



JOIN CHICKEN SALAD CHICK & LOVESAC OUTLOTS AVAILABLE IN BLOOMINGTON

506 IAA Drive
Bloomington, IL

JOIN CHICKEN SALAD CHICK & LOVESAC

506 IAA Drive | Bloomington, IL



AERIAL



SITE

- Ashley HOMESTORE
- PETSMART
- HomeGoods
- five BELOW
- carter's
- DICK'S SPORTING GOODS
- DSW DESIGNER SHOE WAREHOUSE

DOLLAR GENERAL

HARBOR FREIGHT TOOLS

- ULTA BEAUTY
- HIBBETT SPORTS
- OLD NAVY
- KOHL'S
- Planet Fitness

15,537 VPD

43,386 VPD

MEN'S WEARHOUSE

JOANN BARNES & NOBLE Schuck's (U/C) TEXAS

Kentucky Fried Chicken SUPERCUTS

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PROPERTY OVERVIEW

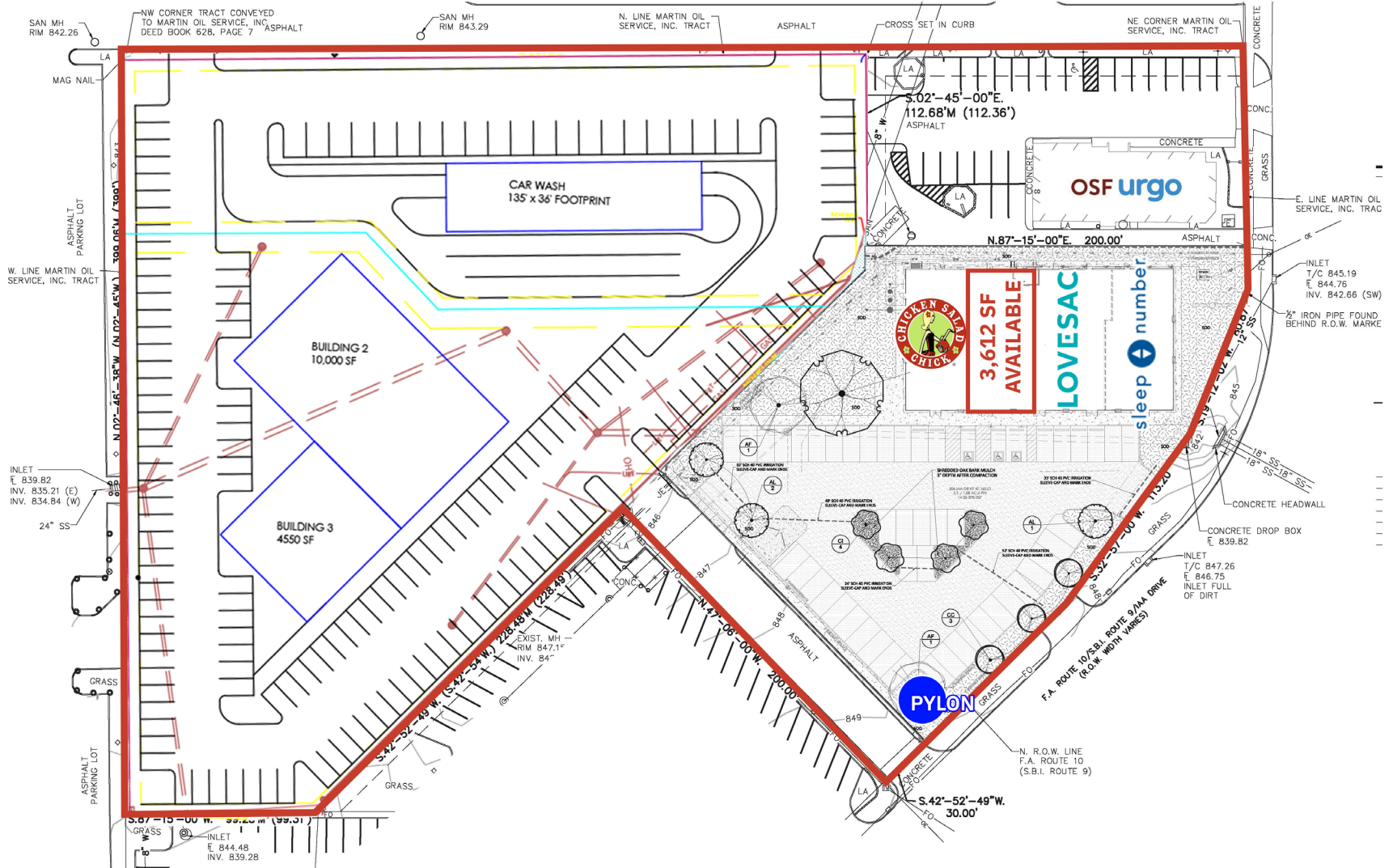


- Pad sites and small shop space (3,612 SF) available with rare visibility to Veteran's Parkway
- Dick's, PetSmart, HomeGoods, Ashley Furniture, Five Below, and more anchor this site directly across from The Eastland Mall
- Bloomington is home to the State Farm's Headquarters (14,731 employees) and Country Financial (1,972 employees)
- High barrier to entry market
- Un-encumbered real estate with no restrictions from neighboring tenants
- Large 30' monument sign available facing Veteran's Parkway

