

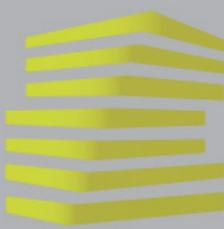
# Empire Crossings Sites

## 1504 E Empire Street

Parcel 14-35-355-021

Located within the Empire Street Corridor TIF

Currently Zoned B-1



## EMPIRE CROSSING

### SITE PLAN

ALEX APTER

314.818.1562 (OFFICE)  
314.488.5900 (MOBILE)  
Alex@LocationCRE.com

TONY MOON

314.818.1567 (OFFICE)  
314.560.0781 (MOBILE)  
Tony@LocationCRE.com

BILL SIEMS

314.818.1566 (OFFICE)  
314.363.8327 (MOBILE)  
Bill@LocationCRE.com



Suite	Tenant	SF
A1	Kobe Revolving Sushi Bar	3,374
A2	AVAILABLE (Former Nail Salon)	3,000
A3	AVAILABLE (Former Restaurant 9/30/2025)	4,994
A4	AVAILABLE	4,000
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	4,000
A15-B1	Ashley HomeStore	31,573
B2	Painted Tree	26,013
B3	DSW	16,337
B4	Cato Fashions	4,500
C1	Petsmart	23,400
D1a	Dick's Sporting Goods	49,957
D1b	HomeGoods	22,200
D1c	Five Below	10,352
D1d	Carter's/OshKosh B'gosh	7,005
E1	OUTLOT AVAILABLE	
Outlot	Firestone	8,696
Outlot	McDonald's	3,246

360 VIRTUAL TOURS  
AVAILABLE SUITES



- 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

You Belong in

# Bloomington ILLINOIS

The City of Bloomington is a vibrant and growing community in the heart of Illinois. Boasting an airport, multiple rail lines, and located at the intersections of I-39, I-55 and I-74, the City of Bloomington has proven to be a hub for successful businesses and new development.



Population  
78,587  
Median Age  
36



Median Family  
Income (MSA)  
\$109,400

Accessible By



Air Travel  
Central Illinois  
Regional Airport



Arts & Entertainment

38 Local Parks  
Miller Park Zoo

Grossinger Motors Arena  
Bloomington Center for  
Performing Arts

Vibrant Downtown  
Bloomington



Education  
95% High School Graduates  
49% Bachelors Degree & Above

Median  
Home  
Listing Price  
2024  
\$347,400



Centrally Located



Peoria IL 38 miles, Springfield IL 67 miles,  
Champaign IL 51 miles, Chicago IL 138 miles, Rockford IL  
134 miles, Indianapolis IN 171 miles,  
St. Louis MO 163 miles, Madison WI 200 miles.

Let's Chat!



Kelly Pfeifer  
Director of Development Services  
(309) 434-2446  
kpfeifer@cityblm.org



Samantha Mlot  
Economic Development Advocate  
(309) 434-2294  
smlot@cityblm.org

# Empire Crossings Sites

## 1504 E Empire Street



Parcel 14-35-355-021

Located within the Empire Street Corridor TIF

Currently Zoned B-1



ALEX APTER

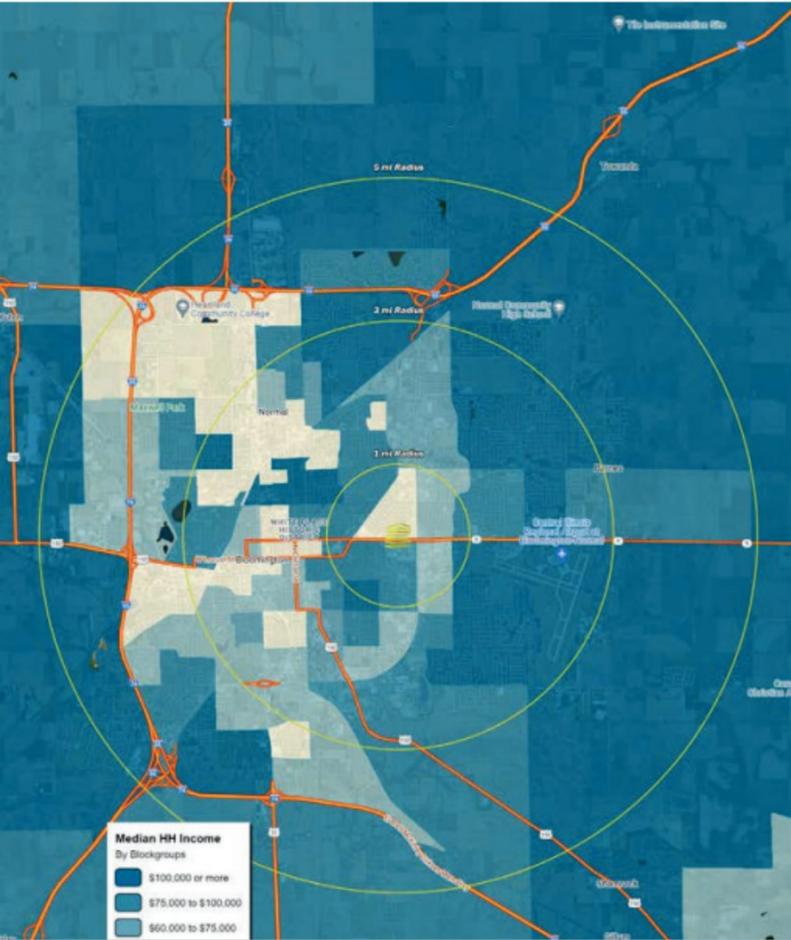
314.818.1562 (OFFICE)  
314.488.5900 (MOBILE)  
Alex@LocationCRE.com

