

**SALE**

# Land Opportunity

**4114 WICKER ROAD**

Bloomington, IL 61704

**PRESENTED BY:**

**CARRIE TINUCCI-TROLL, CCIM**

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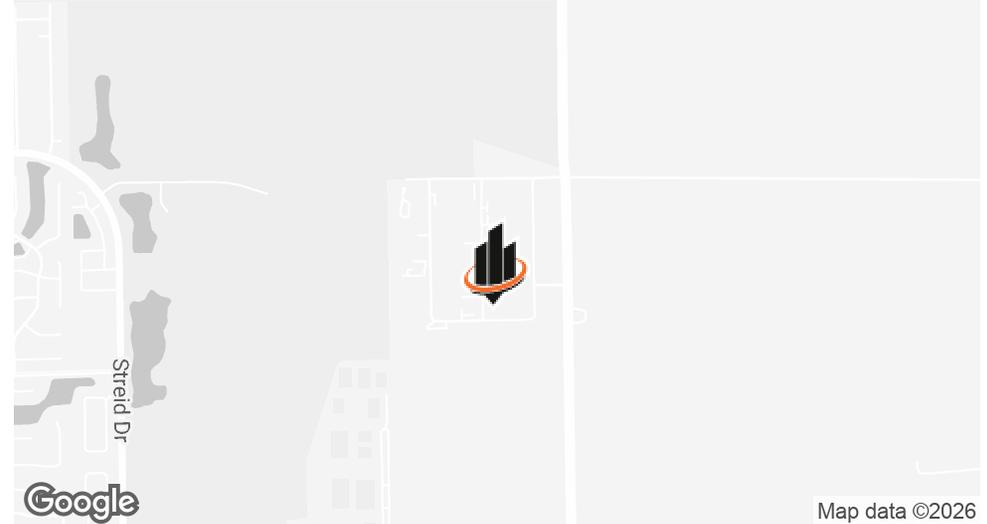
**MARK FETZER, CPM**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$203,643
<b>LOT SIZE:</b>	0.935 Acres
<b>ZONING:</b>	B-1
<b>APN:</b>	22-07-276-002

### PROPERTY OVERVIEW

The vacant parcel at 4114 Wicker Road offers an excellent development opportunity in a well-established industrial area near both the Airport and a diverse mix of local and regional businesses. The site is flat, cleared, and development-ready, providing a strong foundation for a wide range of commercial or industrial uses. The current ownership previously explored construction on the property and has civil plans available, offering insight and potential time savings for a future buyer. Additionally, the adjacent lot is also available for purchase, creating an opportunity to assemble a larger footprint to accommodate your development needs.

