

EMPIRE CROSSING

JUNIOR BOX, SMALL SHOP, AND OUTPARCEL SPACE FOR LEASE IN MAJOR POWER CENTER IN HEART OF BLOOMINGTON, IL TRADE AREA.

SITE

25,850 SF AVAILABLE

sleep number

DICK'S SPORTING GOODS HomeGoods
Ashley HOMESTORE PET SMART
five BEL'W carter's
DSW
DESIGNER SHOE WAREHOUSE

Firestone



verizon



E Empire St

21,300 (2017)

OUTPARCEL

EASTLAND MALL -
CBL PROPERTIES

KOHL'S ULTA

OLD NAVY



OSF
ST. JOSEPH
MEDICAL CENTER
1,000 Employees
154 Beds

45,700 (2017)

Veterans Pkwy

LOWE'S
Home Improvement Warehouse

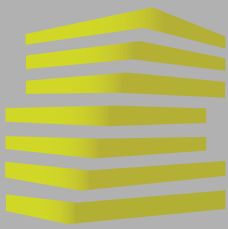
BARNES & NOBLE
Schnucks
JOANN

the great escape
FRESH & THYME
FARMERS MARKET
Party City

LOCATION.

commercial real estate





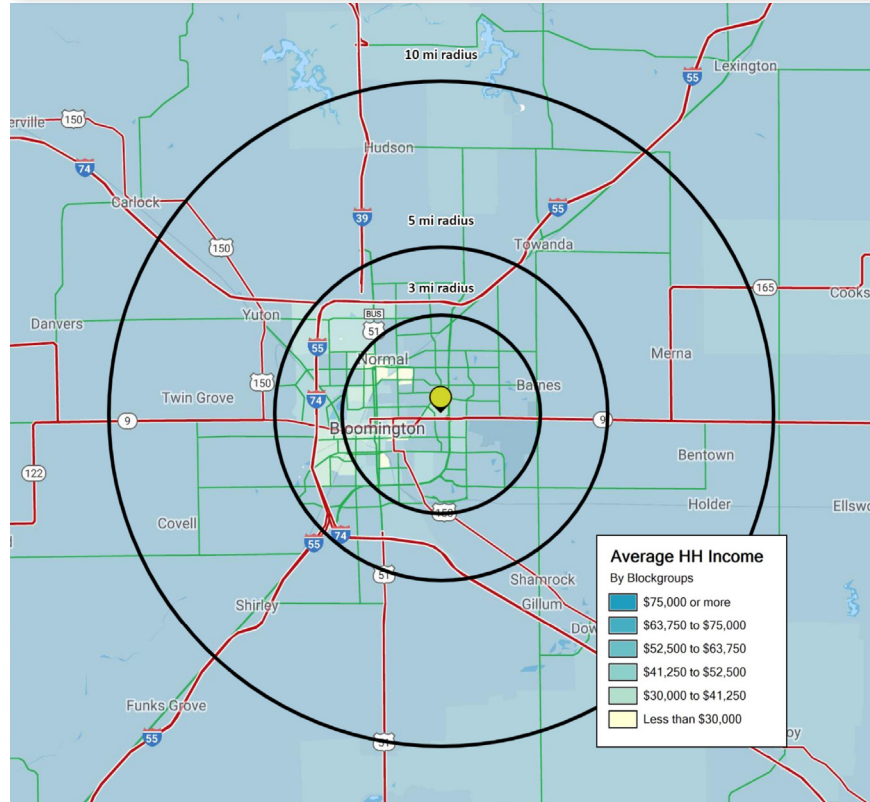
EMPIRE CROSSING MARKET OVERVIEW

ALEX APTER

314.818.1562 (DIRECT)

314.488.5900 (MOBILE)

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The City of Bloomington is located in the heart of Central Illinois, approximately 125 miles southwest of Chicago, 155 miles northeast of St. Louis, and 64 miles northeast of Springfield, the State Capital. Interstates 39, 55 and 74 converge on Bloomington-Normal, as well as US Route 51 and State Route 9.

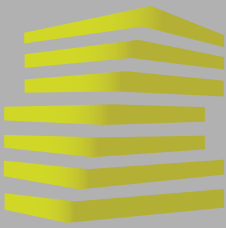
The twin cities are also serviced by two major railroad lines and Amtrak, as well as air transportation at the Central Illinois Regional Airport, one of the fastest growing airports in the country, which services commuter, corporate, and private aircraft.

Illinois State University, located in Normal, is home to 20,784 students, with 3,563 administrative staff members.

Bloomington is located in one of the most productive agricultural areas in the nation, but the economy is diverse and well-balanced. In addition to the major manufacturers and industries, there are two universities, two hospitals, a convention center, one indoor mall, one outdoor mall, and many banks and Savings & Loan Associations located in Bloomington-Normal. The City of Bloomington is one of the fastest growing metropolitan areas in Illinois with an estimated 20.25% increase in population between 1986 and 1995. New construction continues to enhance residential, industrial and commercial growth. Major employers in the Bloomington-Normal area include State Farm Insurance Co. (14,731), Illinois State University (3,281), COUNTRY Financial (1,972), Unit 5 Schools (1,761), Advocate BroMenn Healthcare (1,305), and OSF St. Joseph Medical Center (860).



2018 DEMOGRAPHICS	Icon	Average HH Income		
		3 MILES	5 MILES	10 MILES
POPULATION		97,642	132,278	146,091
HOUSEHOLDS		38,833	52,939	58,485
AVG HH INCOME		\$85,899	\$86,413	\$89,953



EMPIRE CROSSING

SITE PLAN

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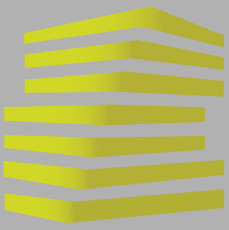
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Suite	Tenant	SF
A1	AVAILABLE	3,374
A2	Head 2 Toe Nail Salon	3,000
A3	Fiesta Ranchera	4,994
A4	AVAILABLE	4,200
A5	Sun Loan	1,525
A6-A7	AVAILABLE	8,438
A8-A9	Premium Pet Supply	6,531
A13	Orange Theory Fitness	3,016
A14	AVAILABLE	4,528
A15-B1	Ashley HomeStore	31,573
B2	AVAILABLE (DIVISIBLE)	25,850
B3	DSW	16,337
B4	Cato Fashions	4,500
C1	Petsmart	23,400
D1a	Dick's Sporting Goods	49,957
D1b	HomeGoods	22,200
D1c	Five Below	10,352
D1d	Carter's/OshKosh B'gosh	7,005
E1	OUTLOT AVAILABLE	
Outlot	Firestone	8,696
Outlot	McDonald's	3,246

**OUTPARCEL AVAILABLE
(GROUND LEASE OR SHOPS PROPOSED)**

- JUNIOR BOX & SMALL SHOP SPACE AVAILABLE FOR LEASE IN MAJOR POWER CENTER IN HEART OF BLOOMINGTON, IL TRADE AREA
- 25,850 SF JUNIOR ANCHOR SPACE AVAILABLE
- 1,200 - 8,438 SF SMALL SHOP SPACE AVAILABLE
- OUTPARCEL AVAILABLE AT MAIN ENTRANCE TO SHOPPING CENTER
- JOIN DICK'S, HOMEGOODS, PETSMART, DSW, FIVE BELOW, CARTERS, ASHLEY FURNITURE, AND ORANGE THEORY FITNESS
- CALL BROKER FOR PRICING



EMPIRE CROSSING MARKET AERIAL

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