

WELCOME

J.CREW
Factory

Buckle
maurices

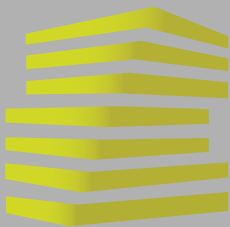
SHOPPES AT COLLEGE HILLS

301 - 309 VETERANS PKWY

NORMAL, IL



LOCATION.
commercial real estate



SHOPPES AT COLLEGE HILLS

NEIGHBORHOOD VIBE

BILL SIEMS

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

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

TRADE AREA OVERVIEW

Bloomington-Normal 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.

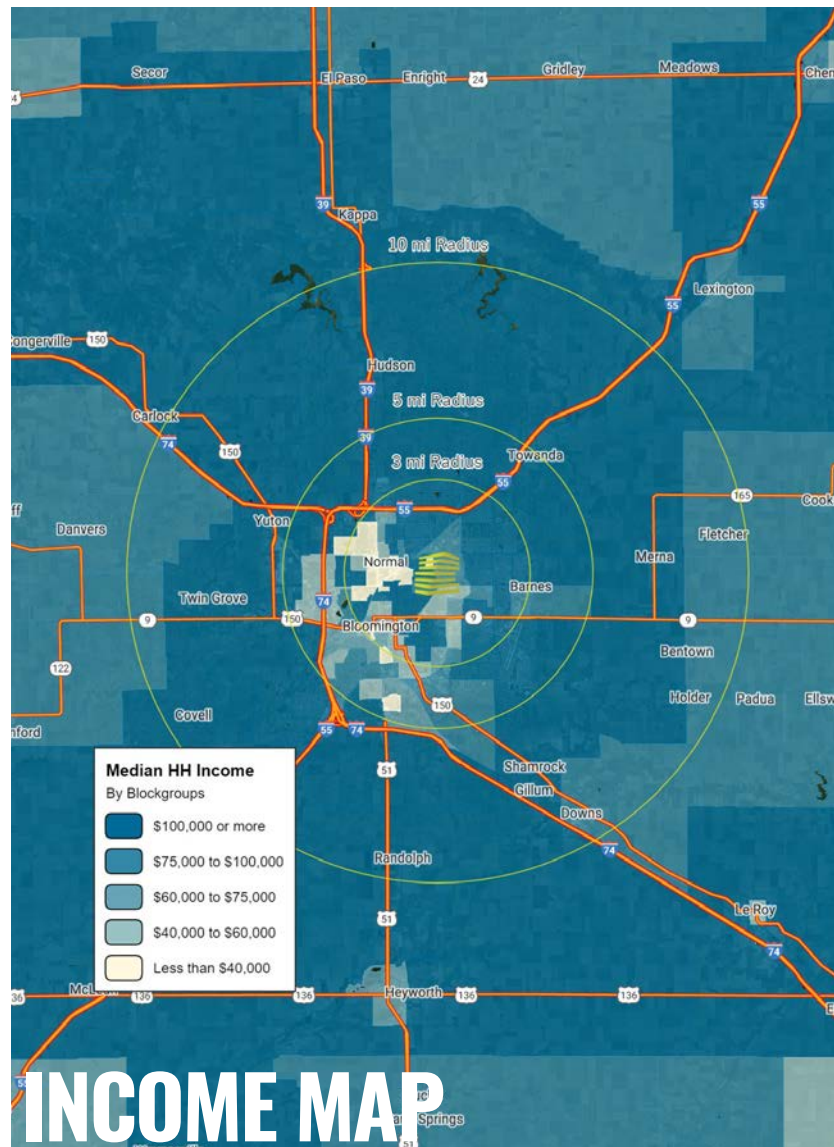
The 'twin cities' host 2 universities and 1 community college WITH A COMBINED STUDENT COUNT OF OVER 28,000. Bloomington-Normal is also serviced by two major railroad lines as well as air transportation at the Central Illinois Regional Airport, one of the fastest growing airports in the country, which services commuter, corporate, and private aircraft.

