

**COMMERCIAL DIVISION**



**Rods Pool and  
Backyard Patio**

*2401 1/2 E. Empire Street  
Bloomington, IL 61704*

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COMMERCIAL DIVISION

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## RODS POOL AND BACKYARD PATIO

## PROPERTY INFO:

### PURCHASE PRICE:

*\$3,385,000*

### PROPERTY ADDRESS:

*2401 1/2 E. EMPIRE STREET  
BLOOMINGTON, IL 61704*

### YEAR BUILT:

*2002*

### PROPERTY SIZE

*18,000 SQ. FT.*

### LAND SIZE

*54,780.00 SQ. FT.*

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# PROPERTY OVERVIEW

Team Albee is pleased to offer this beautiful & spacious freestanding retail building! Huge showroom with tile floor. 3-4 offices. Storage. Restrooms. Warehouse space in back with extra large overhead door plus dock door. Convenient drive thru door from warehouse to showroom inside! Store front features fenced patio area facing Empire Street. Tall ceilings inside make this immaculate building extremely versatile for whatever your business needs! Huge traffic count! Highly visible with great signage, situated between Veterans Pkwy & Central IL Regional Airport surrounded by many prominent anchoring businesses including popular restaurants, grocery stores, healthcare, & shopping.

## Rods Pool and Backyard Patio

*Bloomington IL 61704*



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# RODS POOL AND BACKYARD PATIO

2401 1/2 E. Empire Street, Bloomington, IL, 61704

## DETAILED PROPERTY DESCRIPTION

Tall marquis sign with fully functional LED message board. Quality built engineered building w/ ample single phase 208 volt power. (3) 200 amp service boxes plus an additional 125 amp located in the showroom. 6 roof top HVAC units, 3 radiant tube heat in warehouse plus an additional furnace / A/C unit for office space. Explosion proof drain in warehouse with required oil separator 3 basin design for internal vehicle storage. Ventilation fan w/ exchange air & damper in warehouse area plus 3 hour burn thru rating wall separating warehouse & showroom. 10 inch block wall cored & back filled with 3/8 rebar & mortar slush mix with additional spray foam insulation between separating walls showroom to warehouse. Secured vault type storage with ample racking & containment of valuables. Adequate parking with large overhead door & dock pit with drainage.

Bloomington-Normal is located in central IL making it just over two hours to Chicago or St.Louis. Boasting many major employers such as State Farm, Country Companies, & Rivian. Travelers can make use of the Amtrak Station or the Airport, & when not traveling can enjoy many options for entertainment & dining. The Twin Cities is also home to Illinois State University, Illinois Wesleyan University, plus community college, private schools, & some of the best public schools the state has to offer. All of this offers ample opportunity for your business!

[Click here](https://youtu.be/2P0aqR-Ym9o) for video tour or go to <https://youtu.be/2P0aqR-Ym9o>

# PROPERTY PHOTOS

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# PROPERTY PHOTOS



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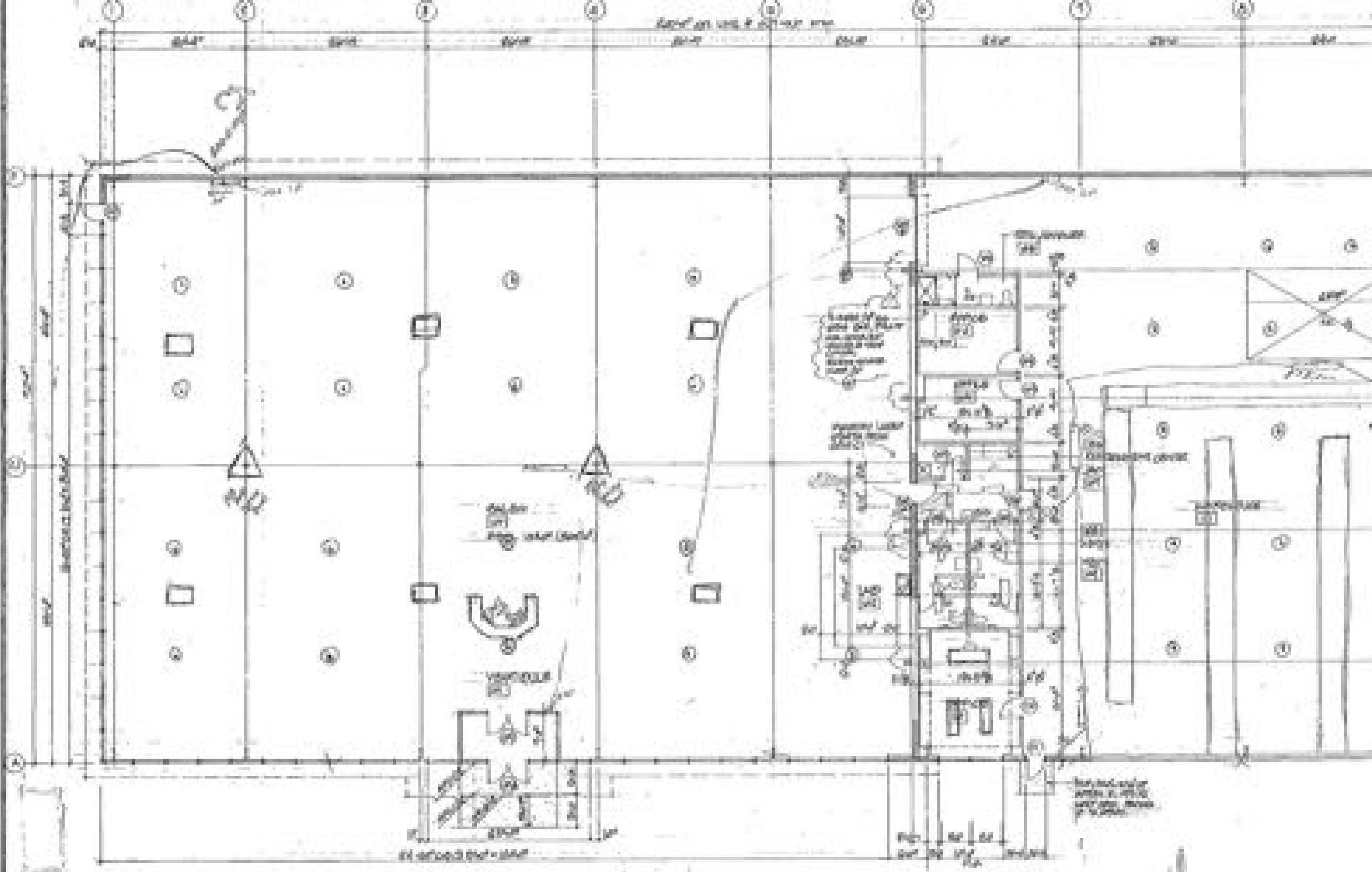
COMMERCIAL DIVISION

## COMPANY DISCLAIMER

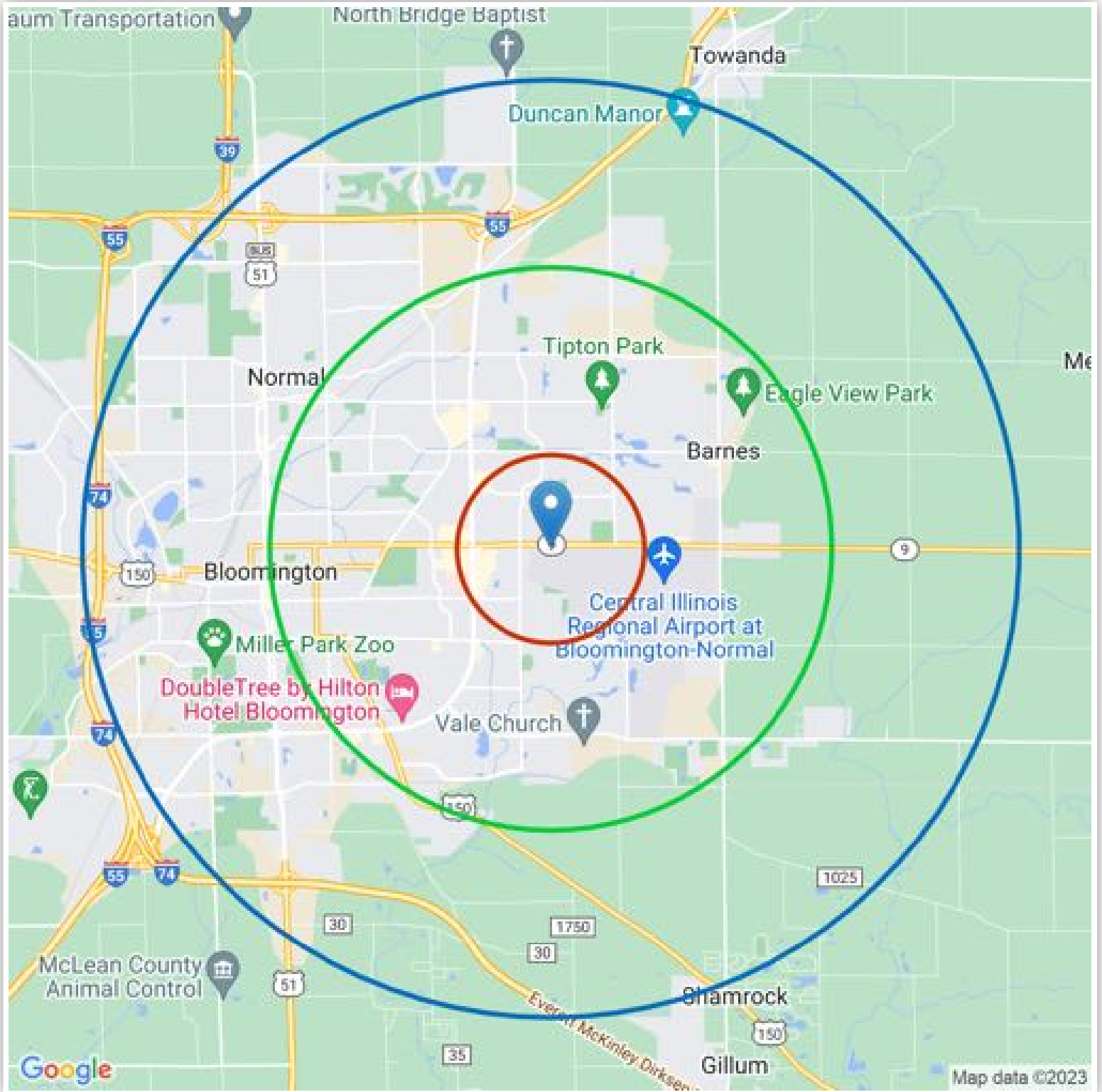
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Scale: 1/4" = 1'-0"



