



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 addition 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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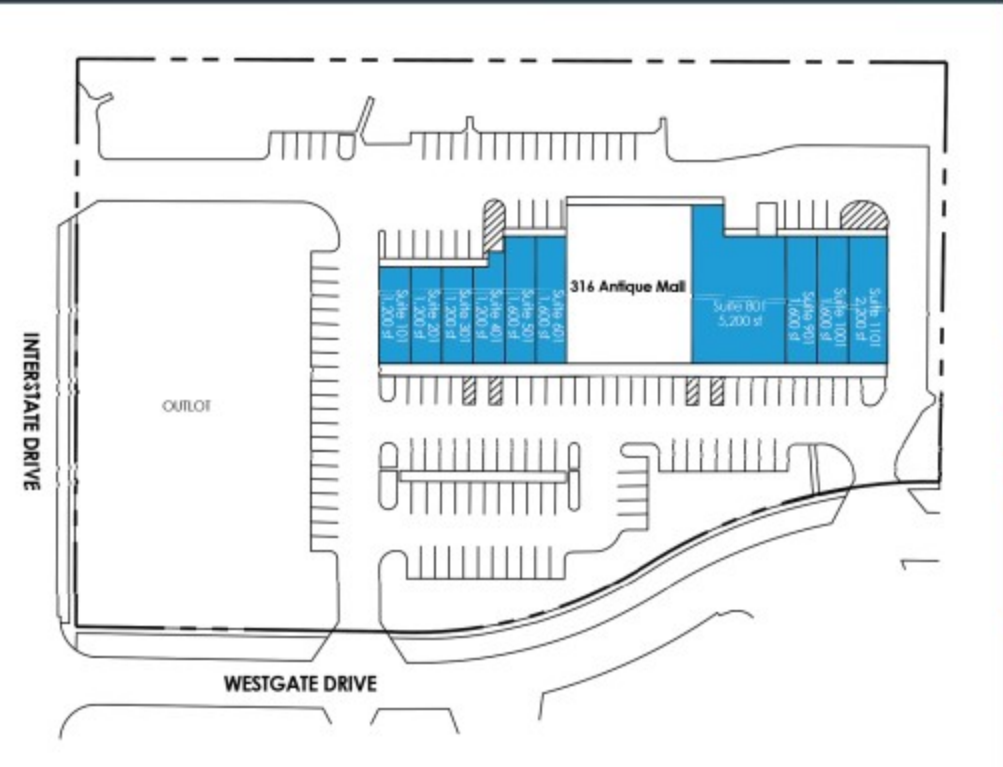
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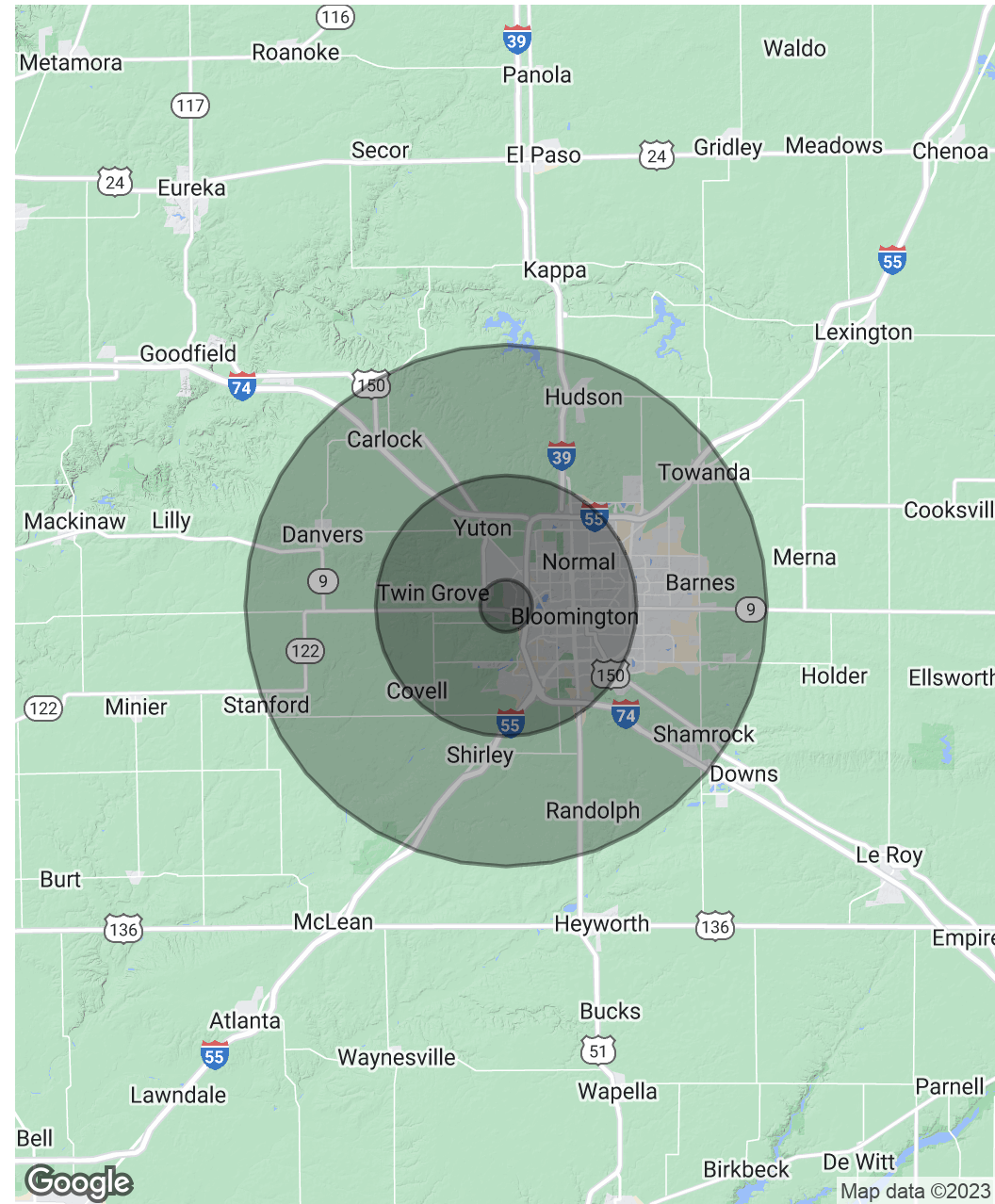
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Population	1 Mile	5 Miles	10 Miles
Total Population	1,043	92,955	145,416
Average Age	37.8	34.5	35.5
Average Age (Male)	38.9	33.8	34.5
Average Age (Female)	40.8	35.2	36.2

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	548	40,733	61,654
# of Persons per HH	1.9	2.3	2.4
Average HH Income	\$71,000	\$62,134	\$79,000
Average House Value	\$184,343	\$131,759	\$161,849

* Demographic data derived from 2020 ACS - US Census



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