TONY MOON

314.818.1567 (OFFICE)  
314.560.0781 (MOBILE)  
Tony@LocationCRE.com

BILL SIEMS

314.818.1566 (OFFICE)  
314.363.8327 (MOBILE)  
Bill@LocationCRE.com



### 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.

### 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



ALEX APTER

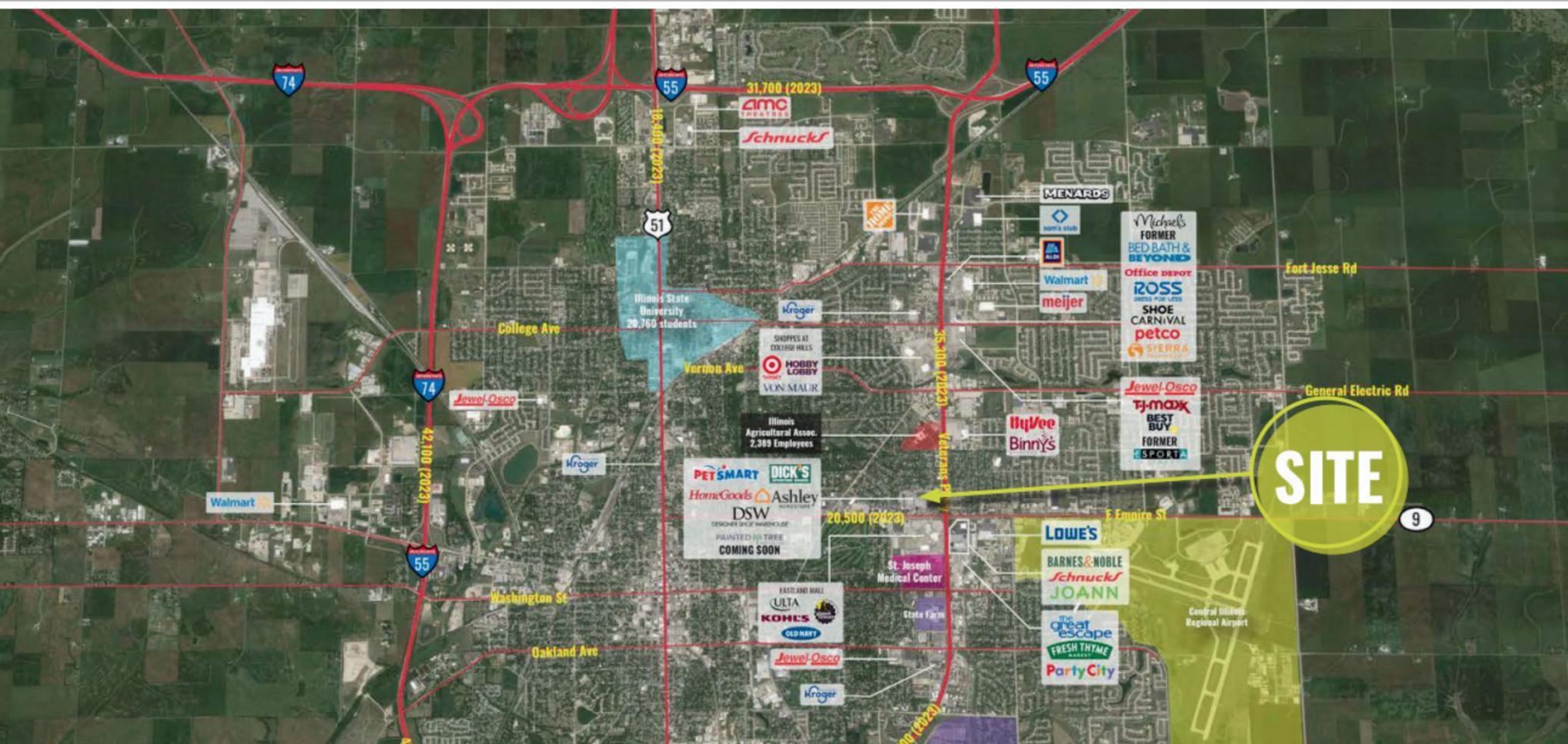
314.818.1562 (OFFICE)  
314.488.5900 (MOBILE)  
Alex@LocationCRE.com

TONY MOON

314.818.1567 (OFFICE)  
314.560.0781 (MOBILE)  
Tony@LocationCRE.com

BILL SIEMS

314.818.1566 (OFFICE)  
314.363.8327 (MOBILE)  
Bill@LocationCRE.com

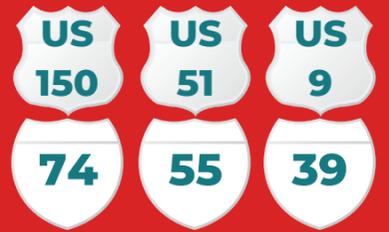


You Belong in

# Bloomington ILLINOIS

The City of Bloomington is a vibrant and growing community in the heart of Illinois. Boasting an airport, multiple rail lines, and located at the intersections of I-39, I-55 and I-74, the City of Bloomington has proven to be a hub for successful businesses and new development.