FLOOR PLAN X



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**KEY FACTS**

10,398

Population



2.6

Average Household Size

34.8

Median Age

\$78,047

Median Household Income

**EDUCATION**

3%

No High School Diploma



19%

High School Graduate



25%

Some College



53%

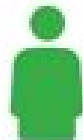
Bachelor's/Grad/Pr of Degree

**BUSINESS**



507

Total Businesses



6,467

Total Employees

**EMPLOYMENT**



78%

White Collar



11%

Blue Collar



11%

Services



Unemployment Rate

**INCOME**



\$78,047

Median Household Income



\$36,137

Per Capita Income



\$88,202

Median Net Worth

**Households By Income**

The largest group: \$100,000 - \$149,999 (24.7%)

The smallest group: \$200,000+ (4.4%)

| Indicator             | Value | Difference |                                   |
|-----------------------|-------|------------|-----------------------------------|
| <\$15,000             | 9.7%  | -4.2%      | <div style="width: 9.7%;"></div>  |
| \$15,000 - \$24,999   | 5.6%  | -1.2%      | <div style="width: 5.6%;"></div>  |
| \$25,000 - \$34,999   | 6.4%  | +0.4%      | <div style="width: 6.4%;"></div>  |
| \$35,000 - \$49,999   | 9.2%  | -1.1%      | <div style="width: 9.2%;"></div>  |
| \$50,000 - \$74,999   | 16.6% | -0.4%      | <div style="width: 16.6%;"></div> |
| \$75,000 - \$99,999   | 16.1% | +3.1%      | <div style="width: 16.1%;"></div> |
| \$100,000 - \$149,999 | 24.7% | +6.6%      | <div style="width: 24.7%;"></div> |
| \$150,000 - \$199,999 | 7.4%  | 0          | <div style="width: 7.4%;"></div>  |
| \$200,000+            | 4.4%  | -3.1%      | <div style="width: 4.4%;"></div>  |

Bars show deviation from 17113 (McLean County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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# RODS POOL AND BACKYARD PATIO

2401 1/2 E. Empire Street, Bloomington, IL, 61704

INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

## KEY FACTS

67,856

Population



2.6

Average Household Size

35.5

Median Age

\$73,776

Median Household Income

## EDUCATION

3%

No High School Diploma



17%

High School Graduate



23%

Some College



57%

Bachelor's/Grad/Pr of Degree

## BUSINESS



2,736

Total Businesses



80,330

Total Employees

## EMPLOYMENT



80%

White Collar



11%

Blue Collar



10%

Services



Unemployment Rate

## INCOME



\$73,776

Median Household Income



\$39,817

Per Capita Income



\$132,185

Median Net Worth

## Households By Income

The largest group: \$100,000 - \$149,999 (19.3%)

The smallest group: \$25,000 - \$34,999 (5.9%)

| Indicator             | Value | Difference |                                   |
|-----------------------|-------|------------|-----------------------------------|
| <\$15,000             | 11.6% | -2.3%      | <div style="width: 11.6%;"></div> |
| \$15,000 - \$24,999   | 6.0%  | -0.8%      | <div style="width: 6.0%;"></div>  |
| \$25,000 - \$34,999   | 5.9%  | -0.1%      | <div style="width: 5.9%;"></div>  |
| \$35,000 - \$49,999   | 9.9%  | -0.4%      | <div style="width: 9.9%;"></div>  |
| \$50,000 - \$74,999   | 17.2% | +0.2%      | <div style="width: 17.2%;"></div> |
| \$75,000 - \$99,999   | 12.9% | -0.1%      | <div style="width: 12.9%;"></div> |
| \$100,000 - \$149,999 | 19.3% | +1.2%      | <div style="width: 19.3%;"></div> |
| \$150,000 - \$199,999 | 8.2%  | +0.8%      | <div style="width: 8.2%;"></div>  |
| \$200,000+            | 9.1%  | +1.6%      | <div style="width: 9.1%;"></div>  |

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**KEY FACTS**

126,983

Population



2.6

Average Household Size



32.2

Median Age

\$63,109

Median Household Income

**EDUCATION**



No High School Diploma



22%

High School Graduate



25%

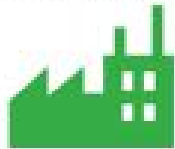
Some College



50%

Bachelor's/Grad/Pr of Degree

**BUSINESS**



4,065

Total Businesses



100,716

Total Employees

**EMPLOYMENT**



76%

White Collar



13%

Blue Collar



11%

Services



Unemployment Rate

**INCOME**



\$63,109

Median Household Income



\$33,773

Per Capita Income



\$90,360

Median Net Worth

**Households By Income**

The largest group: \$50,000 - \$74,999 (16.7%)

The smallest group: \$25,000 - \$34,999 (6.4%)

| Indicator             | Value | Difference |                                   |
|-----------------------|-------|------------|-----------------------------------|
| <\$15,000             | 15.8% | +1.9%      | <div style="width: 15.8%;"></div> |
| \$15,000 - \$24,999   | 7.3%  | +0.5%      | <div style="width: 7.3%;"></div>  |
| \$25,000 - \$34,999   | 6.4%  | +0.4%      | <div style="width: 6.4%;"></div>  |
| \$35,000 - \$49,999   | 10.3% | 0          | <div style="width: 10.3%;"></div> |
| \$50,000 - \$74,999   | 16.7% | -0.3%      | <div style="width: 16.7%;"></div> |
| \$75,000 - \$99,999   | 12.6% | -0.4%      | <div style="width: 12.6%;"></div> |
| \$100,000 - \$149,999 | 16.6% | -1.5%      | <div style="width: 16.6%;"></div> |
| \$150,000 - \$199,999 | 6.9%  | -0.5%      | <div style="width: 6.9%;"></div>  |
| \$200,000+            | 7.4%  | -0.1%      | <div style="width: 7.4%;"></div>  |

Bars show deviation from 17113 (McLean County)

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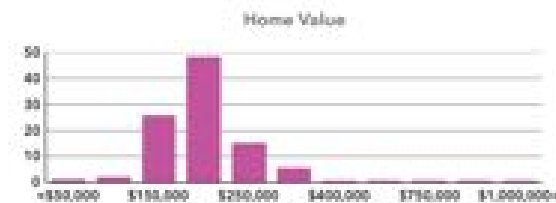
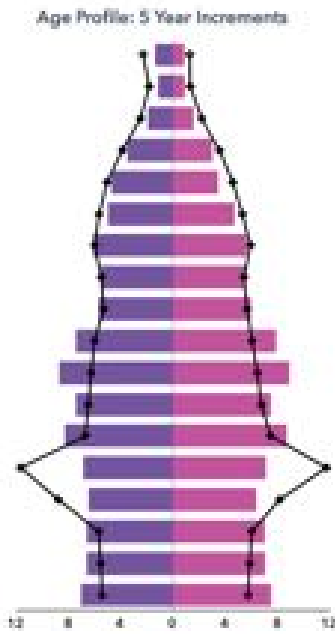
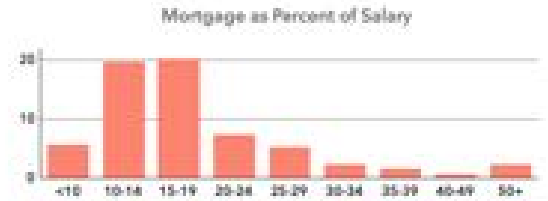
# COMMUNITY PROFILE

