

EMPIRE CROSSING

EAST EMPIRE STREET

BLOOMINGTON, IL

PAINTED TREE BOUTIQUES

DICK'S SPORTING GOODS HomeGoods

Ashley HOMESTORE PETSMART

five BELOW carter's

DSW DESIGNER SHOE WAREHOUSE OSHKOSH Bigosh.

LEFT LANE AUTO

OSF HEALTHCARE URGENT CARE



SITE

20,500 (2023)

sleep number

verizon

Bandana's SMALL TOWN SMOKE

E Empire St

EASTLAND MALL - CBL PROPERTIES

KOHL'S ULTA

OLD NAVY planet fitness

FINISH LINE

EXPRESS rue21

Buckle

McDonald's

OUTBACK STEAKHOUSE

35,300 (2023)

OSF ST. JOSEPH MEDICAL CENTER
1,000 Employees
149 Beds

Veterans Pkwy

TEXAS EXPRESS

FORMER JOANN

LOWE'S

BARNES & NOBLE Schnucks

the great escape

FRESH THYME MARKET

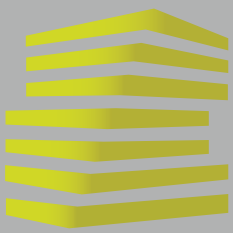
Party City



LOCATION. commercial real estate

WELCOME PAINTED TREE BOUTIQUES





EMPIRE CROSSING

NEIGHBORHOOD VIBE

ALEX APTER

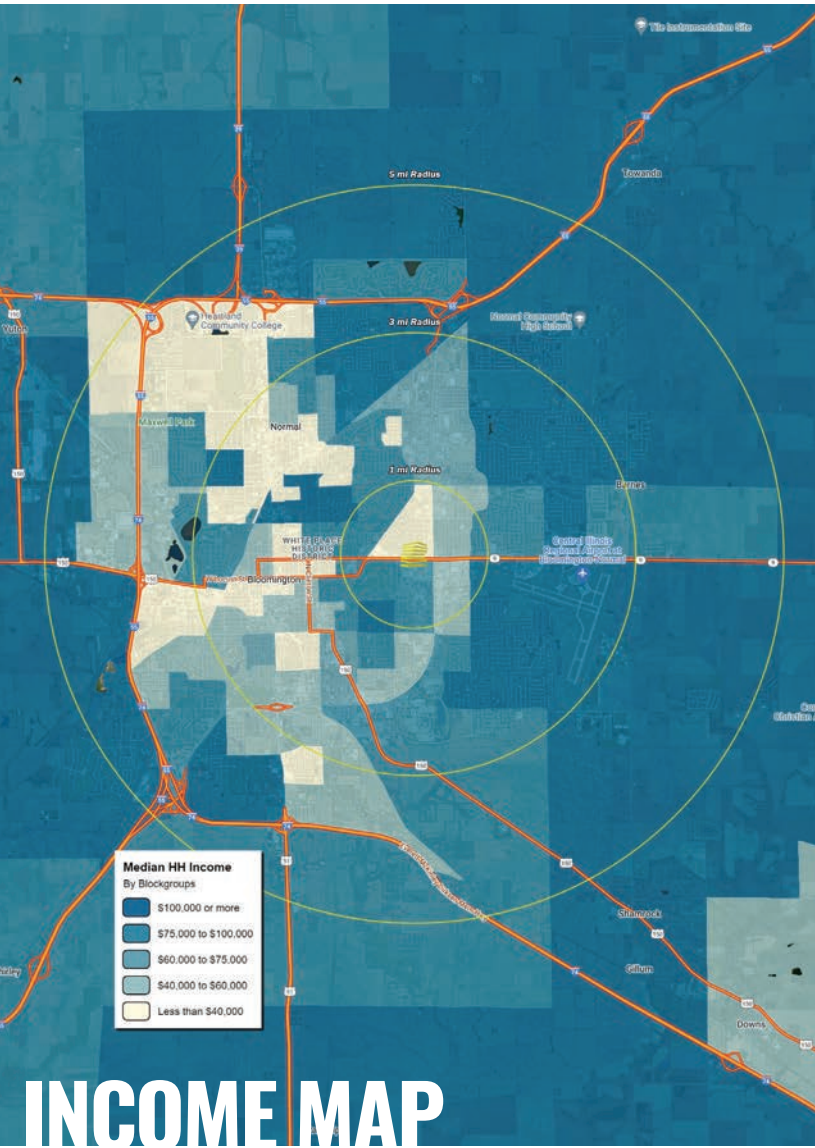
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TRADE AREA OVERVIEW

