



ACCESS Commercial, LLC



506 IAA Drive
Bloomington, IL 61701

RETAIL | FOR LEASE

PROPERTY HIGHLIGHTS



ADDRESS:

506 IAA Drive,
Bloomington, IL 61701



SPACE AVAILABLE:

1,610 SF



LEASE RATE:

\$36, NNN



High Visibility:

To Veterans Parkway



ACCESS Commercial, LLC
www.accesscommercial.com
10730 Pacific Street, Suite 230
Omaha, NE 68114 | 402.502.1983

ABOUT THE PROPERTY

Exceptional retail opportunity with unbeatable visibility along Veterans Parkway, one of Bloomington's busiest thoroughfares. Situated directly across from Eastland Mall and St. Joseph's Hospital, this high-traffic location benefits from outstanding exposure with 68,000+ vehicles per day (VPD). Neighboring national retailers include Dick's Sporting Goods, DSW, HomeGoods, Ashley Furniture, Five Below, OshKosh, PetSmart, Carters, and Orange Theory.

Situated just north of State Farm's World Headquarters, which employs over 15,000 professionals, and east of Illinois State University, home to 18,000+ students, this location offers exceptional access to a strong consumer base. Ideal for retail/restaurant, seeking maximum visibility and foot traffic in a thriving commercial corridor.

Kirk Hanson

kirk@accesscommercial.com
402.616.2580

Rocky Pryor

rocky@accesscommercial.com
402.216.7887



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3-MILE AERIAL



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LOCAL AERIAL



	Population	Median HH Income	No. of Households	Daytime Population	Employees In The Area	Businesses In The Area
1-mile	9,600	\$66,829	4,564	12,367	9,825	740
3-mile	92,961	\$75,672	38,822	69,709	39,770	3,077
5-mile	131,292	\$76,249	54,518	91,714	50,730	3,773

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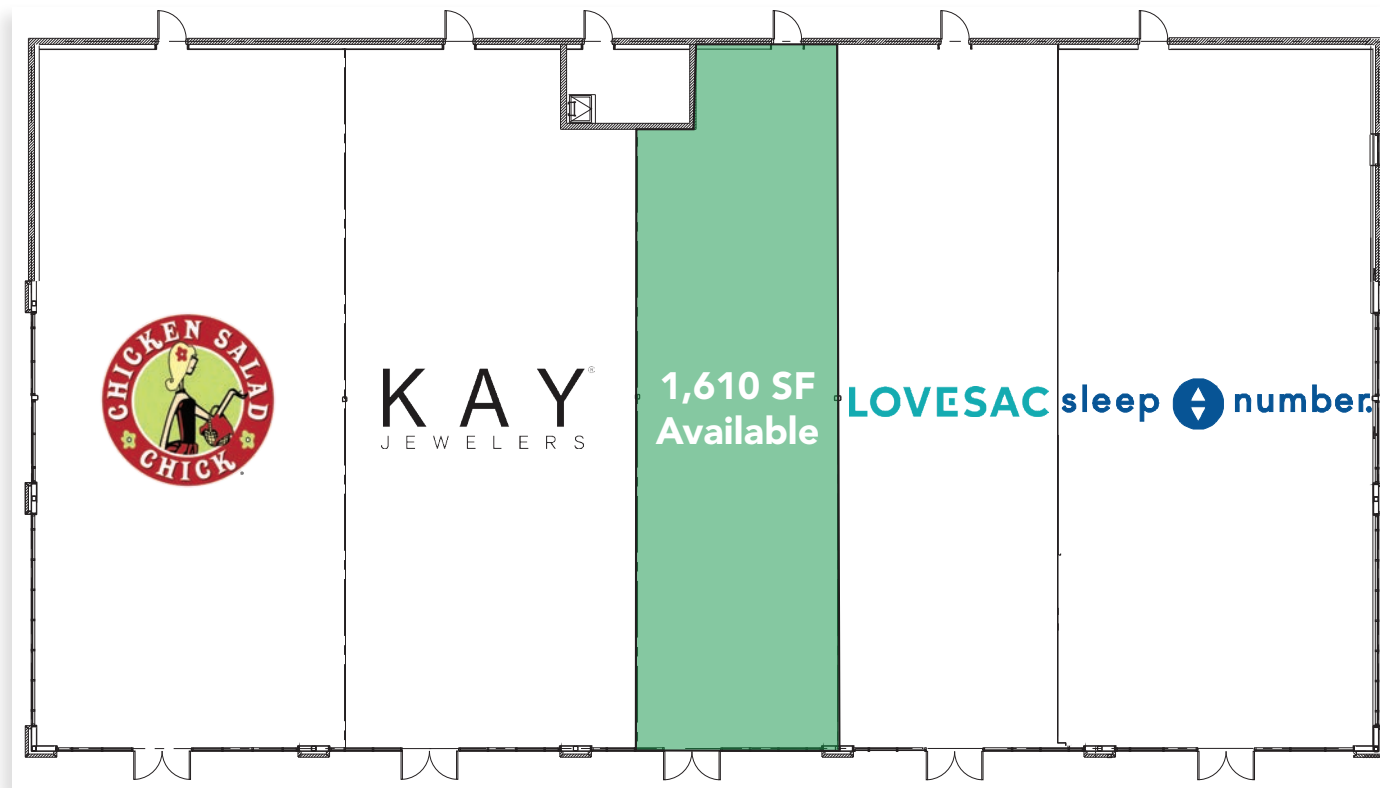
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SITE PLAN



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PLACER.AI

Placer.ai Software offers transformative benefits for businesses by providing real-time, location-based consumer insights that drive smarter decision-making. With its robust data analytics capabilities, ACCESS uses it to help business owners glean insight into foot traffic, understand customer behavior, and analyze competitive trends with unparalleled accuracy. Whether optimizing site selection, tailoring marketing strategies, or measuring the effectiveness of campaigns, we use Placer.ai to equip businesses with actionable intelligence to stay ahead in dynamic markets. Its intuitive interface and visual reports make complex data accessible, empowering teams to make data-driven decisions that enhance operational efficiency and boost ROI.



KOHL'S

0.4 Miles from Site



VISITS

589,400

in the last 12 months



RANKING

93rd

percentile nationwide

HomeGoods®

0.2 Miles from Site



VISITS

444,800

in the last 12 months



RANKING

96th

percentile nationwide

Culver's

1.2 Miles from Site



VISITS

540,700

in the last 12 months



RANKING

94th

percentile nationwide

DQ

1 Mile from Site



VISITS

321,900

in the last 12 months



RANKING

93rd

percentile nationwide

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LISTING TEAM



Kirk Hanson Principal

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. He holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).



Rocky Pryor Broker Associate

Rocky attended the Jesuit School of Rockhurst University where he was named the Vice President of the Nonprofit Leadership Alliance on campus and enjoyed competing in speech competitions. Rocky is a licensed real estate salesperson in Nebraska with 6+ years of experience. He specializes in development with a concentration in Landlord representation. He is also growing his key role in tenant representation on his team using the knowledge he has acquired focusing on development and landlord representation.

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



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