Accessible By



Population  
78,587  
Median Age  
36



Median Family  
Income (MSA)  
\$109,400



Air Travel  
Central Illinois  
Regional Airport



Arts & Entertainment

38 Local Parks  
Miller Park Zoo

Grossinger Motors Arena  
Bloomington Center for  
Performing Arts

Vibrant Downtown  
Bloomington



Education  
95% High School Graduates  
49% Bachelors Degree & Above

Median  
Home  
Listing Price  
2024  
\$347,400



Centrally Located



Peoria IL 38 miles, Springfield IL 67 miles,  
Champaign IL 51 miles, Chicago IL 138 miles, Rockford IL  
134 miles, Indianapolis IN 171 miles,  
St. Louis MO 163 miles, Madison WI 200 miles.

Let's Chat!



Kelly Pfeifer  
Director of Development Services  
(309) 434-2446  
kpfeifer@cityblm.org



Samantha Mlot  
Economic Development Advocate  
(309) 434-2294  
smlot@cityblm.org

# Kroger Property

## E. College Ave

N. College Kroger Site  
Currently Zoned B-1 – 16.36 acres  
Contact Dan Maloof  
dan@maloofcom.com



# E. COLLEGE AVE

BLOOMINGTON, IL

STORE#: J-747



### About The Property

- The property is located at the corner of East College Avenue & Hershey Road, in Bloomington, IL.
- Consists of 16.36 Acres.
- The site offers excellent access from E. College Avenue, Hershey Road and Jumer Drive.
- Surrounded by retail centers, general and medical office complexes, hotels, and both single-family and multi-family residential neighborhoods.
- Area retailers include Meijer, Sherwin Williams, Walgreens, TJ Maxx, Jewel-Osco, Bed Bath & Beyond, Office Depot, and many others.

LAND AVAILABLE FOR SALE

# E. COLLEGE AVE

BLOOMINGTON, IL

STORE#: J-747



### Property Description

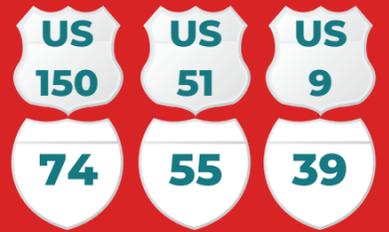
- **Land Size**  
16.36 Acres
- **Zoning**  
B1/Highway Business District

You Belong in

# Bloomington ILLINOIS

The City of Bloomington is a vibrant and growing community in the heart of Illinois. Boasting an airport, multiple rail lines, and located at the intersections of I-39, I-55 and I-74, the City of Bloomington has proven to be a hub for successful businesses and new development.

Accessible By



Population  
78,587  
Median Age  
36



Median Family  
Income (MSA)  
\$109,400



Air Travel  
Central Illinois  
Regional Airport



Arts & Entertainment  
38 Local Parks  
Miller Park Zoo  
Grossinger Motors Arena  
Bloomington Center for  
Performing Arts  
Vibrant Downtown  
Bloomington



Education  
95% High School Graduates  
49% Bachelors Degree & Above

Median  
Home  
Listing Price  
2024  
\$347,400



Centrally Located



Peoria IL 38 miles, Springfield IL 67 miles,  
Champaign IL 51 miles, Chicago IL 138 miles, Rockford IL  
134 miles, Indianapolis IN 171 miles,  
St. Louis MO 163 miles, Madison WI 200 miles.

Let's Chat!



Kelly Pfeifer  
Director of Development Services  
(309) 434-2446  
kpfeifer@cityblm.org



Samantha Mlot  
Economic Development Advocate  
(309) 434-2294  
smlot@cityblm.org

