



MID-AMERICA[®]
Real Estate Corporation

3 ACRE DEVELOPMENT OPPORTUNITY

MORRISSEY CROSSING

1603 MORRISSEY DR, BLOOMINGTON, IL



SITE
3 Acres

Mazda

STATION

CHRYSLER
Jeep
DODGE

H&R
BLOCK

Hertz

Green Building Logo

Steak 'n Shake

BURGER KING

Great Clips

FIRE STATION

Arby's

MORRISSEY CROSSING
Lincoln Springs
CENTER
DOLLAR TREE
AVAILABLE
Arby's
Great Clips
SAIL LOANS
H&R BLOCK
Hertz

VETERANS PKWY

24,200



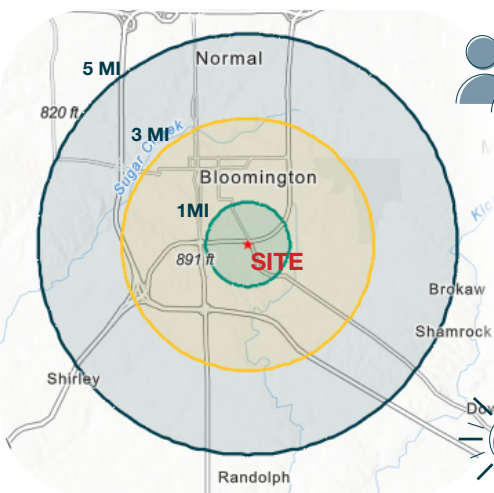
ABOUT THE PROPERTY

1603 MORRISSEY DR, BLOOMINGTON, IL



DEMOGRAPHICS

within 5 miles



Total Population

1-MILE: 5,153
3-MILE: 54,853
5-MILE: 119,706



Avg HH Inc

1-MILE: \$73,940
3-MILE: \$89,676
5-MILE: \$99,779



Day Population

1-MILE: 5,955
3-MILE: 74,992
5-MILE: 133,482

AREA TENANTS



3 ACRE SITE AVAILABLE

- Prime retail real estate located on Veterans Pkwy (24,200 VPD), Bloomington's major retail corridor.
- High traffic exposure for retail tenants with over 35,000 vpd at the intersection of Veterans Pkwy & Morrissey Dr.
- Located at a signalized intersection with easy ingress/egress and ample on-site parking.
- Zoned B-1, suitable for a wide range of retail and commercial uses.
- Close proximity to State Farm's Corporate office & operation center (13,000 employees).

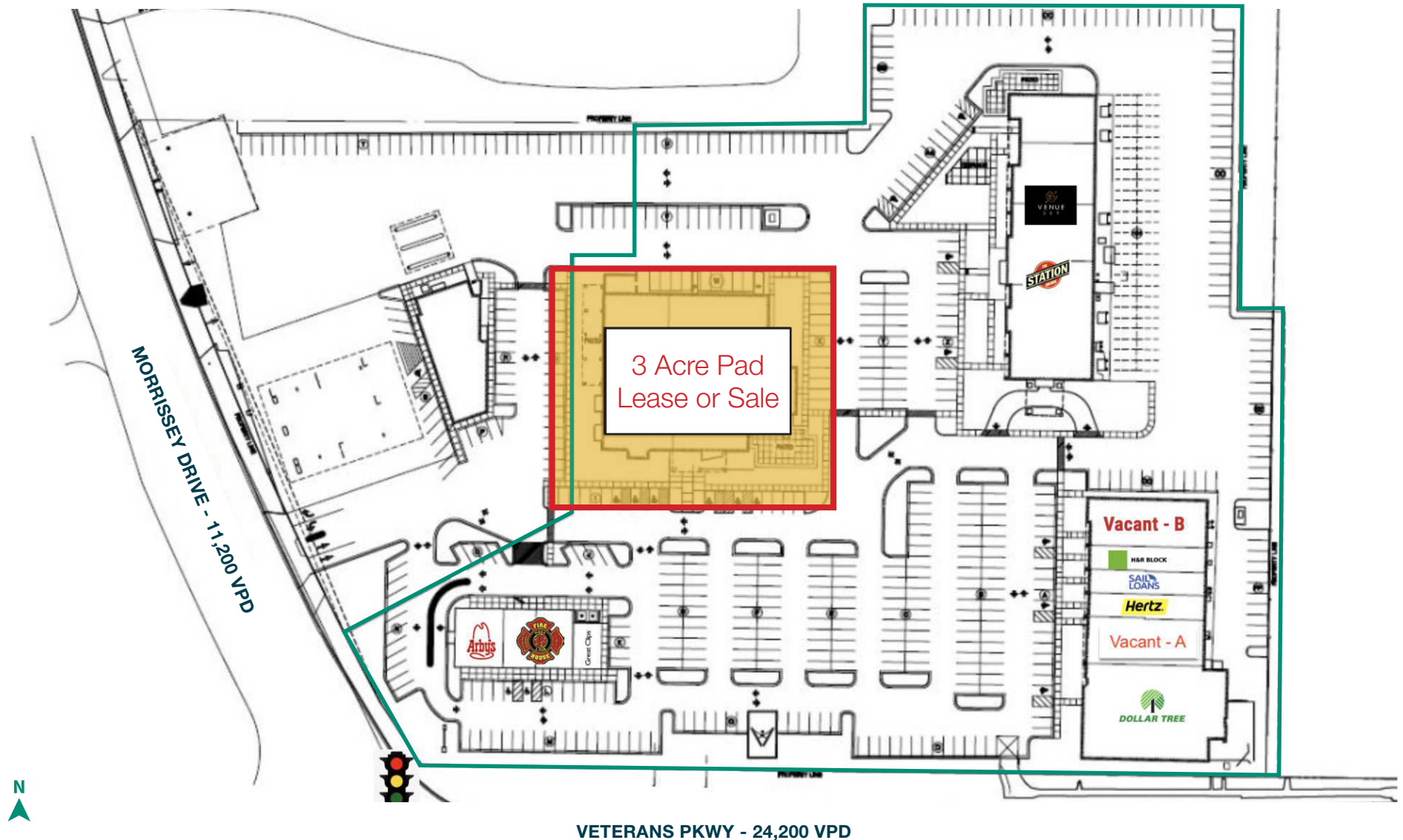


AREA RETAILERS BLOOMINGTON, ILLINOIS

SITE PLAN



MORRISSEY CROSSING



CONTACT

3 ACRE DEVELOPMENT OPPORTUNITY MORRISSEY CROSSING 1603 MORRISSEY DR, BLOOMINGTON, IL

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