

MORRISSEY CROSSING

1601-1611 MORRISSEY DRIVE | BLOOMINGTON, IL



New Redevelopment Opportunity with Small Shop Availabilities

PROPERTY DESCRIPTION

- Premier visibility from busy Veterans Pkwy;
- Convenient stoplight access;
- 35,000+ VPD at this intersection;
- New +/- 1 Acre pad site available;
- Recent upgrades including the parking lot;
- Ample shared parking.

DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|--------------------|----------|----------|-----------|
| POPULATION | 4,796 | 57,093 | 121,748 |
| HOUSEHOLDS | 2,450 | 25,397 | 49,864 |
| AVERAGE HH INCOME | \$67,589 | \$90,228 | \$103,065 |
| DAYTIME POPULATION | 6,228 | 28,322 | 48,516 |

EXCLUSIVE AGENT

Noah O'Neill 312/245-5206
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This information is from sources we deem to be reliable, however nothing contained herein should be construed as a representation on our part, as no independent verification of the information has been made by us.

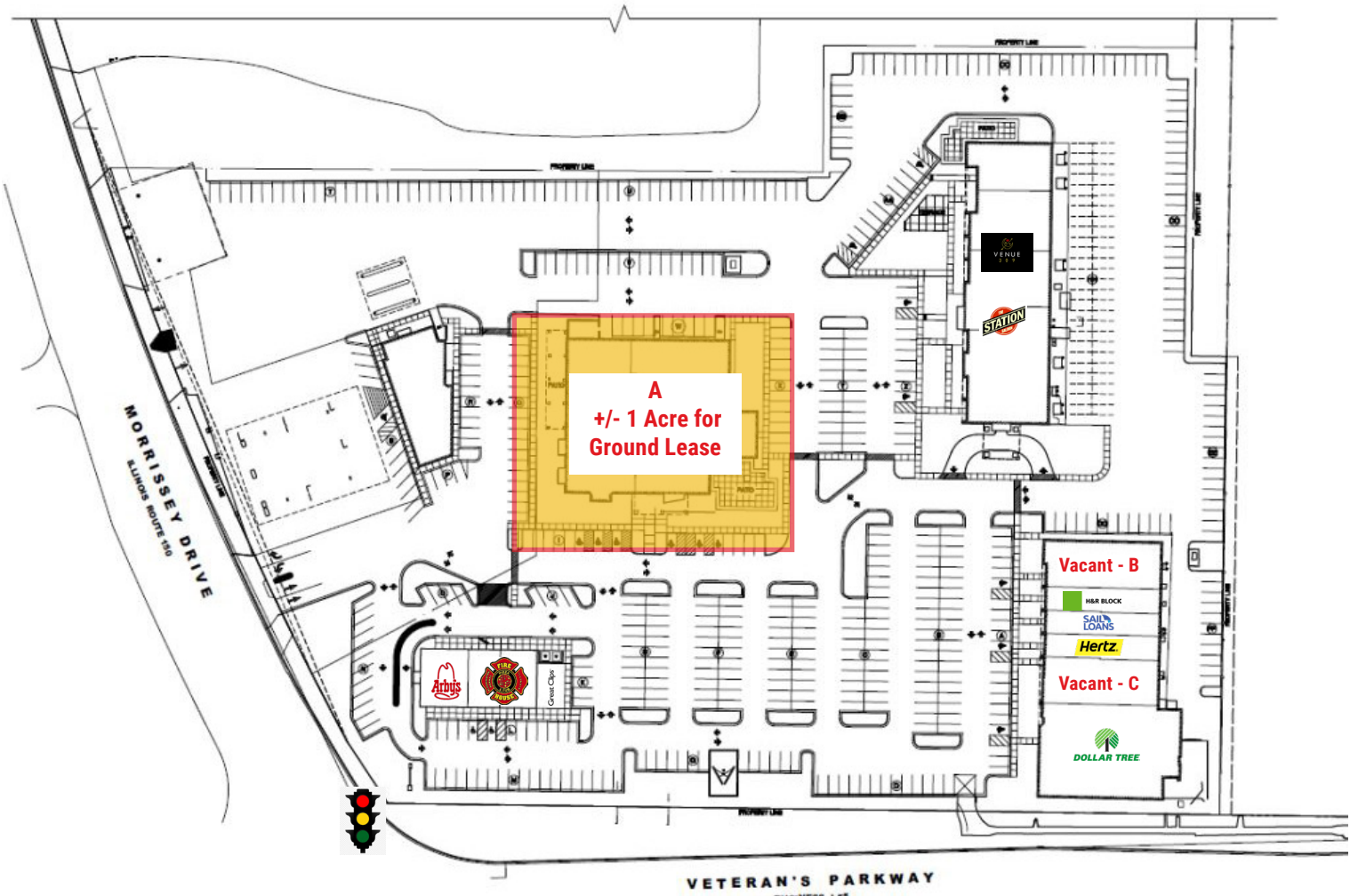


MORRISSEY CROSSING

1603-1605 MORRISSEY DRIVE | BLOOMINGTON, IL

KEY:

- A. +/- 1 acre pad site for ground lease
- B. Multi-tenant shop space (end cap): 4,120 sf (divisible)
- C. Multi-tenant shop space (former salon) 3,978 (divisible)



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