Bloomington-Normal 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 hospitals, a convention center, one indoor mall, one outdoor mall, and many banks and Savings & Loan Associations located in Bloomington-Normal. Bloomington-Normal 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 twin cities area include State Farm Insurance Co. (14,731), Illinois State University (3,281), COUNTRY Financial (1,972), Unit 5 Schools (1,761), Advocate BroMenn Healthcare (1,305), and OSF St. Joseph Medical Center (860).

DEMOGRAPHICS

	3 mile	5 miles	10 miles
POPULATION	94,253	127,324	145,652
HOUSEHOLDS	38,565	53,123	60,051
EMPLOYEES	78,637	105,254	119,654
MED HH INCOME	\$92,410	\$92,532	\$97,988

AREA RETAIL | RESTAURANTS

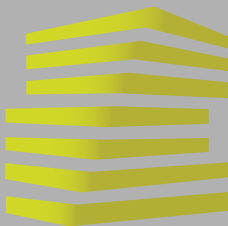


INCOME MAP



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



SHOPPES AT COLLEGE HILLS

SITE PLAN

BILL SIEMS

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

ALEX APTER

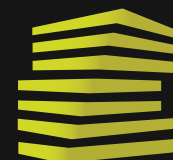
314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
alex@LocationCRE.com

TONY MOON

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



Suite	Tenant	SF
NAP	Target	101,210
NAP	Von Maur	94,540
NAP	Urban Air	39,247
NAP	Crunch Fitness	40,000
NAP	Hobby Lobby	60,186
NAP	Enterprise Rent-A-Car	4,899
NAP	Logan's Roadhouse	7,000
NAP	DESTIHL Restaurant & Brew Works	5,000
Pad E	AVAILABLE	.95 AC
Pad F	AVAILABLE	1.48 AC
Pad G	Hampton Inn & Suites	2.94 AC
Pad H	AVAILABLE	16,250
100	White House Black Market	3,560
102	Bath & Body Works	3,024
105	Soma	2,220
110	J. Jill	3,326
115	Dry Goods	4,029
125	Xfinity Comcast	4,524
130	Chico's	2,800
140	Milan Laser Hair Removal	1,519
200	Buckle	6,202
210	Torrid	2,818
215-220	J.Crew Factory	6,360
230	Joe's Station House Pizza Pub	3,200
235	Lane Bryant	5,101
300	Office	778
305	Maurices	7,080
310	Massage Envy Spa	3,204
NAP	Beauty Brands	7,000
NAP	Panda Express	2,000
NAP	T-Mobile	1,540
312	Armed Forces Career Center	3,259
320	AVAILABLE	8,096
400	Charles Schwab	1,898
405	Crumbl Cookies	1,500
410	Yankee Candle	1,755
415	Well Dressed Window	1,903
500	Social Taco	3,600
510	Starbucks	1,625
512	Fannie Mae	870
515	AVAILABLE	900



