



SALE

1316 E. Empire

1316 EAST EMPIRE STREET

Bloomington, IL 61701

PRESENTED BY:

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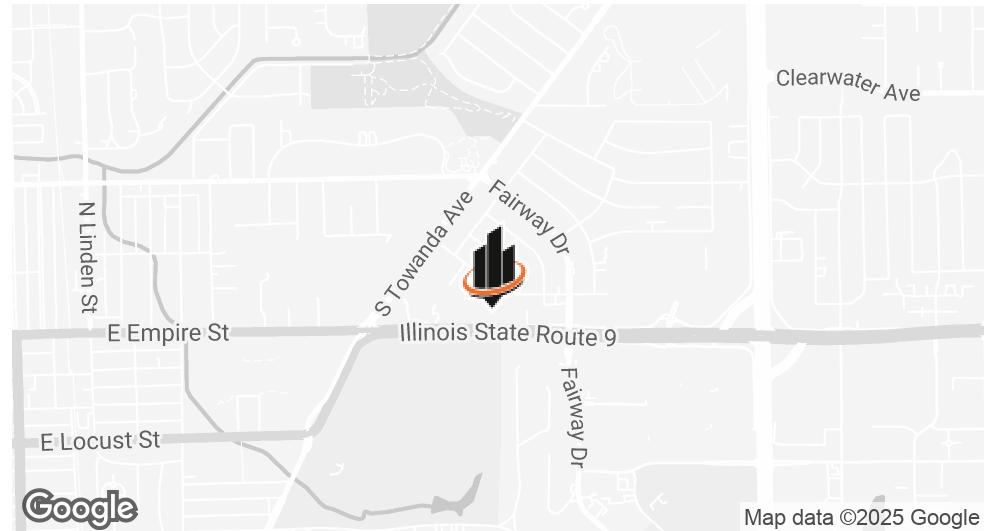
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PROPERTY SUMMARY



Clearwater Ave

Map data ©2025 Google

OFFERING SUMMARY

SALE PRICE:	\$495,000
BUILDING SIZE:	11,527 SF
LOT SIZE:	1.12 Acres
PRICE / SF:	\$42.94
ZONING:	C-1
APN:	14-34-480-031

PROPERTY OVERVIEW

The 4-unit building, located at 1316 E. Empire, is available for sale. Located in a central location along one of the busiest thoroughfares in Bloomington, the building offers a new owner the opportunity to take on a unique building with multiple tenants. Suite A was renovated within the last few years and is currently leased out to a beauty salon. The upstairs suite houses the city's only escape room, featuring a variety of rooms for the whole family, and Suite C is currently leased out to a dance studio who has occupied the suite for close to eight years. The property does have one 2,100 SF vacancy and could be perfect for another retail or office user, or even an owner occupier. The property's lot does extend beyond the building and includes two rows of parking on the lower level.

PROPERTY HIGHLIGHTS

- Great Visibility along E. Empire
- Variety of Tenant Mix

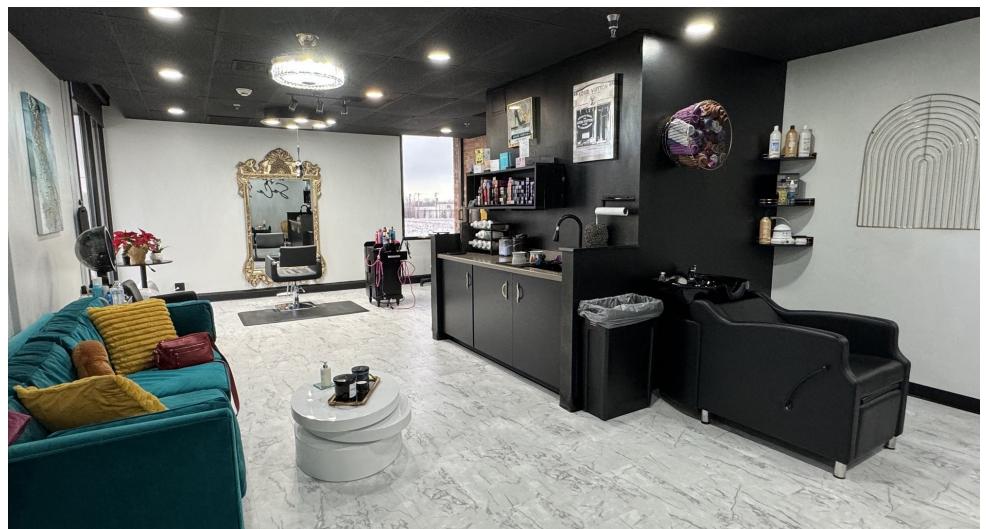
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SUITE A - LUSH SALON