### PROPERTY HIGHLIGHTS

- Flat land ready to be developed
- Could be combined with adjacent lot

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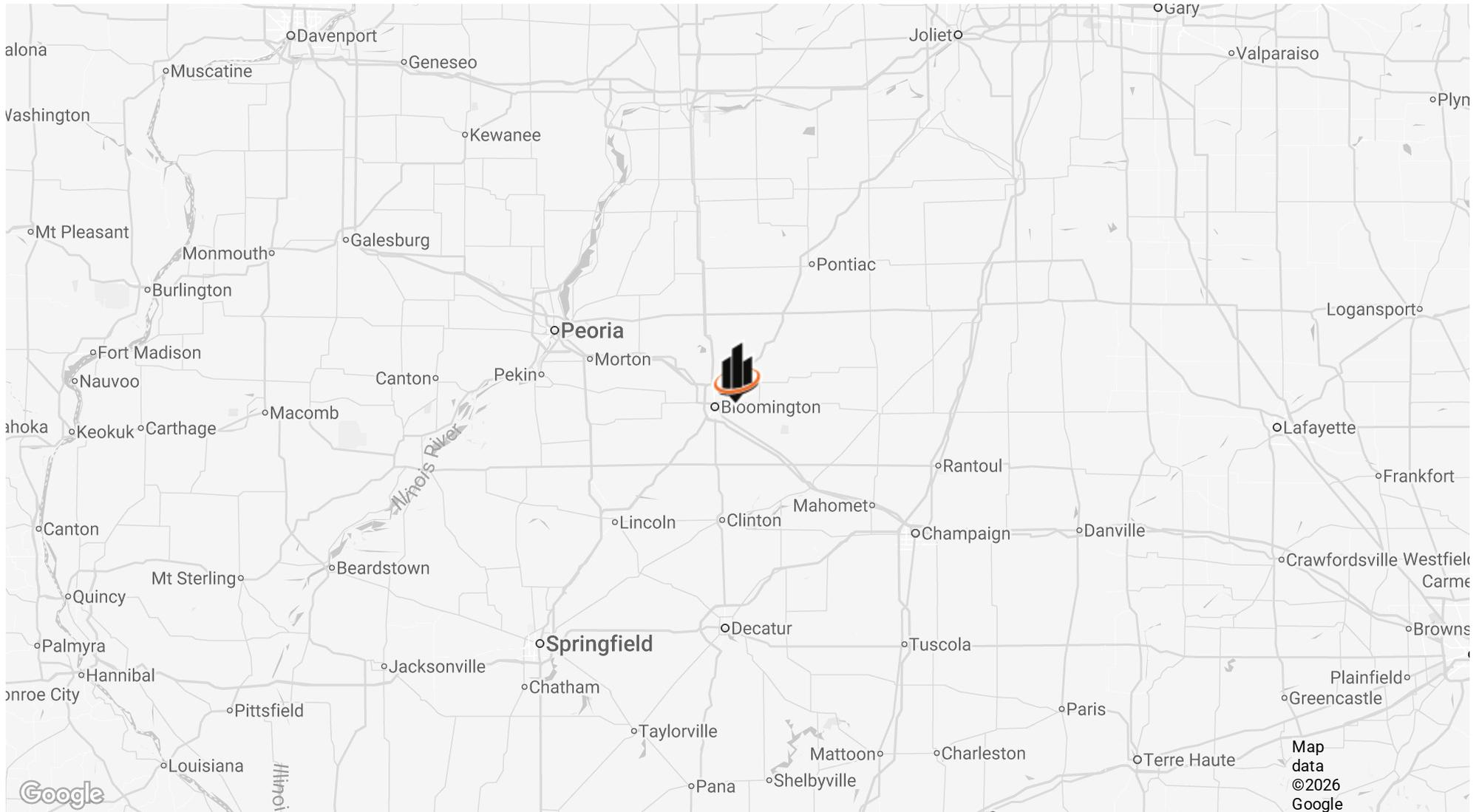
**ADDITIONAL PHOTO**



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# LOCATION MAP



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# RETAILER MAP



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## CITY INFORMATION - BLOOMINGTON-NORMAL

### BLOOMINGTON-NORMAL, IL

- **Prime Location:** Situated in the heart of Central Illinois, Bloomington-Normal is ideally located within a few hours' drive of major cities including Chicago, St. Louis, Indianapolis, and the state capital, Springfield.
- **Innovative Manufacturing:** Rivian's 3.3 million square foot manufacturing campus is located in Normal, IL. This cutting-edge facility is a key player in the production of electric vehicles, positioning the area as a leader in the green economy.
- **Population:** The combined population of the "Twin Cities" stands at around 130,000, offering a vibrant community with a small-town feel and big-city amenities.
- **Insurance Industry Leaders:** Bloomington is proud to host two national insurance hubs—State Farm, one of the largest insurance companies in the U.S., and Country Financial, both of which have their headquarters here.
- **Educational Institutions:** The area is home to three renowned educational institutions—Illinois State University, Illinois Wesleyan University, and Heartland Community College—providing a highly educated workforce and contributing to the region's vibrant cultural scene.