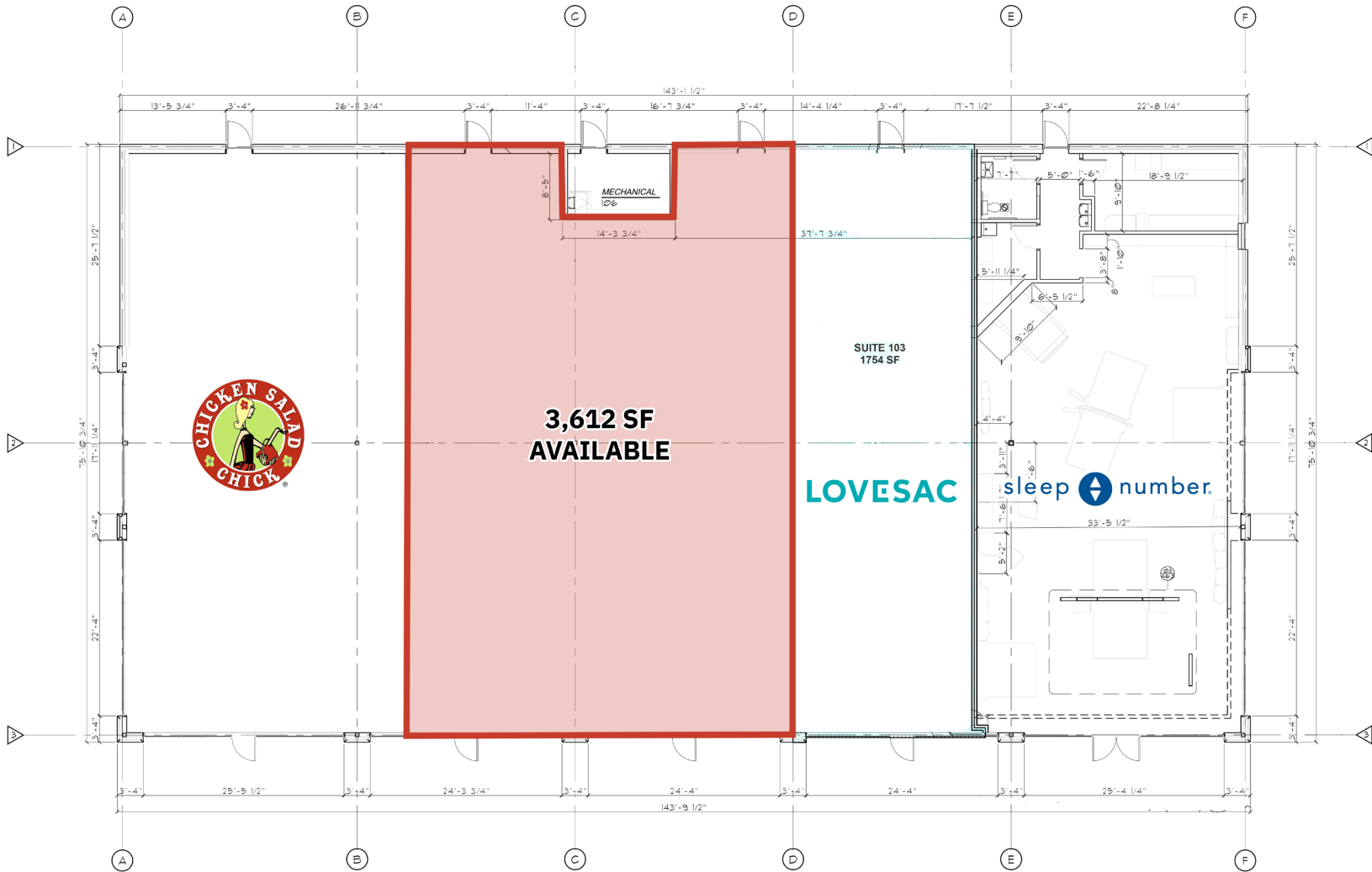
DEMOGRAPHICS		
TOTAL POPULATION	1 MILE	9,771
	3 MILE	95,281
	5 MILE	131,878
DAYTIME POPULATION	1 MILE	11,522
	3 MILE	46,632
	5 MILE	58,562
AVERAGE HH INCOME	1 MILE	\$81,418
	3 MILE	\$90,401
	5 MILE	\$90,674

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PROPOSED MULTI-TENANT BUILDING



FLOOR PLAN



21 DIMENSION FLOOR PLAN
SCALE: 1/8" = 1'-0"



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SIGNAGE