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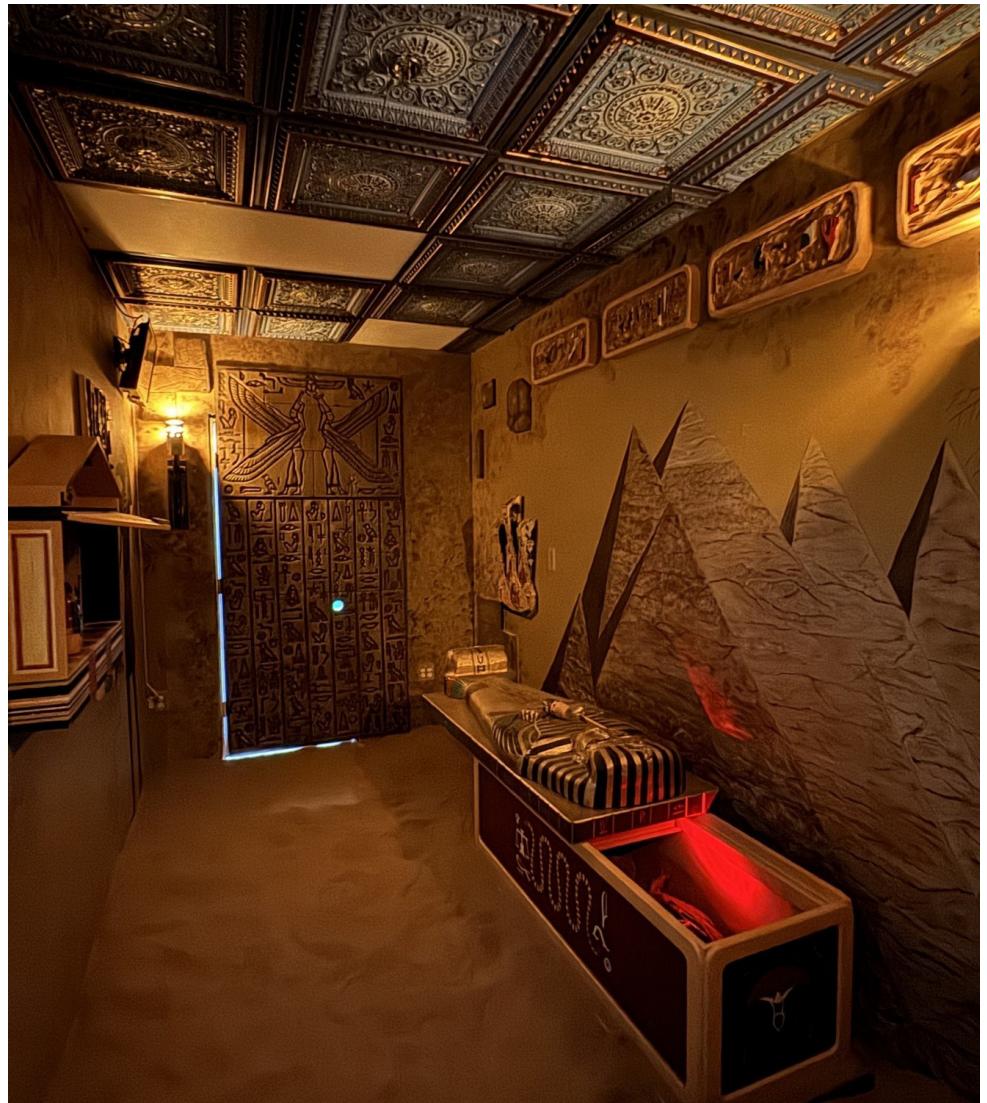
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SUITE A - UPSTAIRS - ESCAPETOWN