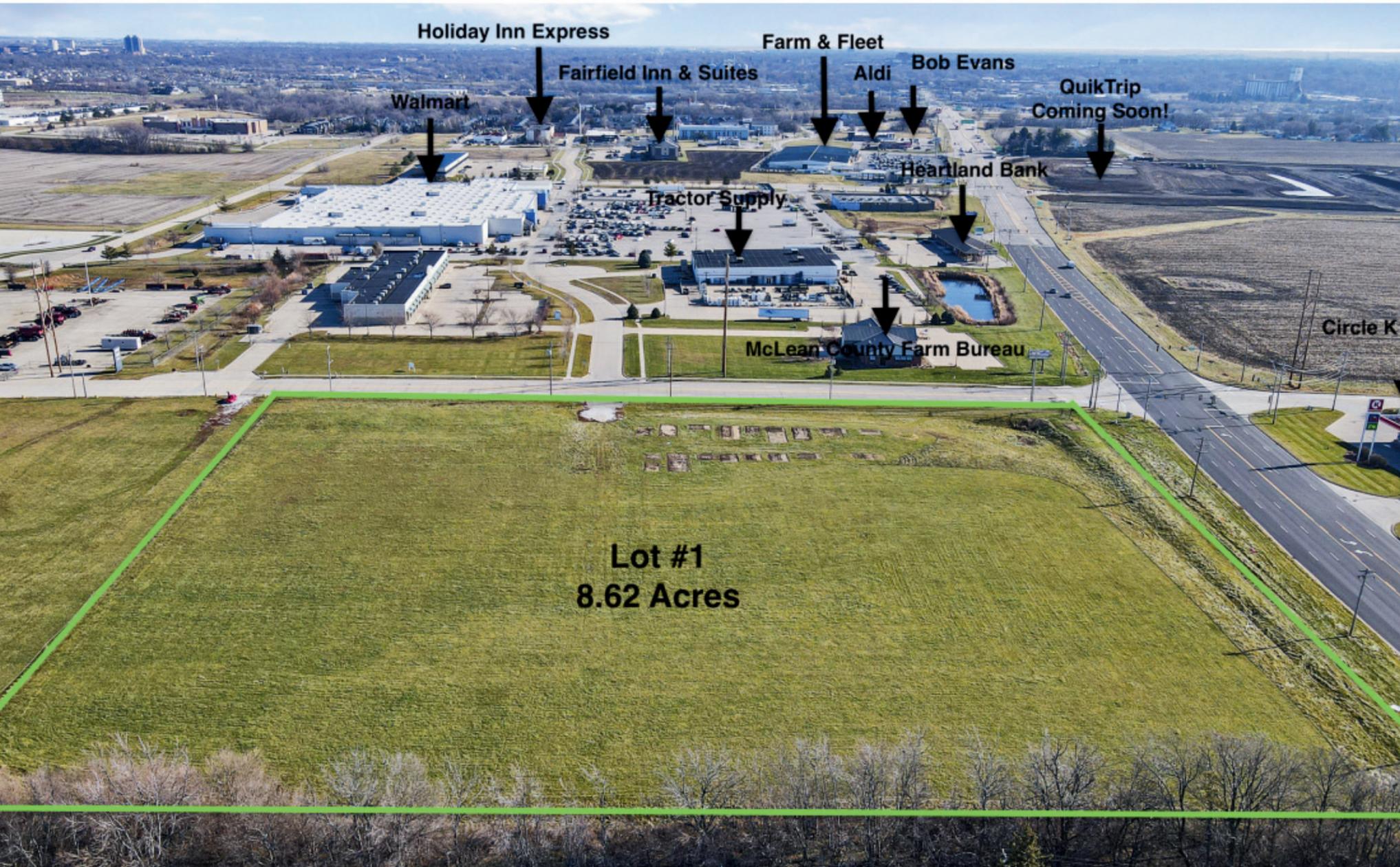
# Interstate Business Park West

Interstate Drive  
Multiple Lots Available  
Multiple Zoning / Rezoning Available  
Contact: Jill Spratt, SVN Core 3  
jill.spratt@svn.com



JILL SPRATT  
C: 309.590.7900 x703

MARK FETZER, CPM  
C: 309.590.7900



You Belong in

# Bloomington ILLINOIS

The City of Bloomington is a vibrant and growing community in the heart of Illinois. Boasting an airport, multiple rail lines, and located at the intersections of I-39, I-55 and I-74, the City of Bloomington has proven to be a hub for successful businesses and new development.

Accessible By



Population  
78,587  
Median Age  
36



Median Family  
Income (MSA)  
\$109,400



Air Travel  
Central Illinois  
Regional Airport



Arts & Entertainment

38 Local Parks  
Miller Park Zoo

Grossinger Motors Arena  
Bloomington Center for  
Performing Arts

Vibrant Downtown  
Bloomington



Education  
95% High School Graduates  
49% Bachelors Degree & Above

Median  
Home  
Listing Price  
2024  
\$347,400



Centrally Located



Peoria IL 38 miles, Springfield IL 67 miles,  
Champaign IL 51 miles, Chicago IL 138 miles, Rockford IL  
134 miles, Indianapolis IN 171 miles,  
St. Louis MO 163 miles, Madison WI 200 miles.

Let's Chat!