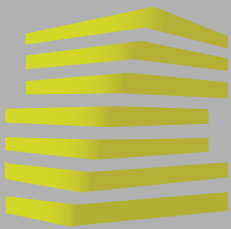
LOCATION.
commercial real estate



REALTY
RESOURCES
MEMBER

www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



SHOPPES AT COLLEGE HILLS

ZOOM AERIAL + DETAILS

BILL SIEMS

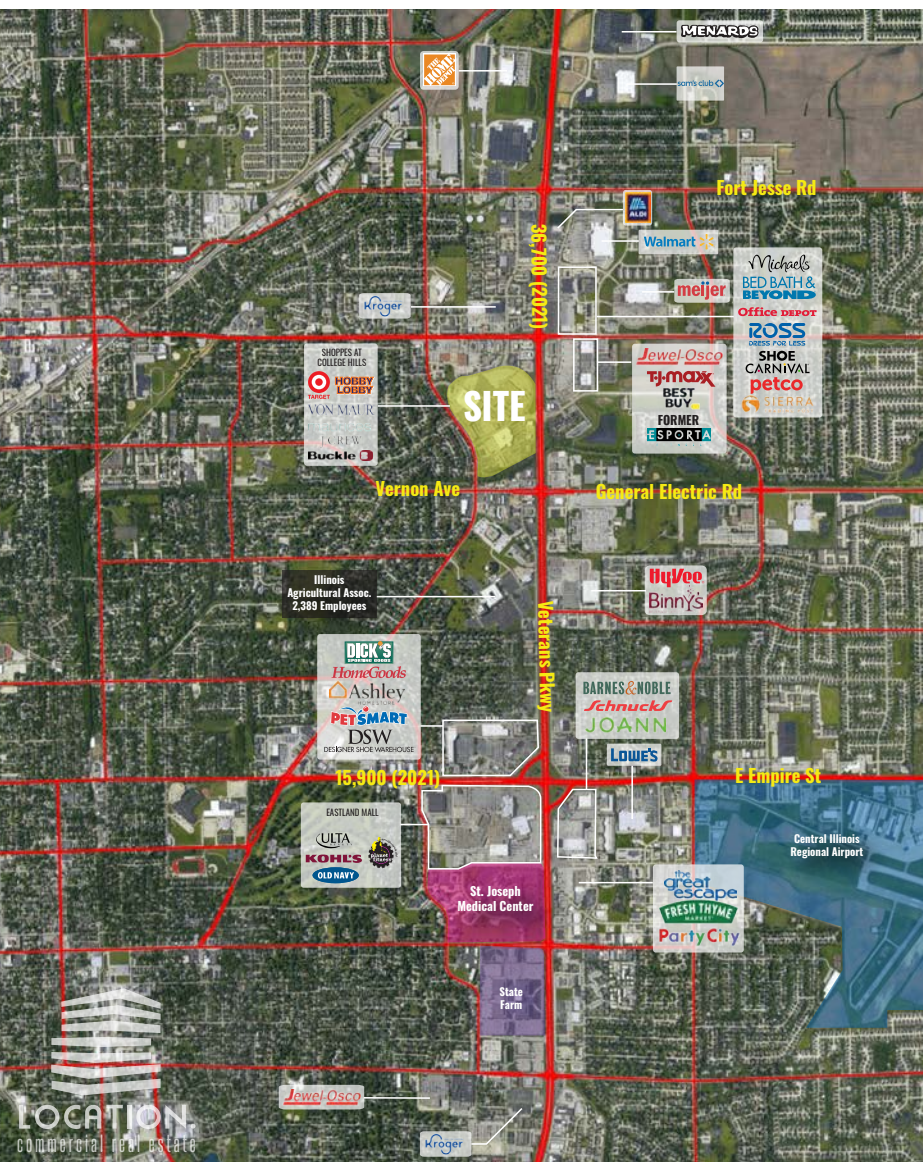
314.818.1566 (OFFICE)
314.363.8327 (MOBILE)
bill@LocationCRE.com

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



360 VIRTUAL TOURS
AVAILABLE SUITES



SUITE 320

- **SHOPPES AT COLLEGE HILLS IS THE PREMIER SHOPPING DESTINATION IN THE BLOOMINGTON-NORMAL, IL MARKET**
- **#1 SHOPPING CENTER IN 30 MILES (OUT OF 17) WITH 4.7M VISITORS ANNUALLY**
- **ONLY TARGET WITHIN 30 MILES - 1.7M VISITORS ANNUALLY**
- **TOP 10 HOBBY LOBBY IN ILLINOIS (OUT OF 35)**
- **#2 VON MAUR IN THE STATE OF ILLINOIS**
- **SHADOW ANCHORED BY VON MAUR AND TARGET**
- **8,096 SF AVAILABLE**
- **OTHER RETAILERS INCLUDE BUCKLE, J. CREW, MAURICES, HOBBY LOBBY, WHITE HOUSE | BLACK MARKET, SOMA, DRY GOODS, CHICO'S, TORRID, AND LANE BRYANT**
- **CALL BROKER FOR PRICING**