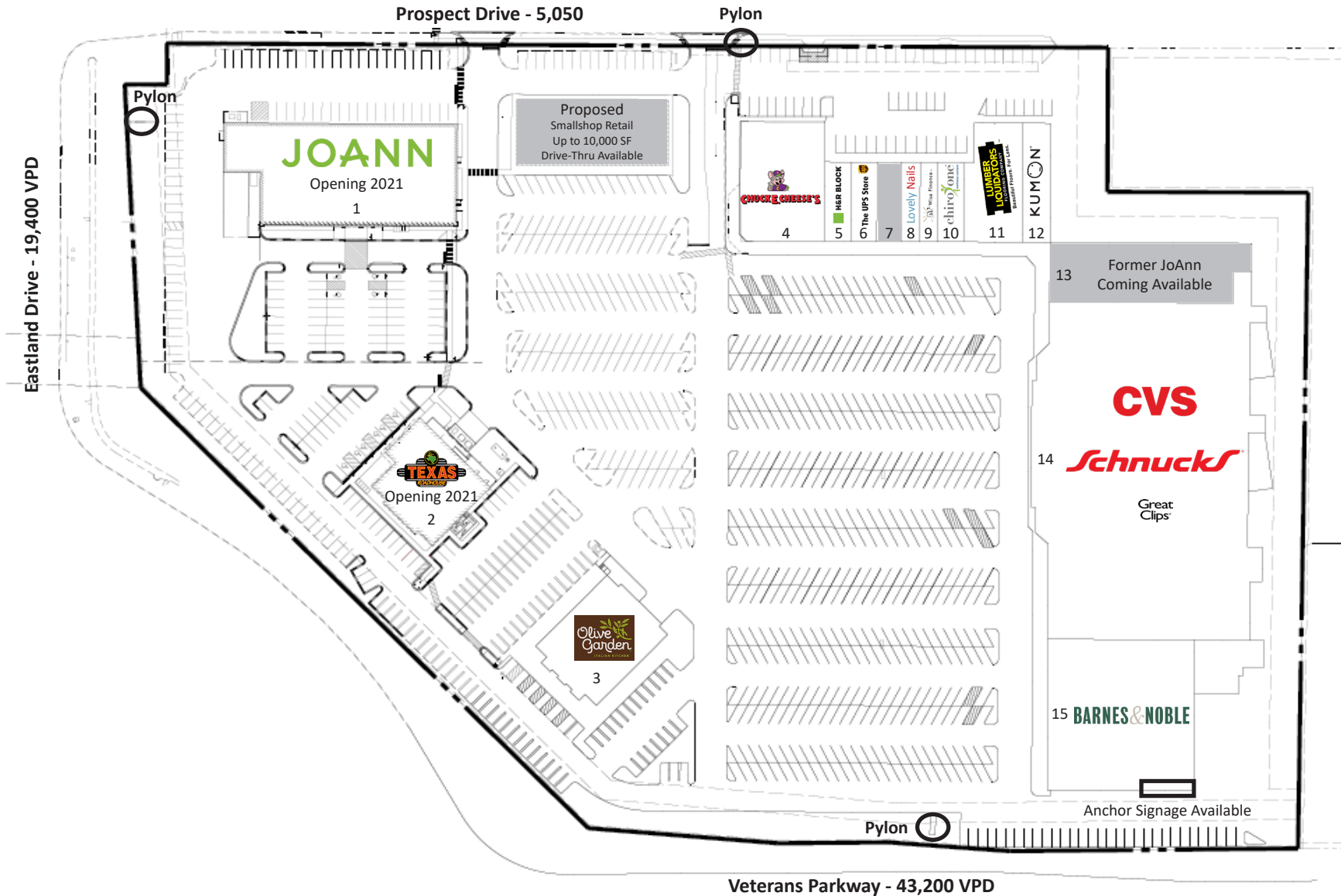
DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	10,375	89,167	133,983
Consumer Spending	\$114M	\$868M	\$1,335M
Avg HH Income	\$64,685	\$62,972	\$64,573
Daytime Population	61,160	101,654	116,485

## TRAFFIC COUNTS

Veteran’s Pkwy: 43,200 Vehicles Per Day  
 Empire St: 19,400 Vehicles Per Day  
 Prospect Dr: 5,050 Vehicles Per Day



# SITE PLAN



Space	Tenant	SF	Space	Tenant	SF	Space	Tenant	SF
1	JoAnn Fabrics	22,099	6	UPS Store	1,600	11	Lumber Liquidators	6,651
2	Texas Roadhosue	7,800	7	Available	1,600	12	Kumon	3,416
3	Olive Garden	9,100	8	Lovely Nails	1,200	13	Available (Q1 2021)	11,200-12,000
4	Chuck E Cheese	10,000	9	Wise Financial	1,182	14	Schnucks	68,800
5	H&R Block	2,720	10	Chiro One	2,400	15	Barnes & Noble	22,192