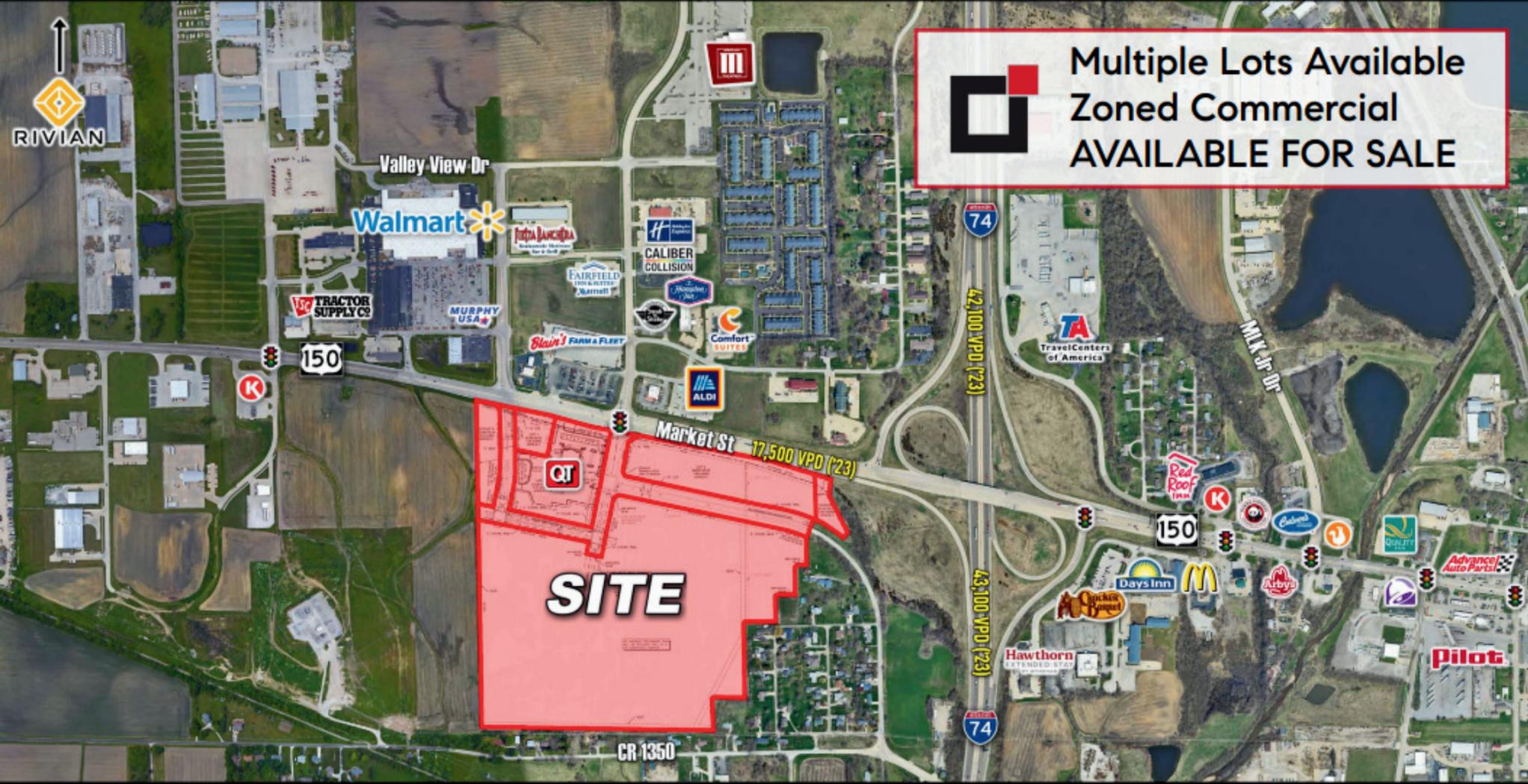
Kelly Pfeifer  
Director of Development Services  
(309) 434-2446  
kpfeifer@cityblm.org



Samantha Mlot  
Economic Development Advocate  
(309) 434-2294  
smlot@cityblm.org



Cornerstone Commercial Realty, Inc.  
8000 Maryland Avenue, Suite 1120  
St. Louis, MO 63105  
www.ccr-stl.com



For Sale →

[CLICK HERE FOR VIDEO TOUR](#)

[CONTACT US](#)

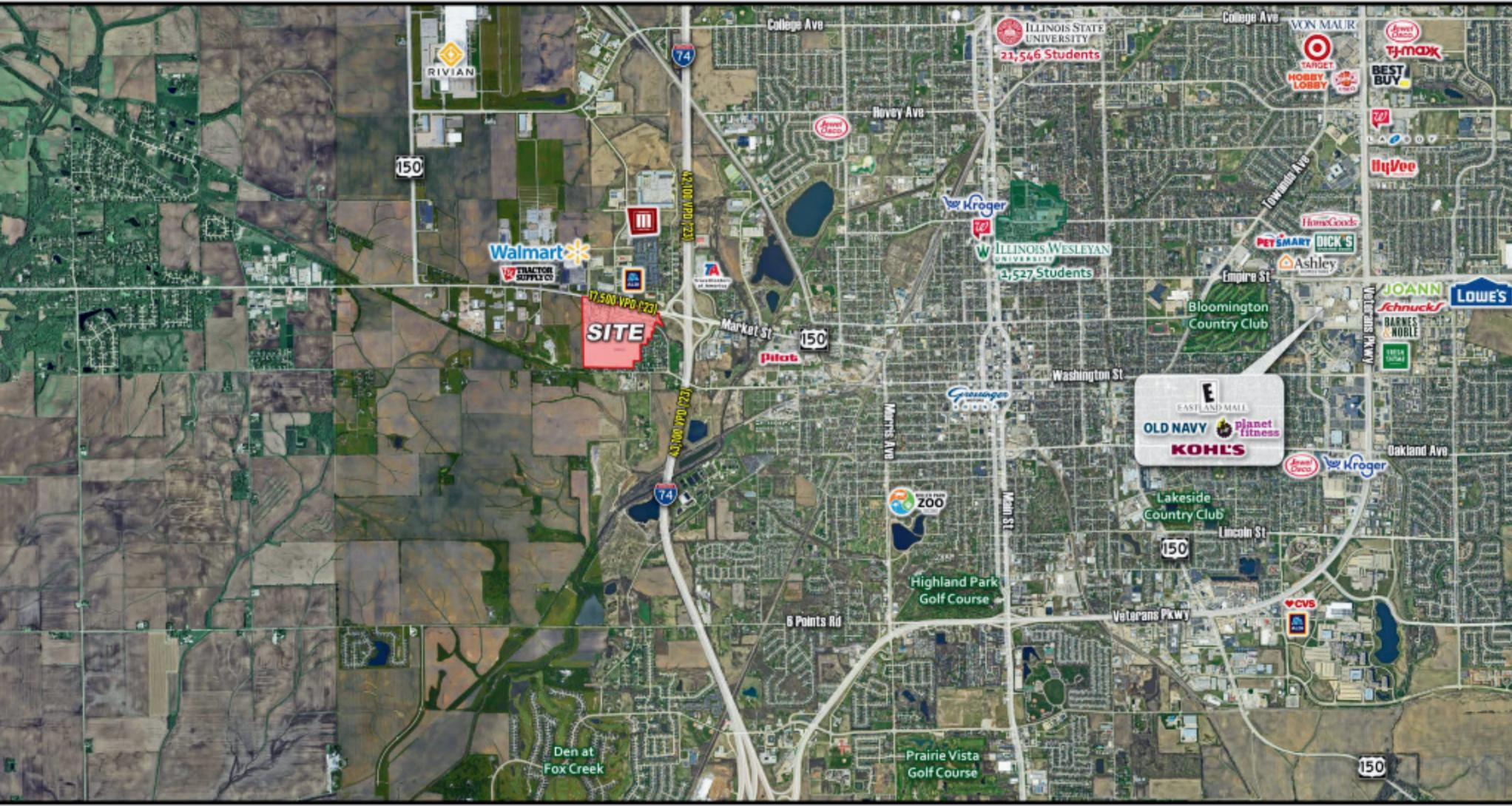
SEC OF MARKET ST & I-55/I-74 AT JC PKWY  
Bloomington, IL 61705