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# DEMOGRAPHICS MAP & REPORT

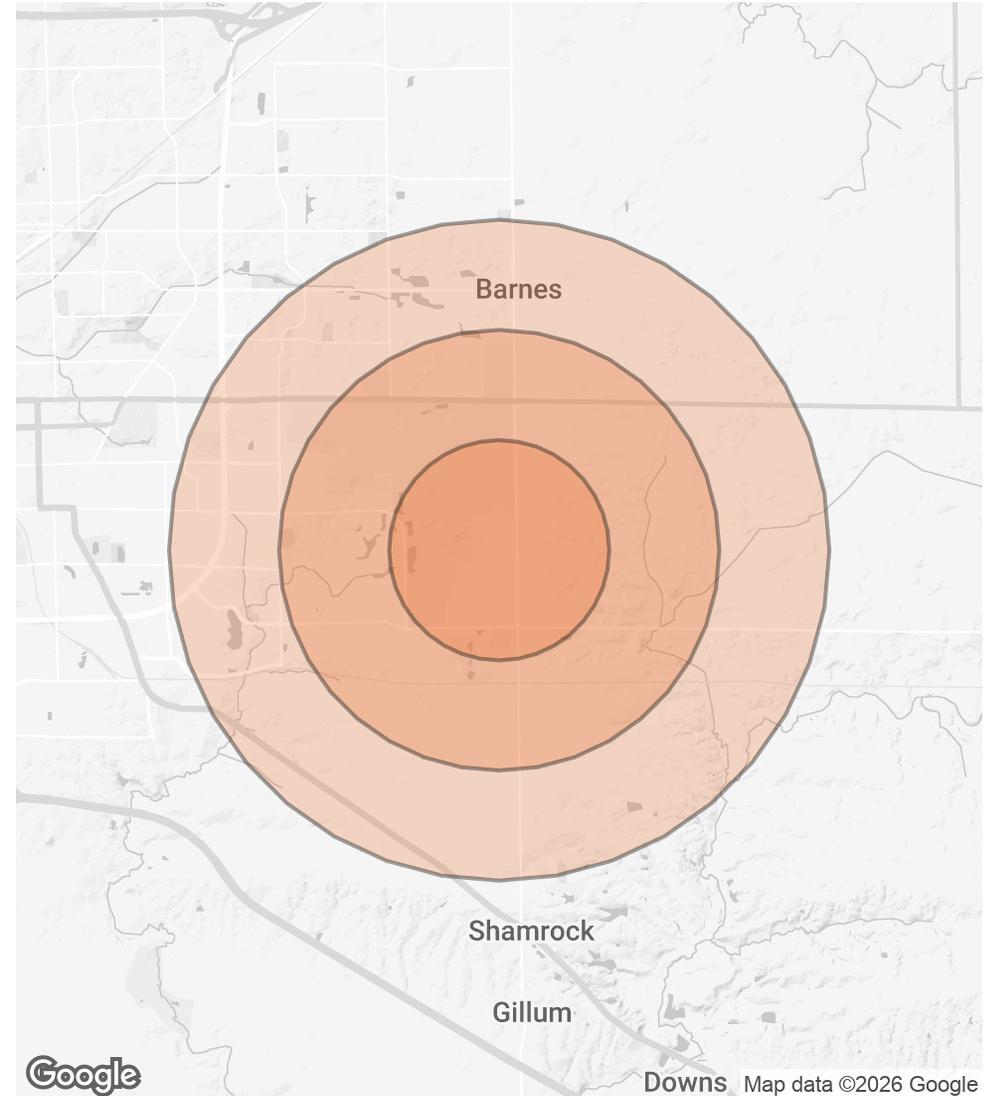
## POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	1,029	12,107	31,944
AVERAGE AGE	38	38	39
AVERAGE AGE (MALE)	37	38	38
AVERAGE AGE (FEMALE)	38	39	40

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	346	4,675	13,020
# OF PERSONS PER HH	3	2.6	2.5
AVERAGE HH INCOME	\$181,503	\$152,586	\$144,471
AVERAGE HOUSE VALUE	\$337,529	\$308,744	\$295,401

Demographics data derived from AlphaMap



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## MEET THE TEAM



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