

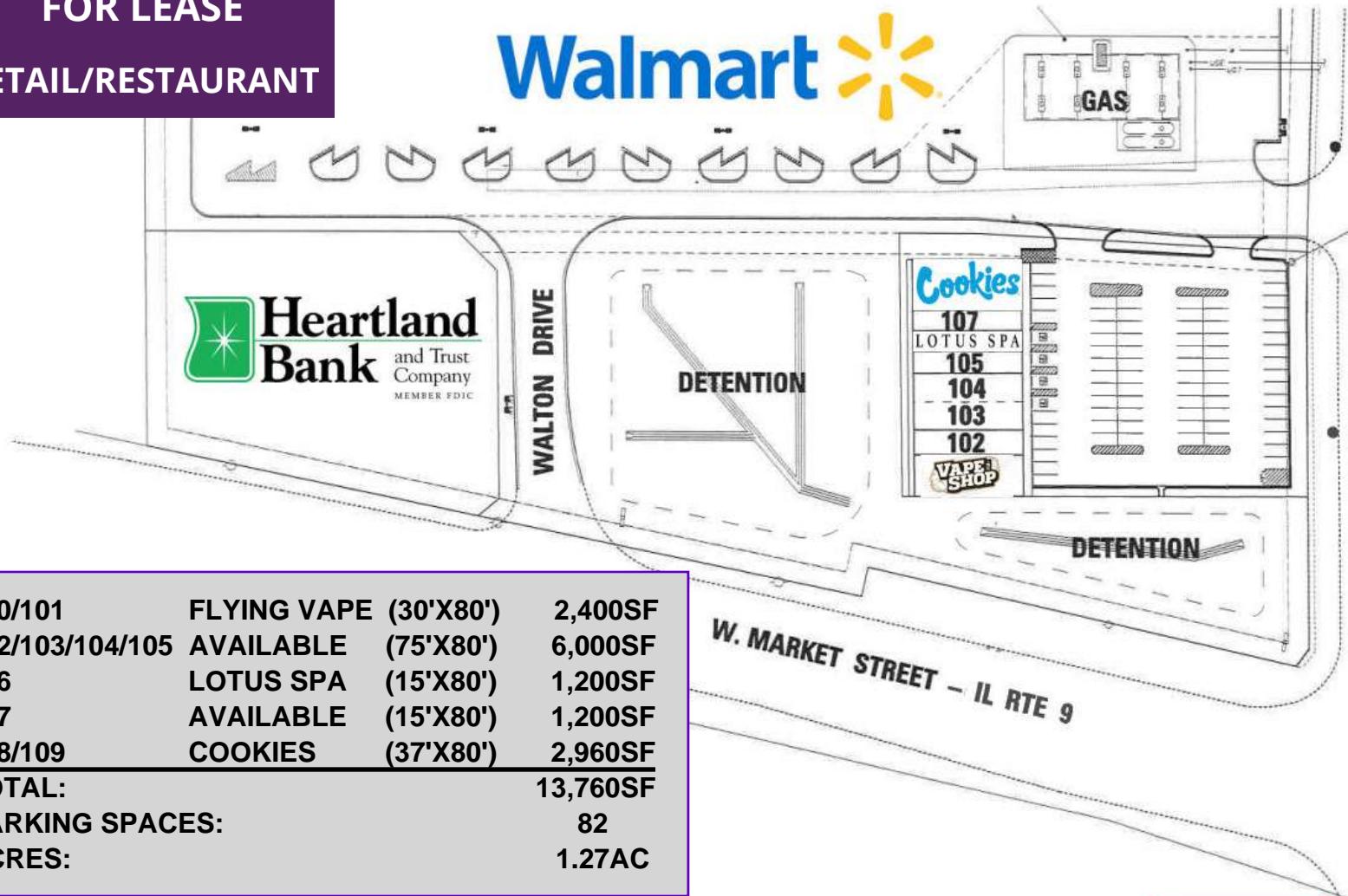


PARKWAY PLACE
1,200 to 6,000 SF
FOR LEASE
RETAIL/RESTAURANT
1006 JC PARKWAY
BLOOMINGTON, IL

Asking Rate: \$12-18/sf+NNN
Call for Info: 314.580.4095

PARKWAY PLACE
1,200 to 6,000 SF
FOR LEASE
RETAIL/RESTAURANT

Walmart



BUSINESS WITHIN 1MI.



PROPERTY HIGHLIGHTS

- Highly Visible Presence on W .Market
- 17,500+ VPD!!!
- New Monument Signage
- Building to be repainted, new roof, and more!

PROPERTY SUMMARY

- Asking Price: \$12-\$18 psf + NNN
- Year Renovated: 2020
- Lot Size: 1.27 AC
- Building SF: 13,760 SF

COMMUNITY OVERVIEW

Bloomington, IL - Perfect Place for Your Business

BLOOMINGTON, IL

Welcome to
The Twin Cities

Located in the heart of Illinois, Bloomington is a thriving economic hub that offers an ideal environment for businesses to start, grow, and succeed. With a strategic location, a skilled workforce, and a strong support system, Bloomington presents unparalleled opportunities for entrepreneurs and established businesses alike.

Prime Business Location: 1006 JC Parkway

This prime business location is situated at 1006 JC Parkway, adjacent to major retailers like Walmart, Aldi, and a brand-new QuikTrip, ensuring high visibility and strong consumer traffic. Additionally, its proximity to the Rivian factory places it at the center of one of the most dynamic industrial and commercial growth areas in Bloomington.

Strategic Location & Accessibility

Bloomington sits at the crossroads of major transportation networks, including Interstates 55, 74, and 39, making regional and national distribution effortless. The Central Illinois Regional Airport provides easy air travel access, while direct rail connections enhance logistics efficiency. Positioned midway between Chicago and St. Louis, Bloomington is a prime location for businesses requiring seamless connectivity.

Strong Economy & Business-Friendly Environment

Home to major employers such as State Farm Insurance, Illinois State University, and Rivian, Bloomington boasts a stable and diverse economic base. The city's low cost of doing business, competitive tax incentives, and pro-business policies make it an attractive destination for startups and expanding enterprises. Local economic development initiatives provide funding, workforce training, and networking opportunities to support business growth.

Educated & Skilled Workforce

With highly ranked educational institutions like Illinois State University and Heartland Community College, Bloomington offers businesses access to a well-educated talent pool. Whether in finance, technology, manufacturing, or logistics, the city's workforce is skilled and ready to meet industry demands.

Quality of Life & Community Appeal

Bloomington combines a vibrant economy with a high quality of life. The city offers affordable housing, top-rated schools, and a variety of cultural and recreational amenities, making it an attractive place for employees to live and work. From beautiful parks and historic downtown areas to entertainment and dining options, Bloomington is a city where business and community thrive together.

Robust Support for Business Growth

The Bloomington-Normal Economic Development Council, the Chamber of Commerce, and various state and local agencies provide tailored support for businesses. Incentives such as tax abatements, grants, and workforce training programs ensure companies have the resources needed to succeed.

BUSINESS WITHIN 1MI.



	1 MILE	3 MILES	5 MILES
POPULATION	1,223	44,657	97,297
MEDIAN HH INCOME	\$47,834	\$57,658	\$61,286
HOUSEHOLDS	528	17,515	41,147
DAYTIME POPULATION		200,000+	

www.ayadventuresllc.com