Jason Morgan  
314.560.8114 | jm@ccr-stl.com

Brian Brockman | License #: 204982  
513.898.1551 | bor@bangrealty.com



Cornerstone Commercial Realty, Inc.  
8000 Maryland Avenue, Suite 1120  
St. Louis, MO 63105  
www.ccr-stl.com



You Belong in

# Bloomington ILLINOIS

The City of Bloomington is a vibrant and growing community in the heart of Illinois. Boasting an airport, multiple rail lines, and located at the intersections of I-39, I-55 and I-74, the City of Bloomington has proven to be a hub for successful businesses and new development.

Accessible By



Population  
78,587  
Median Age  
36



Median Family  
Income (MSA)  
\$109,400



Air Travel  
Central Illinois  
Regional Airport



Arts & Entertainment  
38 Local Parks  
Miller Park Zoo  
Grossinger Motors Arena  
Bloomington Center for  
Performing Arts  
Vibrant Downtown  
Bloomington



Education  
95% High School Graduates  
49% Bachelors Degree & Above

Median  
Home  
Listing Price  
2024  
\$347,400



Centrally Located



Peoria IL 38 miles, Springfield IL 67 miles,  
Champaign IL 51 miles, Chicago IL 138 miles, Rockford IL  
134 miles, Indianapolis IN 171 miles,  
St. Louis MO 163 miles, Madison WI 200 miles.

Let's Chat!



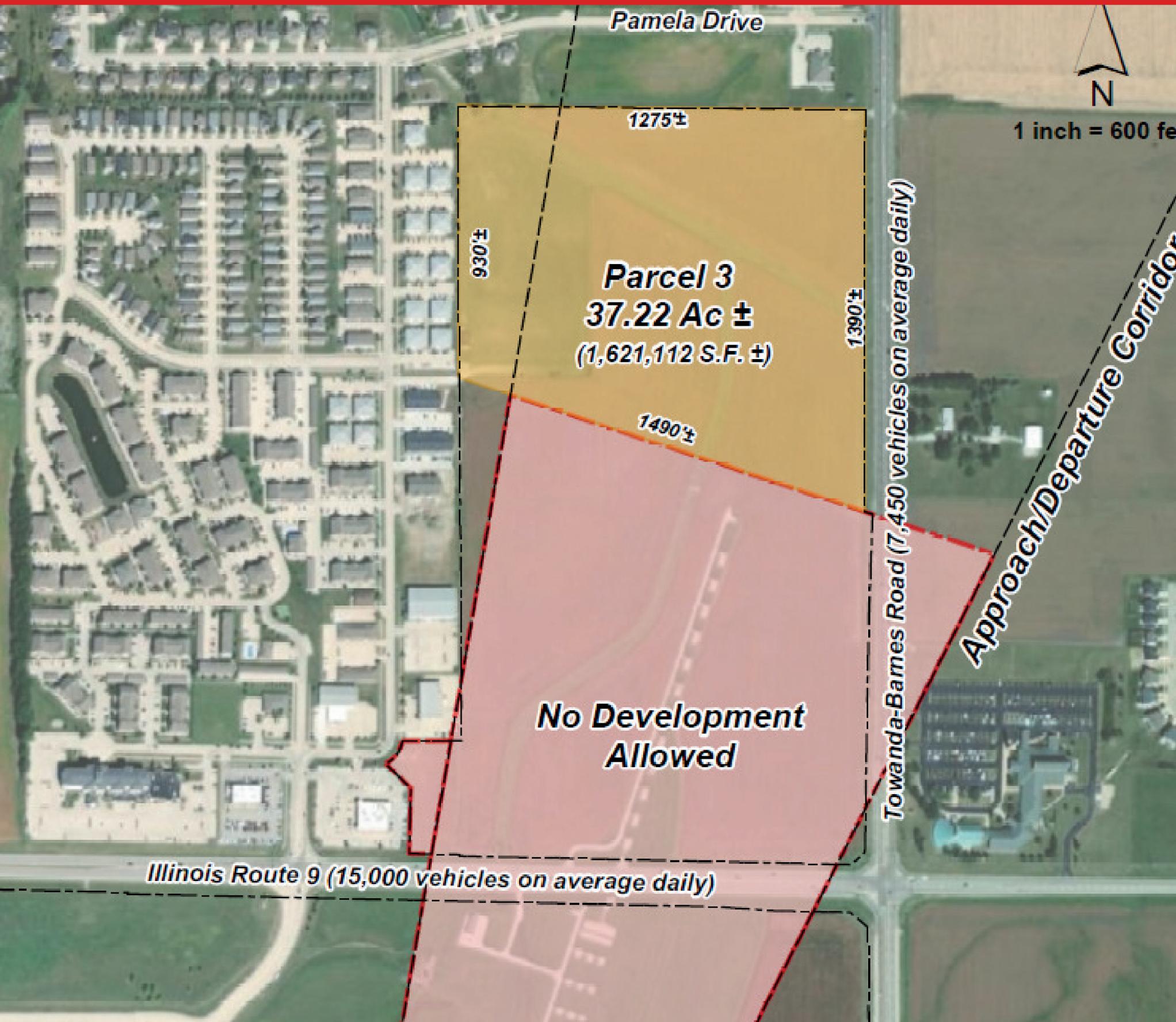
Kelly Pfeifer  
Director of Development Services  
(309) 434-2446  
kpfeifer@cityblm.org