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SUITE B - VACANT



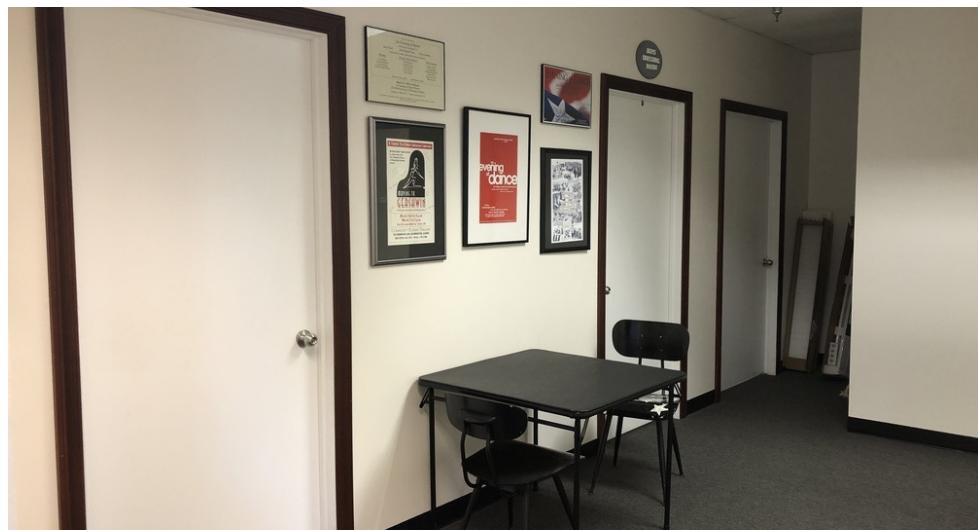
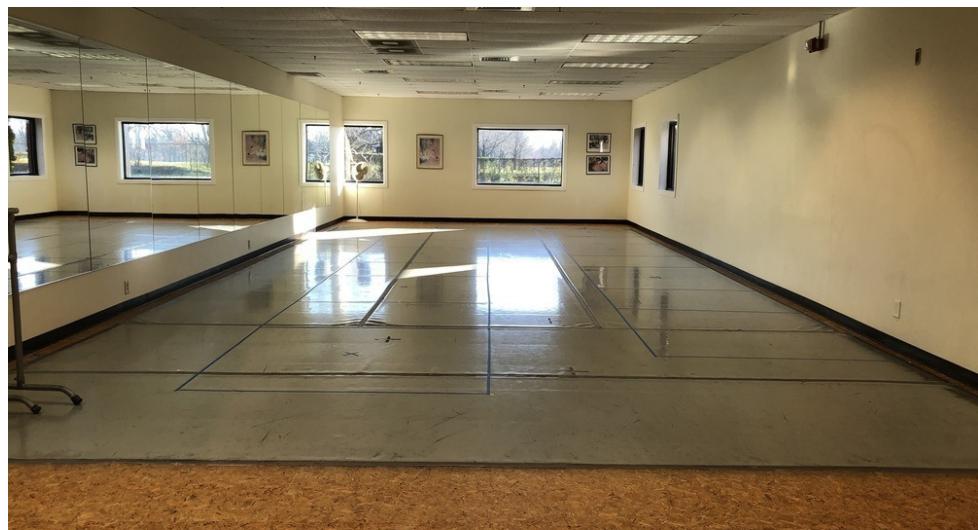