10,398 -0.4% 2.4 58.6 34.8 \$78,047 \$88,202 \$171,364 25% 65% 10%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 35 Ages 35+

11.2% 10.6% 78.3%

Service Workers Blue Collar Workers White Collar Worker

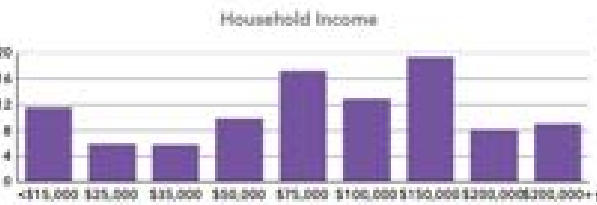
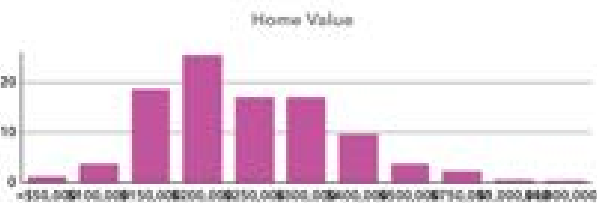
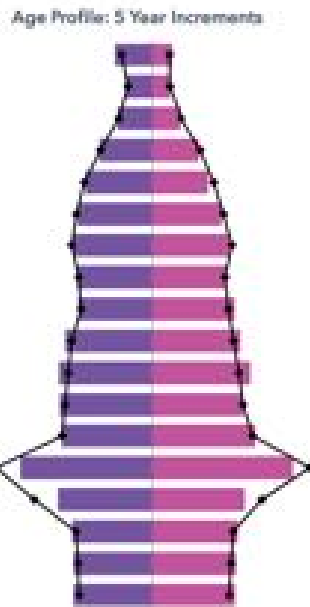
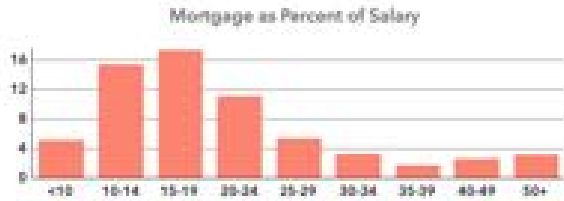


# COMMUNITY PROFILE

67,856 -0.2% 2.4 45.5 35.5 \$73,776 \$132,185 \$202,686 22% 65% 14%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 35 Ages 35+

9.6% Service Workers  
 10.5% Blue Collar Workers  
 79.8% White Collar Worker



Data show comparison to: 61710 (McLean County)

Source: U.S. Census Bureau, Census 2010 Summary File 1. For Metropolitan 2010 year 2010.



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# COMMUNITY PROFILE

126,983 -0.3% 2.4 45.6 32.2 \$63,109 \$90,360 \$189,631 20% 68% 12%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 35 Ages 35+



11.5%  
Service Workers

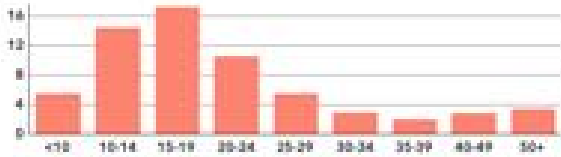


12.8%  
Blue Collar Workers

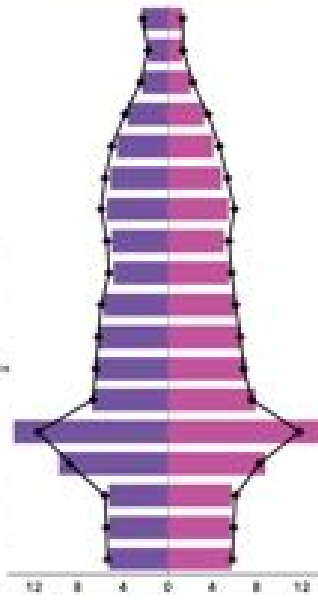


75.7%  
White Collar Worker

Mortgage as Percent of Salary



Age Profile: 5 Year Increments



Home Ownership



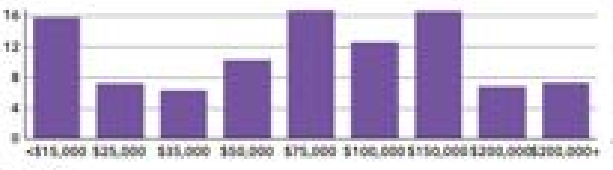
Houlog: Year Built



Home Value



Household Income



Educational Attainment



Commute Time: Minutes



Data show comparison to: 17113 (McLean County)

Source: US Census Bureau, Census 2010 Summary File 1. For Metropolitan 2010 year 2010.

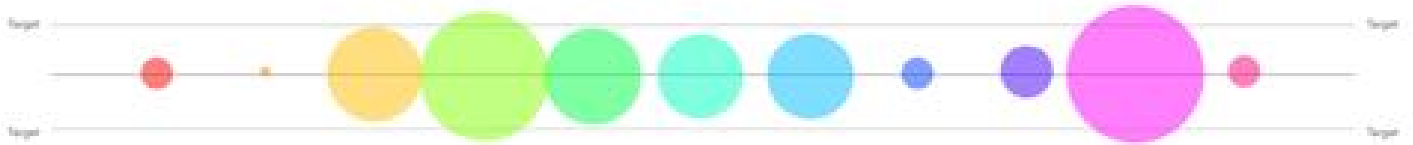


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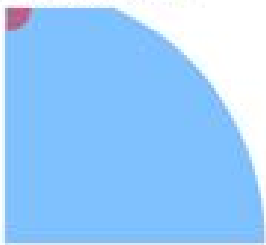
# MARKET SUMMARY

2401 1/2 E. Empire Street, Bloomington, IL, 61704  
 1-mile ring



| Population Total | Pop Growth | Average HH Size | Diversity Index | Median Age | Median HH Income | Median Net Worth | Median Home Value | Under 18 | Aged 18 to 55 | Aged 65+ |
|------------------|------------|-----------------|-----------------|------------|------------------|------------------|-------------------|----------|---------------|----------|
| 16,016           | -0.42%     | 2.42            | 58.5            | 34.8       | \$78,047         | \$88,202         | \$171,344         | 24.7%    | 64.7%         | 10.3%    |

No High School Diploma 0%

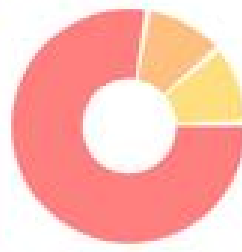


Bachelor's, Professional or Graduate Degree 53%

High School Graduate 17%



Some College 25%



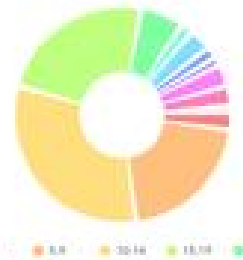
White Collar Blue Collar Service

Job Type



Owner Renter Investor

Home Ownership



<1 1-5 5-10 10-14 15-19 20-24 25-29 30-34 35-39 40-44 45-49 50-59 60+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1, Fall forecasts for 2017 and 2018



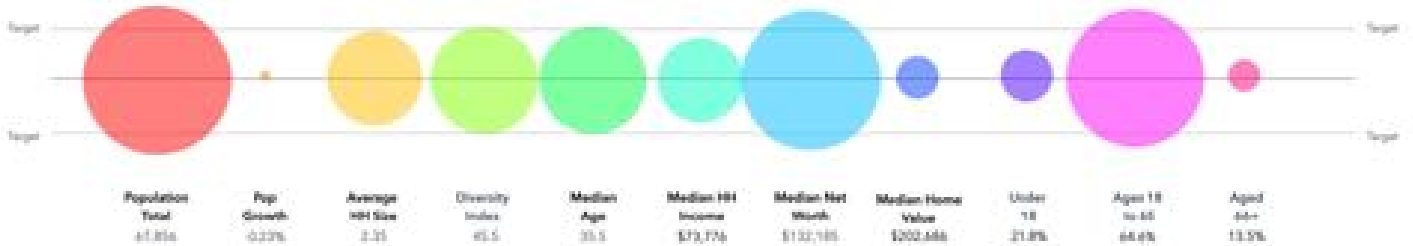
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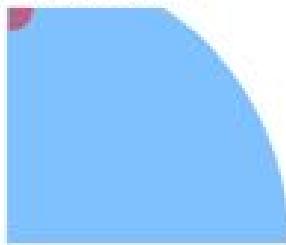