The City of Bloomington is located in the heart of Central Illinois, approximately 125 miles southwest of Chicago, 155 miles northeast of St. Louis, and 64 miles northeast of Springfield, the State Capital. Interstates 39, 55 and 74 converge on Bloomington-Normal, as well as US Route 51 and State Route 9.

The twin cities are also serviced by two major railroad lines and Amtrak, as well as air transportation at the Central Illinois Regional Airport, one of the fastest growing airports in the country, which services commuter, corporate, and private aircraft.

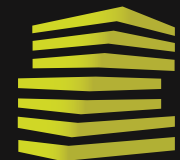
Illinois State University, located in Normal, is home to over 20,000 students AND 3,500+ administrative staff members.

Bloomington is located in one of the most productive agricultural areas in the nation, but the economy is diverse and well-balanced. In addition to the major manufacturers and industries, there are two universities, two hospitals, a convention center, one indoor mall, one outdoor mall, and many banks and Savings & Loan Associations located in Bloomington-Normal. The City of Bloomington is one of the fastest growing metropolitan areas in Illinois with an estimated 20.25% increase in population between 1986 and 1995. New construction continues to enhance residential, industrial and commercial growth. Major employers in the Bloomington-Normal area include State Farm Insurance Co., Illinois State University, Country Financial, Unit 5 Schools, Advocate BroMenn Healthcare, and OSF St. Joseph Medical Center.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	9,207	95,789	133,611
HOUSEHOLDS	4,208	39,702	54,484
EMPLOYEES	9,746	39,948	50,716
MED HH INCOME	\$65,985	\$75,064	\$77,441

AREA RETAIL | RESTAURANTS

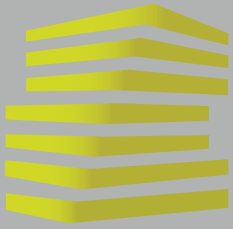


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SITE PLAN

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OUTPARCEL AVAILABLE
(GROUND LEASE OR SHOPS PROPOSED)

Suite	Tenant	SF
A1	Kobe Revolving Sushi Bar	3,374
A2	Love It Nails	3,000
A3	AVAILABLE (Former Restaurant 9/30/2025)	4,994
A4	AVAILABLE	4,200
A5	Sun Loan	1,525
A6-A7	AVAILABLE	8,438
A8-A9	Premium Pet Supply	6,531
A13	Orange Theory Fitness	3,016
A14	AVAILABLE	4,528
A15-B1	Ashley HomeStore	31,573
B2	Painted Tree	26,013
B3	DSW	16,315
B4	Cato Fashions	4,500
C1	Petsmart (Separately Owned)	23,400
D1	Dick's Sporting Goods	49,957
D2	HomeGoods	22,120
D3	Five Below	10,015
D4	Carter's	3,512
D5	OshKosh B'gosh	3,492
E1	OUTLOT AVAILABLE	
Outlot	Left Lane Auto	8,696
Outlot	McDonald's	3,596

360 VIRTUAL TOURS
AVAILABLE SUITES

- SUITE A2
- SUITE A6-7
- SUITE A4
- SUITE A14

- OUTPARCEL & SMALL SHOP SPACE AVAILABLE FOR LEASE IN MAJOR POWER CENTER IN HEART OF BLOOMINGTON, IL TRADE AREA
- 1,200 - 8,438 SF SMALL SHOP SPACE AVAILABLE
- OUTPARCEL AVAILABLE AT MAIN ENTRANCE TO SHOPPING CENTER
- JOIN DICK'S, HOMEGOODS, PETSMART, DSW, FIVE BELOW, CARTERS, ASHLEY FURNITURE, AND ORANGE THEORY FITNESS
- CALL BROKER FOR PRICING



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