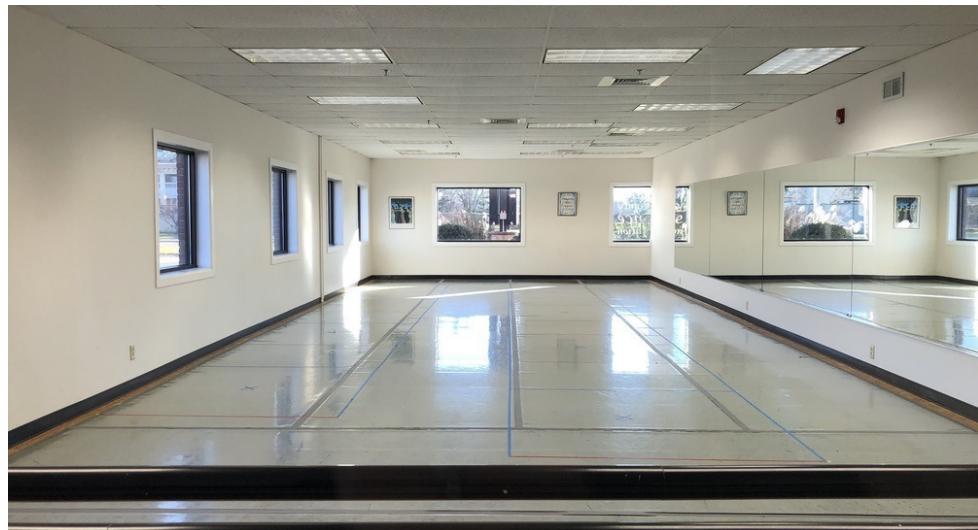
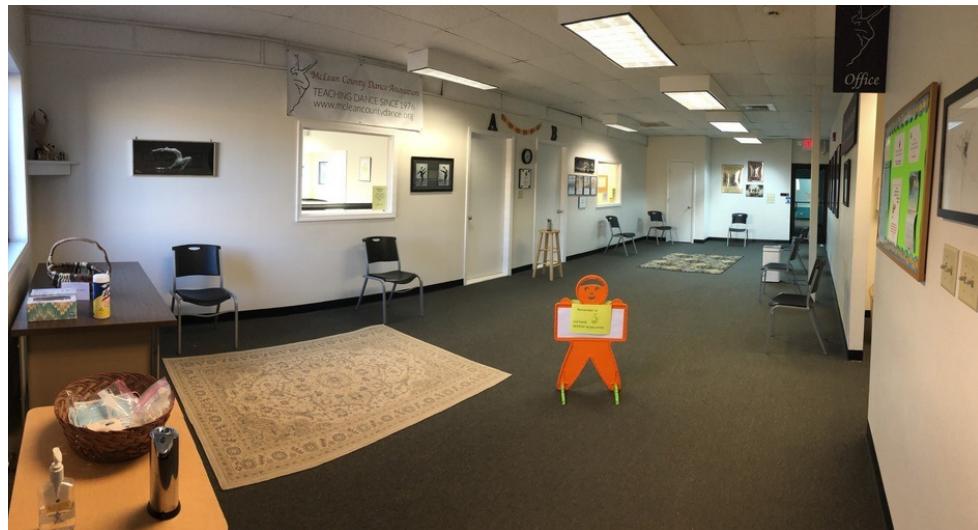
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SUITE C - MCLEAN COUNTY DANCE STUDIO