# MARKET SUMMARY

2401 1/2 E. Empire Street, Bloomington, IL, 61704  
 3-mile ring



No High School Diploma 3%

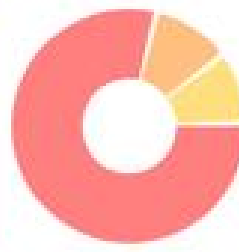


Bachelor's, Professional or Graduate Degree 57%

High School Graduate 17%



Some College 23%



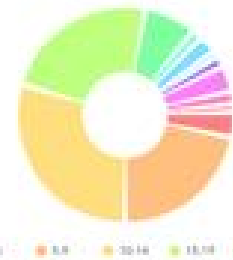
White Collar Blue Collar Service

Job Type



Owner Renter

Home Ownership



0-5 5-10 10-15 15-20 20-25 25-30 30-35 35-40 40-45 45-50 50-55 55+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1, Fall forecasts for 2017 and 2018



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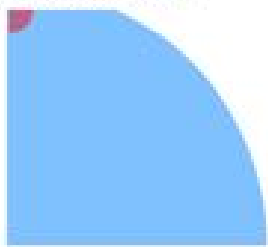


# MARKET SUMMARY

2401 1/2 E. Empire Street, Bloomington, IL, 61704  
 5-mile ring



No High School Diploma 4%

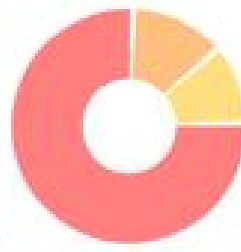


Bachelor's, Professional or Graduate Degree 50%

High School Graduate 27%



Some College 23%



White Collar Blue Collar Service Career Homeowner Renters

Job Type



Owner Homeowner Renters

Home Ownership



< 5 5-9 10-14 15-19 20-24 25-29 30-34 35-39 40-44 45-49 50-54 55+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1, Fall forecasts for 2017 and 2018.



Melissa Dittbenner  
 Broker, Associate

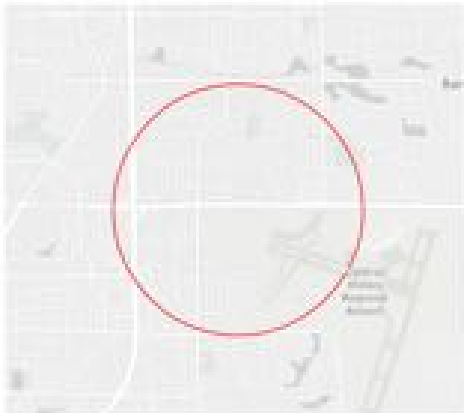
Berkshire Hathaway HomeServices CIR  
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 License: 475.175689  
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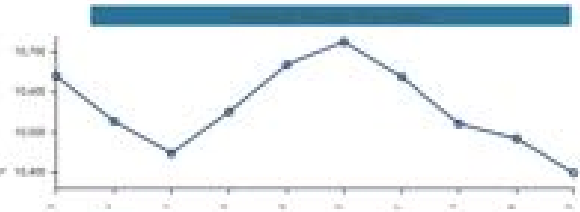


## POPULATION TRENDS AND KEY INDICATORS

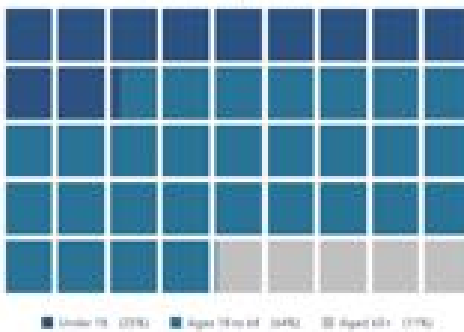


|               |              |                    |             |                         |                   |              |                       |                 |
|---------------|--------------|--------------------|-------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| <b>10,398</b> | <b>4,285</b> | <b>2.43</b>        | <b>34.8</b> | <b>\$78,047</b>         | <b>\$171,364</b>  | <b>71</b>    | <b>N/A</b>            | <b>59</b>       |
| Population    | Households   | Avg Size Household | Median Age  | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

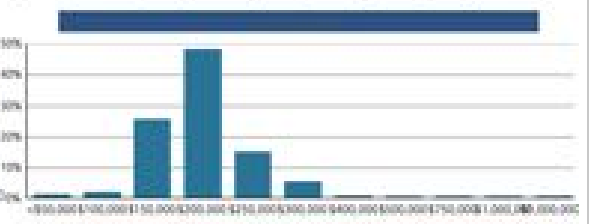
### MORTGAGE INDICATORS



### POPULATION BY AGE



### POPULATION BY GENERATION



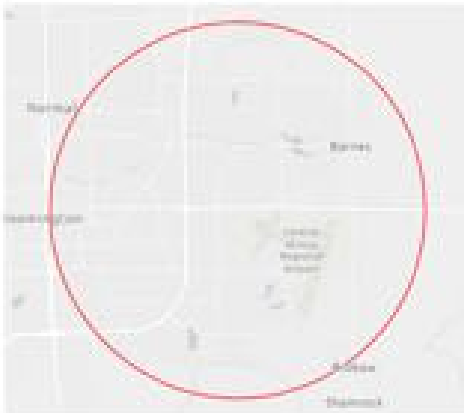
The infographic contains data provided by American Community Survey (ACS) by Esri and Bureau of Labor Statistics. The coverage of the data is 2014-2018, 2000-2020. © 2022 Esri



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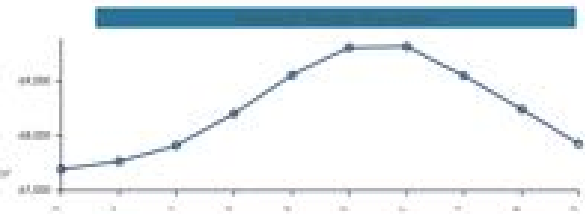
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## POPULATION TRENDS AND KEY INDICATORS

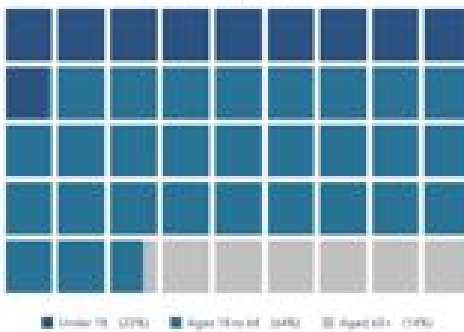


|               |               |                    |             |                         |                   |              |                       |                 |
|---------------|---------------|--------------------|-------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| <b>67,856</b> | <b>27,994</b> | <b>2.35</b>        | <b>35.5</b> | <b>\$73,776</b>         | <b>\$202,686</b>  | <b>108</b>   | <b>N/A</b>            | <b>46</b>       |
| Population    | Households    | Avg Size Household | Median Age  | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

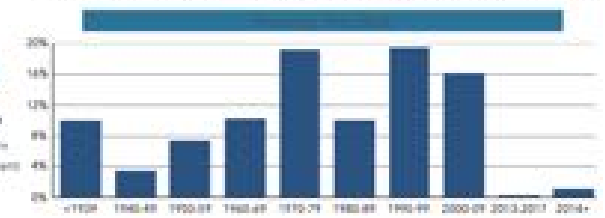
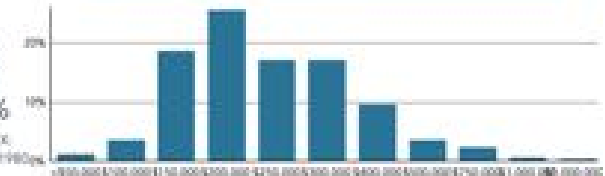
### MORTGAGE INDICATORS



### POPULATION BY AGE



### POPULATION BY GENERATION



The infographic contains data provided by American Community Survey (ACS) for 5-year periods of labor statistics. The average of the data is 2014-2018, 2000-2005, © 2022 Esri



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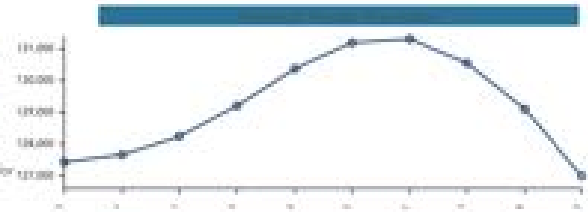
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## POPULATION TRENDS AND KEY INDICATORS

