# FOR LEASE | 2243 WESTGATE DR, BLOOMINGTON



### **Offering Summary**

Lease Rate:	Negotiable
NNN's:	Approx. \$1.00
Available SF:	1,200 - 10,600 SF
Building Size:	26,400 SF
Lot Size:	2.0 Acres
Year Built:	2005
Zoning:	B-1: General Commercial District
Market:	Bloomington

### **Property Overview**

Up to 10,600 square feet available for lease at Bloomington Shoppes in Bloomington, Illinois. Excellent opportunity to join 316 Antique Mall in a Walmart shadow anchored center in Bloomington. Vacancies range in size with a combination of retail and office spaces. The center is conveniently located less than one (1) mile from Interstate-55 (I-55) and less than three (3) miles from both Illinois State University and Illinois Wesleyan University. Neighboring retailers, in addiiton to Walmart, include Blain's Farm and Fleet, ALDI, Marcus Bloomington Cinema, Bob Evans, Steak 'n Shake, Culvers, Panda Express, McDonald's, KFC, Taco Bell, Popeyes, and Cracker Barrel, among others.

### **Property Highlights**

- Opportunity to lease space at a Walmart shadow anchored center directly off Interstate (I-55) in Bloomington
- Conveniently located less than three (3) miles from both Illinois State University and Illinois Wesleyan University
- Neighboring retailers include Aldi, Blain's Farm & Fleet, and Marcus Bloomington Cinema, among many others

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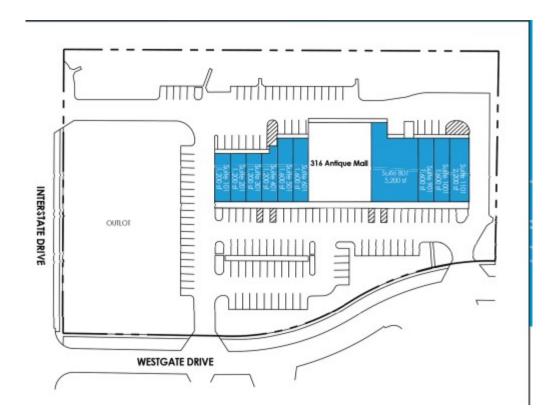
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### **BLOOMINGTON RETAIL MAP**



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### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	1,043	92,955	145,416
Average Age	37.8	34.5	35.5
Average Age (Male)	38.9	33.8	34.5
Average Age (Female)	40.8	35.2	36.2
Households & Income	1 Mile	5 Miles	10 Miles
Households & Income Total Households	1 Mile 548	<b>5 Miles</b> 40,733	10 Miles 61,654
Total Households	548	40,733	61,654

\* Demographic data derived from 2020 ACS - US Census

(116) 39 Waldo Roanoke Metamora Panola (117) Gridley Meadows Chenoa Secor El Paso 24 24) Eureka 55 Kappa Lexington Goodfield (150) 74 Hudson Carlock 39 Towanda Cooksvill Mackinaw Lilly Yuton Danvers Merna Normal 9 Barnes Twin Grove 9 Bloomingtor 150 Holder Ellsworth Covell Minier Stanford (122) 74 Shamrock Shirley Downs Randolph Le Roy Burt McLean Heyworth (136) (136) Empire **Bucks** Atlanta (51) 55 Waynesville Parnell Wapella Lawndale Bell De Witt Birkbeck Google Map data ©2023

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