Samantha Mlot  
Economic Development Advocate  
(309) 434-2294  
smlot@cityblm.org

# CIRA 37 Acres

Multiple Lots Available  
Zoned Mixed-Used  
Contact: Patrick Hoban, BNEDC  
patrick@bnedc.com



## Site Characteristics

- Approx. – 37± Acres for Development
- Land Uses: Commercial, Office, Retail, Warehouse/Distribution, Industrial
- Site Zoning: S-3 Airport Noise Impact District
- Adjacent Zoning: B-1 Highway Business District & Residential Uses (R-2 and R-3B)
- Site Access Points: Towanda-Barnes Road
- Visibility: Towanda Barnes Road (7,500± Daily Vehicles)
- 6 Miles to Interstate 55 (Approx. 10 Min)

## Development Considerations

- Utilities On-Site
- Airspace Height Restrictions (Approx. 80' AGL)
- Shielded Lighting Restrictions
- No Sensitivity Land Uses
- Minimize Wildlife Attractants
- Dry-Bottom Stormwater Detention
- Greenfield Site with Access to Utilities
- Willing to Divide

[170850300]

You Belong in

# Bloomington ILLINOIS

The City of Bloomington is a vibrant and growing community in the heart of Illinois. Boasting an airport, multiple rail lines, and located at the intersections of I-39, I-55 and I-74, the City of Bloomington has proven to be a hub for successful businesses and new development.

Accessible By



Population  
78,587  
Median Age  
36



Median Family  
Income (MSA)  
\$109,400



Air Travel  
Central Illinois  
Regional Airport



Arts & Entertainment

38 Local Parks  
Miller Park Zoo

Grossinger Motors Arena  
Bloomington Center for  
Performing Arts

Vibrant Downtown  
Bloomington



Education  
95% High School Graduates  
49% Bachelors Degree & Above

Median  
Home  
Listing Price  
2024

\$347,400



Centrally Located



Peoria IL 38 miles, Springfield IL 67 miles,  
Champaign IL 51 miles, Chicago IL 138 miles, Rockford IL  
134 miles, Indianapolis IN 171 miles,  
St. Louis MO 163 miles, Madison WI 200 miles.

Let's Chat!