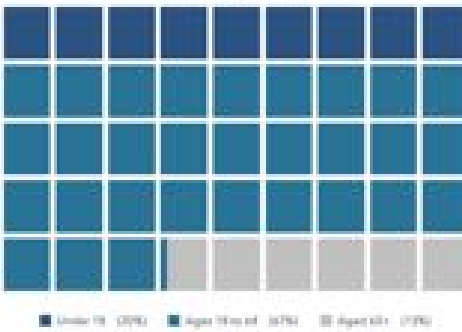


|                |               |                    |             |                         |                   |              |                       |                 |
|----------------|---------------|--------------------|-------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| <b>126,983</b> | <b>49,280</b> | <b>2.37</b>        | <b>32.2</b> | <b>\$63,109</b>         | <b>\$189,631</b>  | <b>92</b>    | <b>N/A</b>            | <b>46</b>       |
| Population     | Households    | Avg Size Household | Median Age  | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

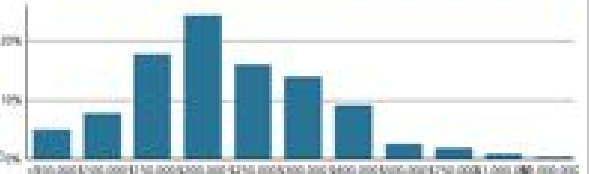
### MORTGAGE INDICATORS



### POPULATION BY AGE



### POPULATION BY GENERATION



The infographic contains data provided by American Community Survey (ACS) for Esri and Bureau of Labor Statistics. The coverage of the data is 2014-2018, 2000-2020. © 2022 Esri



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# RODS POOL AND BACKYARD PATIO

2401 1/2 E. Empire Street, Bloomington, IL, 61704

**TRAFFIC COUNT MAP - CLOSE-UP**



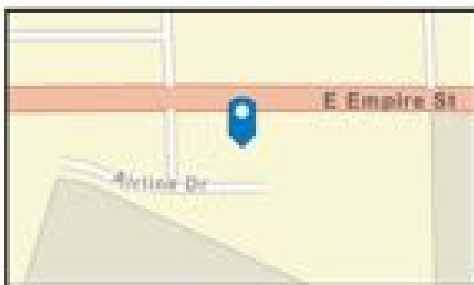
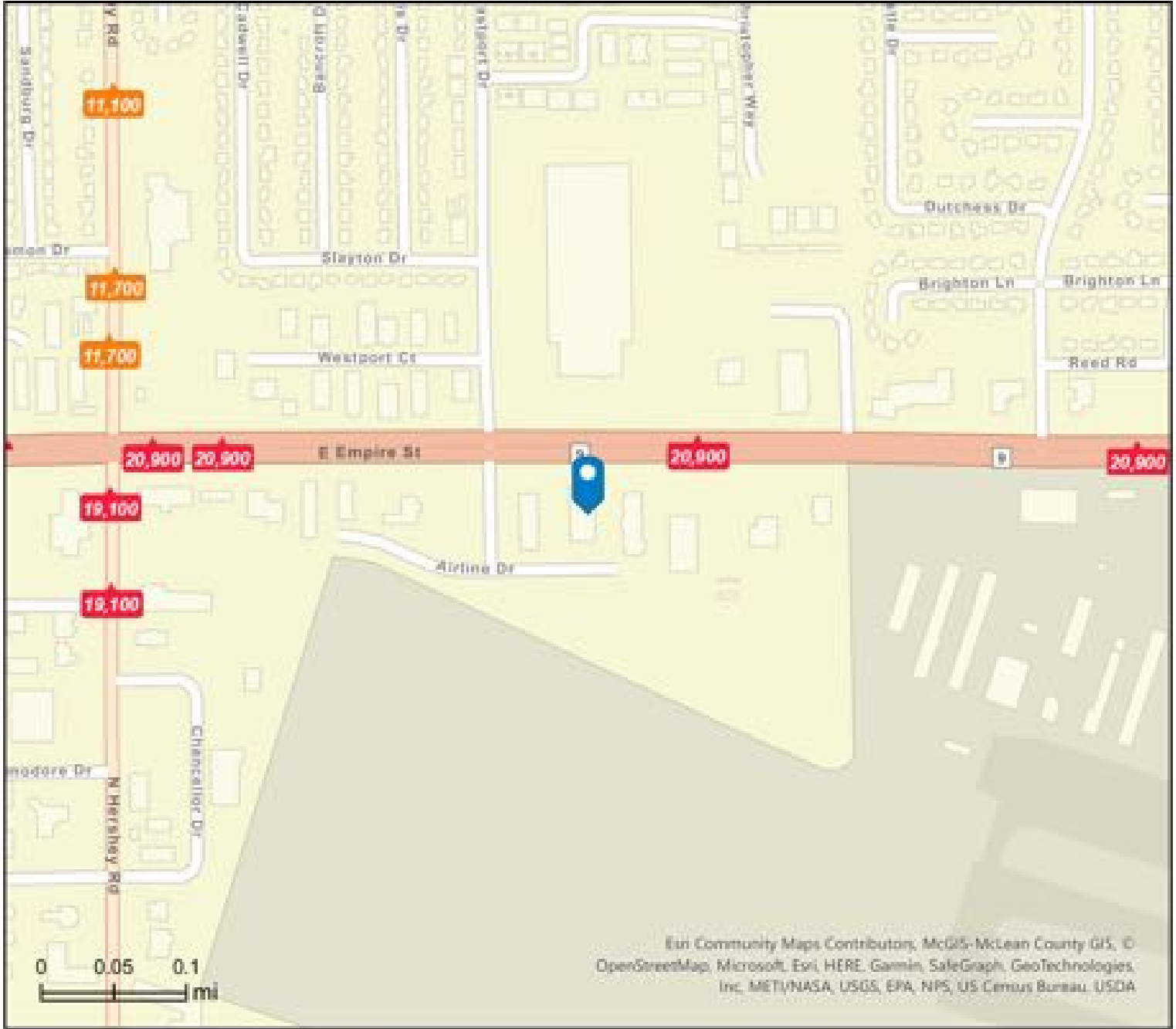
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: © 2022 Kalibrate Technologies (Q1 2022).



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# RODS POOL AND BACKYARD PATIO

2401 1/2 E. Empire Street, Bloomington, IL, 61704

UNDEFINED



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Broker, Associate

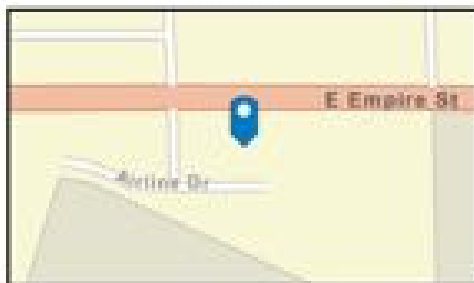
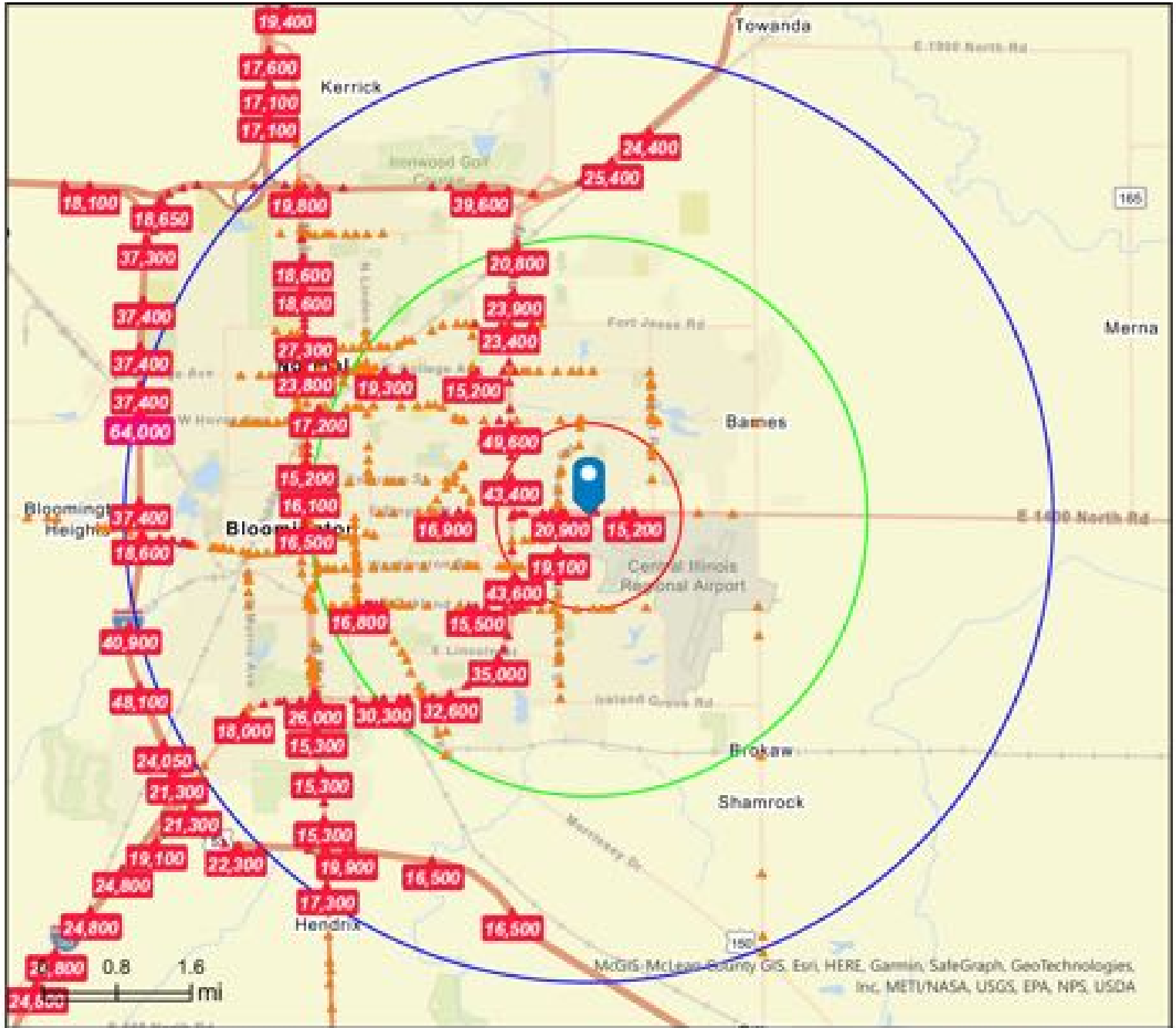
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1 Brickyard Dr., Bloomington IL 61701