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AERIAL VIEW



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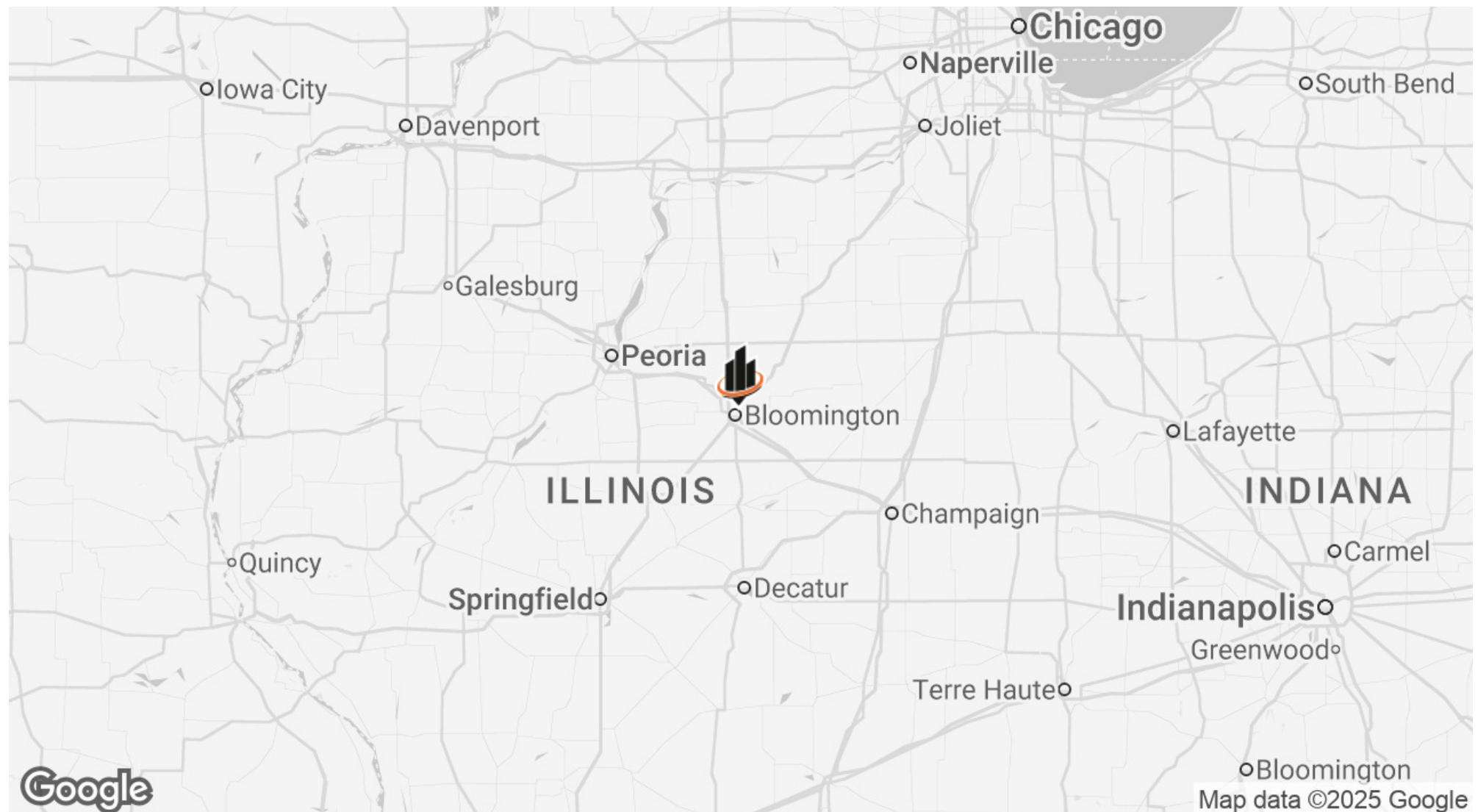
RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ANNUAL RENT	LEASE START	LEASE END
A	Lush Salon	2,596 SF	22.52%	\$22,200.00	08/08/23	10/30/26
A - Upstairs	Escapetown	2,688 SF	23.32%	\$19,756.80	01/01/24	12/31/29
B	-	2,100 SF	18.22%	-	-	-
C	McLean County Dance Studio	4,143 SF	35.94%	\$42,600.00	4/12/18	5/31/29
TOTALS		11,527 SF	100%	\$84,556.80		
AVERAGES		2,882 SF	25%	\$28,185.60		

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LOCATION MAP



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RETAILER MAP



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CITY INFORMATION - BLOOMINGTON-NORMAL

BLOOMINGTON-NORMAL, IL

- Prime Location: Situated in the heart of Central Illinois, Bloomington-Normal is ideally located within a few hours' drive of major cities including Chicago, St. Louis, Indianapolis, and the state capital, Springfield.
- Innovative Manufacturing: Rivian's 3.3 million square foot manufacturing campus is located in Normal, IL. This cutting-edge facility is a key player in the production of electric vehicles, positioning the area as a leader in the green economy.
- Population: The combined population of the "Twin Cities" stands at around 130,000, offering a vibrant community with a small-town feel and big-city amenities.
- Insurance Industry Leaders: Bloomington is proud to host two national insurance hubs—State Farm, one of the largest insurance companies in the U.S., and Country Financial, both of which have their headquarters here.
- Educational Institutions: The area is home to three renowned educational institutions—Illinois State University, Illinois Wesleyan University, and Heartland Community College—providing a highly educated workforce and contributing to the region's vibrant cultural scene.