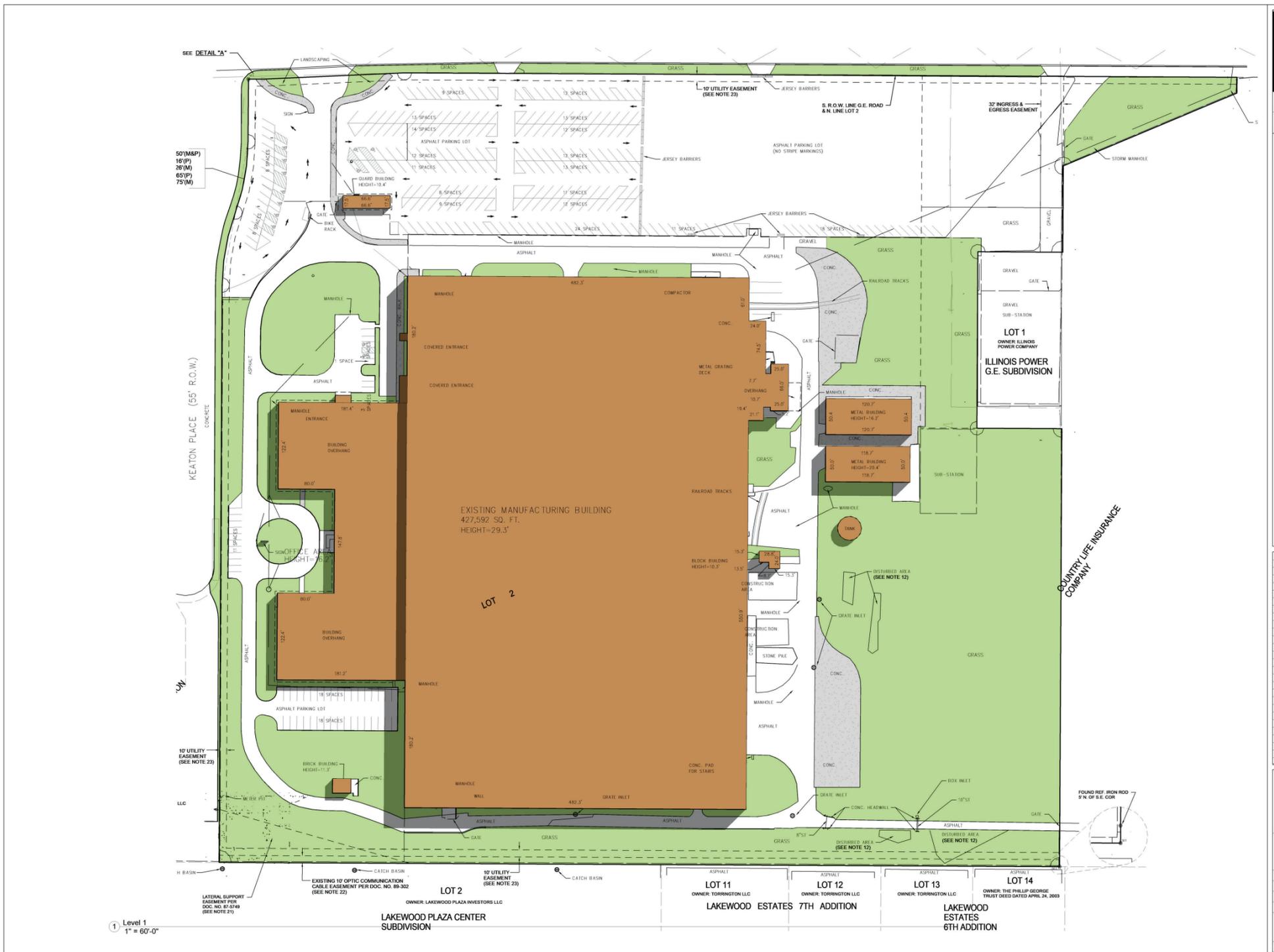
Kelly Pfeifer  
Director of Development Services  
(309) 434-2446  
kpfeifer@cityblm.org



Samantha Mlot  
Economic Development Advocate  
(309) 434-2294  
smlot@cityblm.org

# 1601 GE Road

Former General Electric Plant  
Zoned M-1 Light-Industrial  
Contact: John Cleary  
(312) 507-9094



You Belong in

# Bloomington ILLINOIS

The City of Bloomington is a vibrant and growing community in the heart of Illinois. Boasting an airport, multiple rail lines, and located at the intersections of I-39, I-55 and I-74, the City of Bloomington has proven to be a hub for successful businesses and new development.



Population  
78,587  
Median Age  
36



Median Family  
Income (MSA)  
\$109,400

Accessible By



Air Travel  
Central Illinois  
Regional Airport



Arts & Entertainment

38 Local Parks  
Miller Park Zoo

Grossinger Motors Arena  
Bloomington Center for  
Performing Arts

Vibrant Downtown  
Bloomington



Education  
95% High School Graduates  
49% Bachelors Degree & Above

Median  
Home  
Listing Price  
2024  
\$347,400



Centrally Located



Peoria IL 38 miles, Springfield IL 67 miles,  
Champaign IL 51 miles, Chicago IL 138 miles, Rockford IL  
134 miles, Indianapolis IN 171 miles,  
St. Louis MO 163 miles, Madison WI 200 miles.

Let's Chat!



Kelly Pfeifer  
Director of Development Services  
(309) 434-2446  
kpfeifer@cityblm.org



Samantha Mlot  
Economic Development Advocate  
(309) 434-2294  
smlot@cityblm.org

# 2401 1/2 E Empire

Warehouse & Showroom  
Redevelopment Potential!  
Zoned: B1 Commercial  
Contact: John Albee  
309.663.7653



You Belong in

# Bloomington ILLINOIS

The City of Bloomington is a vibrant and growing community in the heart of Illinois. Boasting an airport, multiple rail lines, and located at the intersections of I-39, I-55 and I-74, the City of Bloomington has proven to be a hub for successful businesses and new development.

Accessible By



Population  
78,587  
Median Age  
36



Median Family  
Income (MSA)  
\$109,400



Air Travel  
Central Illinois  
Regional Airport



Arts & Entertainment

38 Local Parks  
Miller Park Zoo

Grossinger Motors Arena  
Bloomington Center for  
Performing Arts

Vibrant Downtown  
Bloomington



Education  
95% High School Graduates  
49% Bachelors Degree & Above

Median  
Home  
Listing Price  
2024

\$347,400



Centrally Located



Peoria IL 38 miles, Springfield IL 67 miles,  
Champaign IL 51 miles, Chicago IL 138 miles, Rockford IL  
134 miles, Indianapolis IN 171 miles,  
St. Louis MO 163 miles, Madison WI 200 miles.

Let's Chat!



Kelly Pfeifer  
Director of Development Services  
(309) 434-2446  
kpfeifer@cityblm.org



Samantha Mlot  
Economic Development Advocate  
(309) 434-2294  
smlot@cityblm.org