# RODS POOL AND BACKYARD PATIO

2401 1/2 E. Empire Street, Bloomington, IL, 61704

UNDEFINED



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).

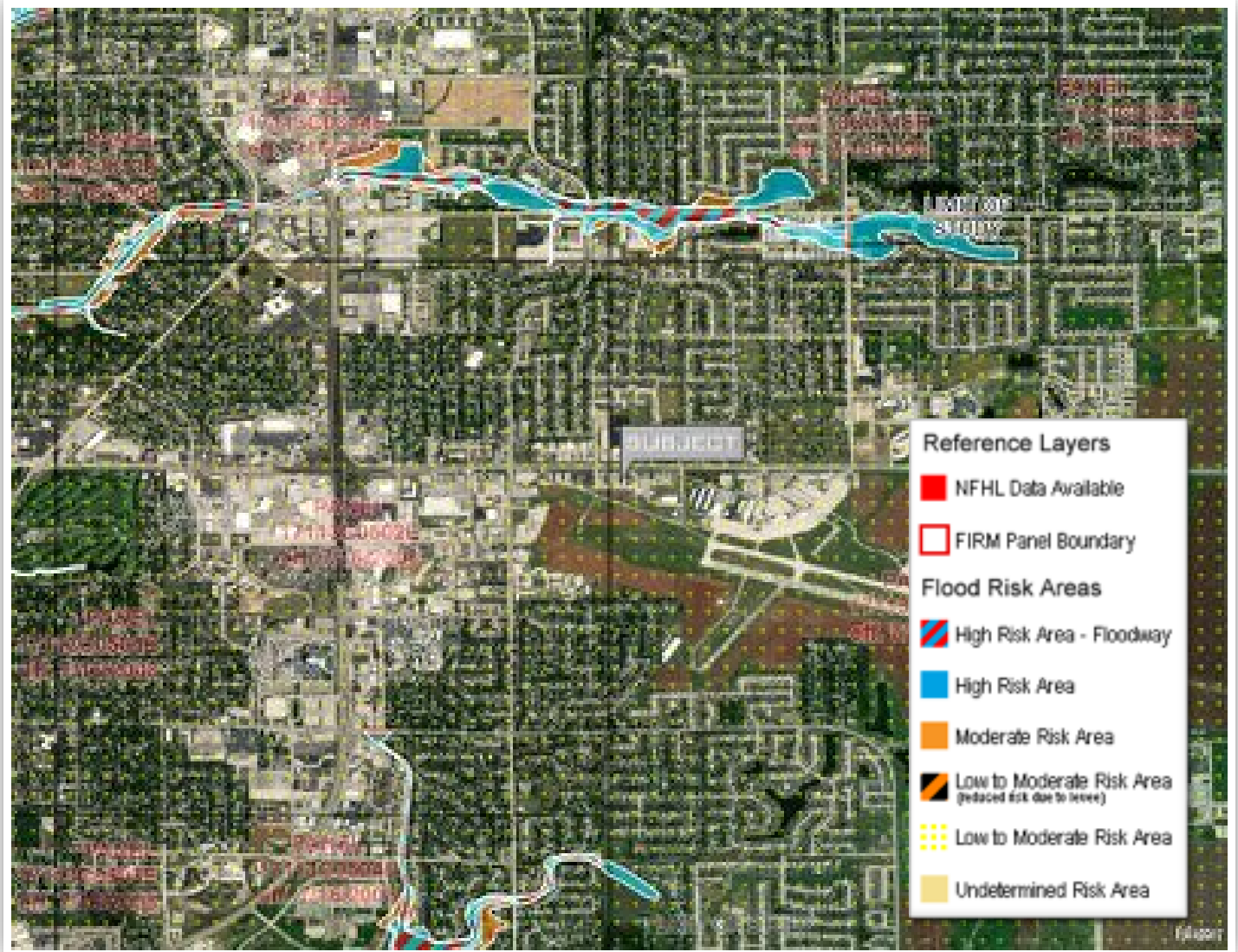


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Flood Risk Analysis  
 FEMA Map Last Updated: 2022-08-30



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## Flood Hazard Designations

FEMA Map Last Updated: 2022-08-30

**High Risk Area** - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

**Zone A:** Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AE and A1-30:** Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AH:** Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AO:** Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

**Zone AR:** Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone A99:** Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone V:** Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone VE and V1-30:** Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Moderate Risk Area** - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

**Low to Moderate Risk Area** - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.



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Broker, Associate

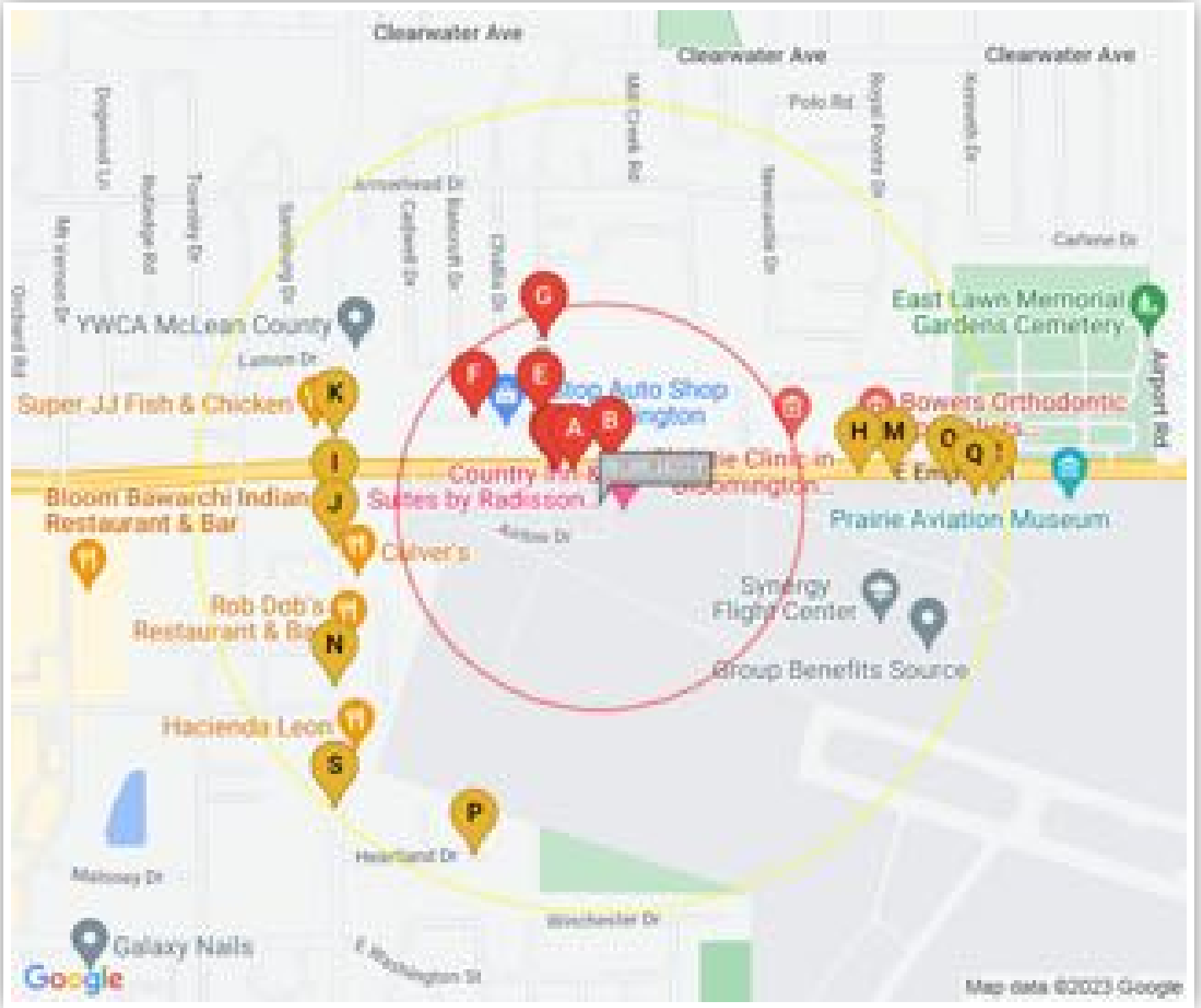
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ENVIRONMENTAL RISK ANALYSIS