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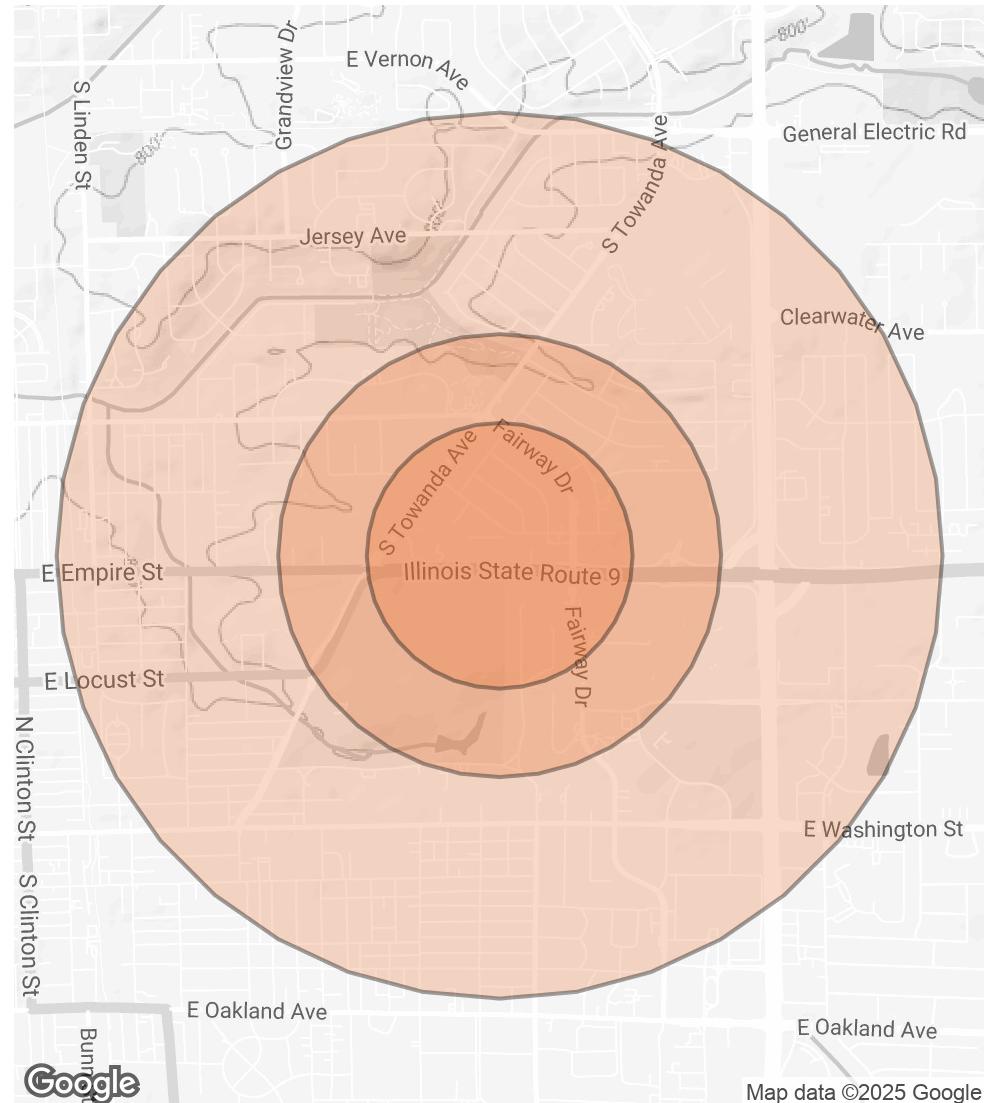
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	521	1,412	8,838
AVERAGE AGE	43	44	43
AVERAGE AGE (MALE)	41	42	42
AVERAGE AGE (FEMALE)	44	45	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	287	753	4,313
# OF PERSONS PER HH	1.8	1.9	2
AVERAGE HH INCOME	\$66,359	\$84,839	\$93,306
AVERAGE HOUSE VALUE	\$255,297	\$264,295	\$235,951

Demographics data derived from AlphaMap



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MEET THE TEAM



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