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Locations within 0.25 mile of Subject

**A CENTRAL ILLINOIS REG AIRPORT**

Latest Update:

**Site Type:** STATIONARY **Address:** 2415 E EMPIRE  
**County:** MCLEAN **Facility Detail Report:** 110059652772  
**Country:** UNITED STATES

| Interest Type | Source | Contact Role | Contact Name | Phone |
|---------------|--------|--------------|--------------|-------|
| STATE MASTER  | ACES   |              |              |       |

**B CAMTEK INC**

Latest Update: 14-Jun-2016

**Site Type:** STATIONARY **Address:** 2402 E. EMPIRE STREET  
**County:** MCLEAN **Facility Detail Report:** 110063701515  
**Country:**

| Interest Type | Source | Contact Role | Contact Name    | Phone      |
|---------------|--------|--------------|-----------------|------------|
| TRI REPORTER  | TRIS   |              | CHRISTINE DAVIS | 3096610348 |

**C FEDERAL EXPRESS CORP**

Latest Update: 26-Jan-2012

**Site Type:** STATIONARY **Address:** 2407 E EMPIRE  
**County:** MCLEAN **Facility Detail Report:** 110005875730  
**Country:** UNITED STATES

| Interest Type        | Source   | Contact Role | Contact Name | Phone        |
|----------------------|----------|--------------|--------------|--------------|
| UNSPECIFIED UNIVERSE | RCRAINFO |              | RICK PRUETT  | 309-662-2249 |
| UNSPECIFIED UNIVERSE | RCRAINFO |              | RICK PRUETT  | 3096622249   |

**D AG CHEM INC**

Latest Update: 29-Dec-2014

**Site Type:** STATIONARY **Address:** 2405 E EMPIRE  
**County:** MCLEAN **Facility Detail Report:** 110018121432  
**Country:** UNITED STATES



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| Interest Type | Source | Contact Role | Contact Name | Phone |
|---------------|--------|--------------|--------------|-------|
| STATE MASTER  | ACES   |              |              |       |

**E DAVIS TIRE AND AUTO SVC CTR**

Latest Update: 26-Jan-2012

**Site Type:** STATIONARY **Address:** 4 WESTPORT CT  
**County:** MCLEAN **Facility Detail Report:** [110005926490](#)  
**Country:** UNITED STATES

| Interest Type        | Source   | Contact Role | Contact Name | Phone        |
|----------------------|----------|--------------|--------------|--------------|
| UNSPECIFIED UNIVERSE | RCRAINFO |              | RICK DAVIS   | 309-663-6688 |

**F ZIEBART**

Latest Update: 29-Dec-2014

**Site Type:** STATIONARY **Address:** 9 WESTPORT CT STE A  
**County:** MCLEAN **Facility Detail Report:** [110018121815](#)  
**Country:** UNITED STATES

| Interest Type | Source | Contact Role | Contact Name | Phone |
|---------------|--------|--------------|--------------|-------|
| STATE MASTER  | ACES   |              |              |       |

**G DAVIS TIRE & AUTO SVC**

Latest Update: 29-Dec-2014

**Site Type:** STATIONARY **Address:** 4 W PORT CT  
**County:** MCLEAN **Facility Detail Report:** [110018461644](#)  
**Country:** UNITED STATES

| Interest Type | Source | Contact Role | Contact Name | Phone |
|---------------|--------|--------------|--------------|-------|
| STATE MASTER  | ACES   |              |              |       |

Locations within 0.50 mile of Subject

**H COMMERCE BANK**

Latest Update: 03-May-2015

**Site Type:** STATIONARY **Address:** 2807 E EMPIRE STREET  
**County:** MCLEAN **Facility Detail Report:** [110029522130](#)  
**Country:** USA



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| Interest Type            | Source | Contact Role | Contact Name | Phone |
|--------------------------|--------|--------------|--------------|-------|
| STORM WATER CONSTRUCTION | NPDES  |              |              |       |
| ICIS-NPDES NON-MAJOR     | NPDES  |              |              |       |

**I THORNTON INC 361**

Latest Update:

Site Type: STATIONARY Address: 1011 N HERSHEY RD  
 County: MCLEAN COUNTY Facility Detail Report: 110070361125  
 Country:

| Interest Type | Source | Contact Role | Contact Name | Phone |
|---------------|--------|--------------|--------------|-------|
| AIR MINOR     | AIR    |              |              |       |

**J TERRY WINN TIRE & AUTO SERVICE**

Latest Update: 12-Feb-2008

Site Type: STATIONARY Address: 909 N HERSHEY RD  
 County: MCLEAN Facility Detail Report: 110018366132  
 Country: UNITED STATES

| Interest Type | Source | Contact Role | Contact Name | Phone |
|---------------|--------|--------------|--------------|-------|
| STATE MASTER  | ACES   |              |              |       |

**K DAIRY MART NO 571**

Latest Update: 26-Jan-2012

Site Type: STATIONARY Address: 1102 N HERSHEY  
 County: MCLEAN Facility Detail Report: 110005936728  
 Country: UNITED STATES

| Interest Type        | Source   | Contact Role | Contact Name | Phone        |
|----------------------|----------|--------------|--------------|--------------|
| UNSPECIFIED UNIVERSE | RCRAINFO |              | JIM FELTZ    | 203-741-4499 |
| UNSPECIFIED UNIVERSE | RCRAINFO |              | JIM FELTZ    | 203-741-4499 |



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**L CFMI INC**

Latest Update: 29-Dec-2014

**Site Type:** STATIONARY **Address:** 1102 N HERSHEY  
**County:** MCLEAN **Facility Detail Report:** [110018124153](#)  
**Country:** UNITED STATES

| Interest Type | Source | Contact Role | Contact Name | Phone |
|---------------|--------|--------------|--------------|-------|
| STATE MASTER  | ACES   |              |              |       |

**M PLATINUM JET CENTER**

Latest Update: 26-Jan-2012

**Site Type:** STATIONARY **Address:** 2841 E EMPIRE  
**County:** MCLEAN **Facility Detail Report:** [110027297413](#)  
**Country:** UNITED STATES

| Interest Type        | Source   | Contact Role | Contact Name | Phone        |
|----------------------|----------|--------------|--------------|--------------|
| UNSPECIFIED UNIVERSE | RCRAINFO |              | KEN LAFAVE   | 3096627454   |
| UNSPECIFIED UNIVERSE | RCRAINFO |              | KEN LAFAVE   | 309-662-7454 |

**N HUCKS 353**

Latest Update:

**Site Type:** STATIONARY **Address:** 501 N HERSHEY RD  
**County:** MCLEAN COUNTY **Facility Detail Report:** [110070359829](#)  
**Country:**

| Interest Type | Source | Contact Role | Contact Name | Phone |
|---------------|--------|--------------|--------------|-------|
| AIR MINOR     | AIR    |              |              |       |

**O VCNA PRAIRIE INC**

Latest Update: 01-Jun-2017

**Site Type:** STATIONARY **Address:** 3201 CIRA DR  
**County:** MCLEAN **Facility Detail Report:** [110018405260](#)  
**Country:** UNITED STATES



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| Interest Type                | Source  | Contact Role | Contact Name | Phone |
|------------------------------|---------|--------------|--------------|-------|
| AIR MINOR                    | AIR     |              |              |       |
| AIR EMISSIONS CLASSIFICATION | EIS     |              |              |       |
| STATE MASTER                 | ACES    |              |              |       |
| AIR MINOR                    | AIRSAFS |              |              |       |

**P SUMMER RIDGE LLC**

Latest Update: 03-May-2015

**Site Type:** STATIONARY **Address:** 9 HEARTLAND DRIVE  
**County:** MCLEAN **Facility Detail Report:** 110027990814  
**Country:** USA

| Interest Type            | Source | Contact Role | Contact Name | Phone |
|--------------------------|--------|--------------|--------------|-------|
| STORM WATER CONSTRUCTION | NPDES  |              |              |       |
| ICIS-NPDES NON-MAJOR     | NPDES  |              |              |       |

**Q STATE FARM INS**

Latest Update:

**Site Type:** STATIONARY **Address:** 2919 E EMPIRE  
**County:** MCLEAN **Facility Detail Report:** 110024852729  
**Country:** UNITED STATES

| Interest Type | Source | Contact Role | Contact Name | Phone |
|---------------|--------|--------------|--------------|-------|
| STATE MASTER  | ACES   |              |              |       |

**R CENTRAL IL REGIONAL AIRPORT**

Latest Update: 26-May-2015

**Site Type:** STATIONARY **Address:** 2933 E EMPIRE ST  
**County:** MCLEAN **Facility Detail Report:** 110018461877  
**Country:** UNITED STATES

| Interest Type | Source | Contact Role | Contact Name | Phone |
|---------------|--------|--------------|--------------|-------|
| STATE MASTER  | ACES   |              |              |       |



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**S EVERGREEN FS**

Latest Update: 03-May-2015

**Site Type:** STATIONARY **Address:** 402 N HERSHEY ROAD  
**County:** MCLEAN **Facility Detail Report:** 110030467377  
**Country:**

| Interest Type                   | Source | Contact Role       | Contact Name     | Phone      |
|---------------------------------|--------|--------------------|------------------|------------|
| ENFORCEMENT COMPLIANCE ACTIVITY | ICIS   | operations manager | BOB EICHELBERGER | 3096632392 |
| FORMAL ENFORCEMENT ACTION       | ICIS   | operations manager | BOB EICHELBERGER | 3096632392 |

**T MCLEAN COUNTY FARM BUREAU**

Latest Update: 29-Dec-2014

**Site Type:** STATIONARY **Address:** 402 N HERSHEY RD-A  
**County:** MCLEAN **Facility Detail Report:** 110018127864  
**Country:** UNITED STATES

| Interest Type | Source | Contact Role | Contact Name | Phone |
|---------------|--------|--------------|--------------|-------|
| STATE MASTER  | ACES   |              |              |       |

**U MCLEAN COUNTY SVC CO**

Latest Update: 29-Dec-2014

**Site Type:** STATIONARY **Address:** 402 N HERSHEY RD-B  
**County:** MCLEAN **Facility Detail Report:** 110018461136  
**Country:** UNITED STATES

| Interest Type | Source | Contact Role | Contact Name | Phone |
|---------------|--------|--------------|--------------|-------|
| STATE MASTER  | ACES   |              |              |       |



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## Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

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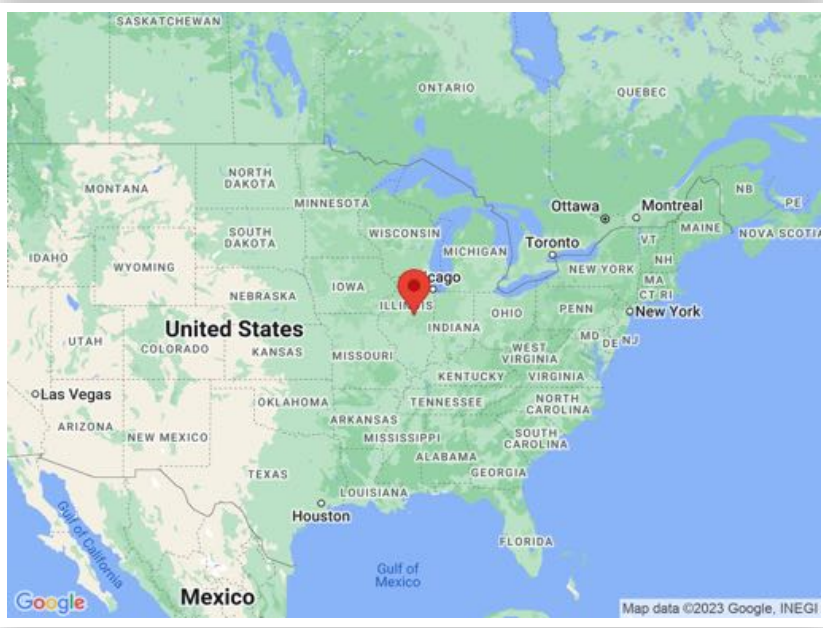
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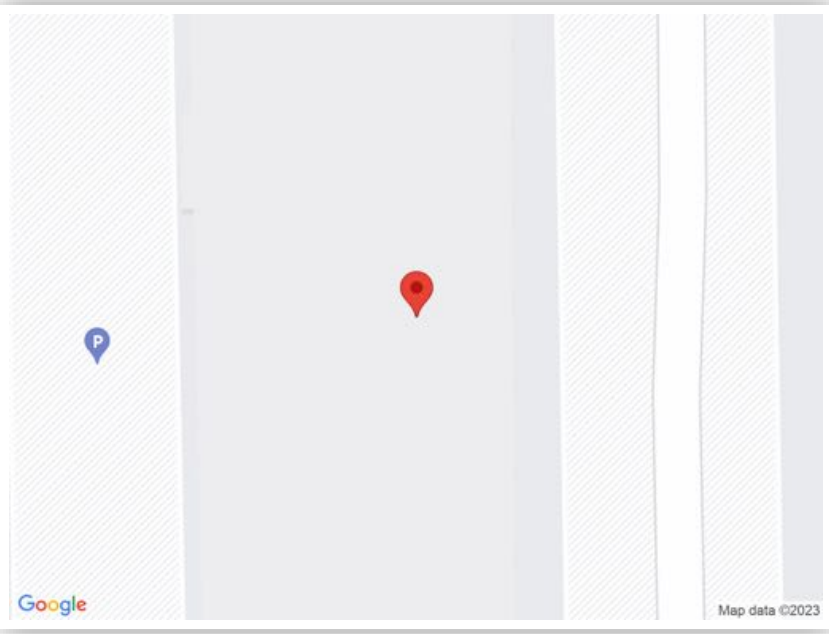
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## Team Albee



**John Albee Sr, Broker, Team Founder | 309.275.5646 |**  
**[john@JohnAlbee.com](mailto:john@JohnAlbee.com) | [teamalbee.com](http://teamalbee.com)**

John works hard to provide clients with the most positive real estate experience possible. Along with providing clients with state-of-the art web tools and marketing, John is always ready to talk in person and guide through the process. It's just one of the many things that has made him one of the most respected real estate agents in the industry! In today's real estate market, you need to work with a real estate professional you can trust. John is dedicated to providing the absolute finest service and expertise possible for clients. Whether you are buying or selling your home, income property, business, or leasing, John's 50 years of Real Estate experience can help make dreams come true.

**Melissa Dittbenner, Broker | 309.275.5670 | [Melissa@IL-Broker.com](mailto:Melissa@IL-Broker.com) | [centralilrealestate.com](http://centralilrealestate.com)**

Melissa a lifelong resident of Central IL and has worked behind the scenes in Real Estate for over 20 years! With this extensive experience in the Real Estate Profession, her knowledge of the market and processes involved for buyers and sellers is a competitive advantage for clients. Melissa joined Team Albee in August of 2016, thoroughly enjoying branching out to commercial and investment properties. Real Estate is often one of the largest investments of a lifetime so she is always honored to assist buyers & sellers through the process.

**Jacki Etherton, Unlicensed Assistant | 309.664.1876 | [Jacki@IL-Broker.com](mailto:Jacki@IL-Broker.com)**

John and Melissa hired Jacki in the summer of 2021 for transaction management and marketing. Jacki has picked up on the business quickly and has proven to be a great asset to Team Albee, and will continue to grow with the team.

**Team Albee will give you an honest evaluation of your property and the current market.**

**Professional Photos & video tour of your property with drone footage as needed.**

**Put details of your property in our expansive Multiple Listing Service to be viewed by more than 45,000 brokers in the Midwest, including more than 500 McLean County Agents in our own association.**

**Promote your property on social media, our personal websites, and major Real Estate websites with world wide reach including (but not limited to) CoStar/Loopnet, Crexi, Brokerlist, of course Berkshire Hathaway Commercial, and many more.**

**Signage on your property if requested.**

**Unedited feedback sent directly to you when received.**

**Timely communication on the changing market stats & updates.**

**Guidance through the entire process from listing or buying to lease and/or sale.**

**Team Albee is privileged to work for Berkshire Hathaway HomeServices Central IL Realtors upholding the ethics and standards of the brand. We have had the honor of representing clients for almost every type of Real Estate transaction! We have an extensive background in residential and have sold many homes along with our commercial business. We have helped many commercial tenants find the perfect place to lease or buy for their business and have proudly watched those businesses grow. Team Albee believes that helping our clients in every aspect of Real Estate further helps our community. We truly appreciate the trust that our clients put in us to represent them. From small parcels of land to huge hotels and everything in between, our goal is to help.**

**Call us for ALL your Real Estate needs!**

# BERKSHIRE HATHAWAY HO MESERVICES CIR

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