

EMPIRE CROSSING

EAST EMPIRE STREET

BLOOMINGTON, IL

PAINTED TREE BOUTIQUES
COMING SOON

DICK'S SPORTING GOODS HomeGoods

Ashley HOMESTORE PETSMART

five BELOW carter's

DSW OSHKOSH Bigosh
DESIGNER SHOE WAREHOUSE

Firestone

OSF HEALTHCARE
URGENT CARE



SITE

sleep number

verizon

Bandana's
SMELL TIGHT SMOKE

20,500 (2023)

E Empire St

McDonald's

OUTBACK STEAKHOUSE

EASTLAND MALL - CBL PROPERTIES

KOHL'S ULTA

OLD NAVY planet fitness

FINISH LINE

EXPRESS rue21

Buckle

35,300 (2023)

Veterans Pkwy

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

TEXAS HOLDINGS

JOANN

LOWE'S

BARNES & NOBLE Schnucks

the great escape

FRESH THYME MARKET

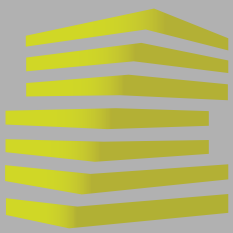
Party City



LOCATION.
commercial real estate

WELCOME
PAINTED TREE
BOUTIQUES





EMPIRE CROSSING

NEIGHBORHOOD VIBE

ALEX APTER

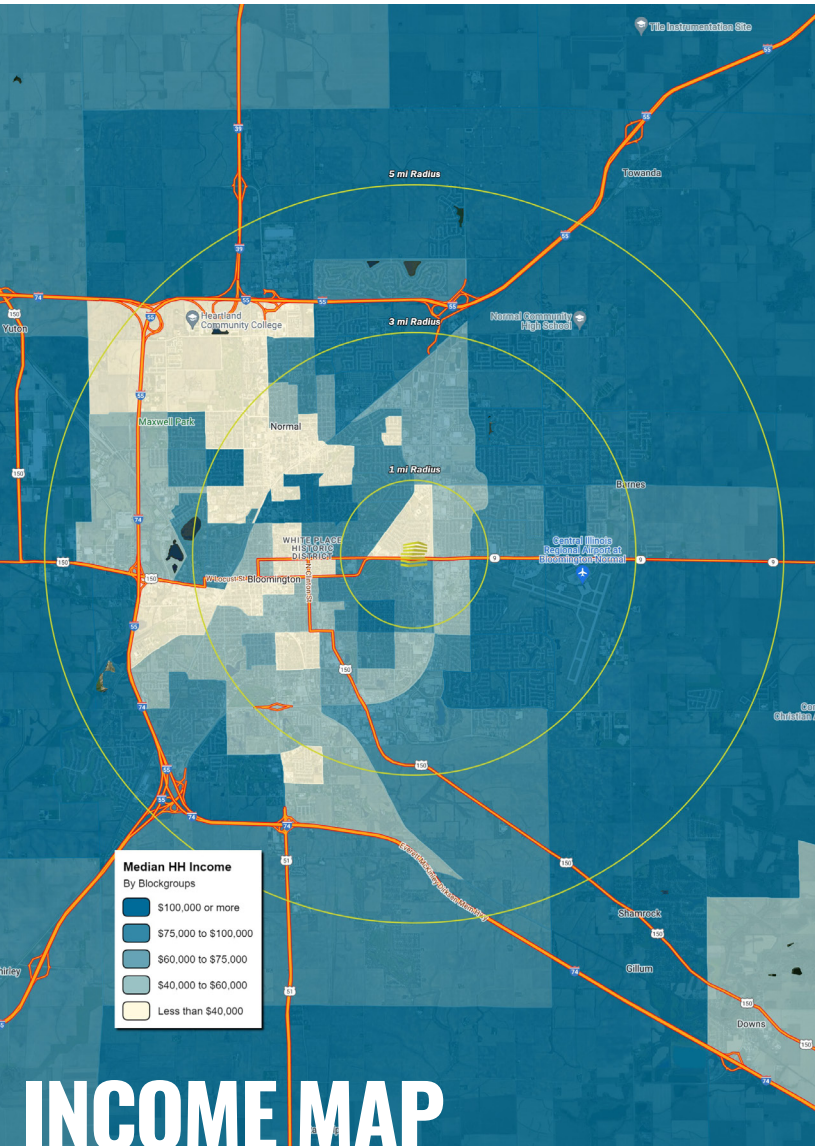
314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
Alex@LocationCRE.com

TONY MOON

314.818.1567 (OFFICE)
314.560.0781 (MOBILE)
Tony@LocationCRE.com

BILL SIEMS

314.818.1566 (OFFICE)
314.363.8327 (MOBILE)
Bill@LocationCRE.com



TRADE AREA OVERVIEW

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 over 20,000 students AND 3,500+ 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., Illinois State University, Country Financial, Unit 5 Schools, Advocate BroMenn Healthcare, and OSF St. Joseph Medical Center.

DEMOGRAPHICS

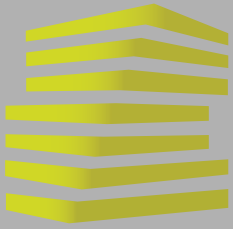
	1 mile	3 miles	5 miles
POPULATION	9,207	95,789	133,611
HOUSEHOLDS	4,208	39,702	54,484
EMPLOYEES	9,746	39,948	50,716
MED HH INCOME	\$65,985	\$75,064	\$77,441

AREA RETAIL | RESTAURANTS



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



EMPIRE CROSSING

SITE PLAN

ALEX APTER

314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
Alex@LocationCRE.com

TONY MOON

314.818.1567 (OFFICE)
314.560.0781 (MOBILE)
Tony@LocationCRE.com

BILL SIEMS

314.818.1566 (OFFICE)
314.363.8327 (MOBILE)
Bill@LocationCRE.com



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

Suite	Tenant	SF
A1	Kobe Revolving Sushi Bar	3,374
A2	AVAILABLE (Former Nail Salon)	3,000
A3	AVAILABLE (Former Restaurant 3/31/2025)	4,994
A4	AVAILABLE	4,000
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	4,000
A15-B1	Ashley HomeStore	31,573
B2	Painted Tree	26,013
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

**360 VIRTUAL TOURS
AVAILABLE SUITES**

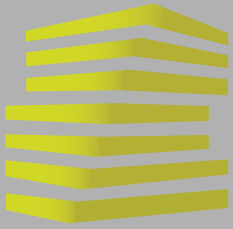
- SUITE A2
- SUITE A6-7
- SUITE A4
- SUITE A14

- OUTPARCEL & SMALL SHOP SPACE AVAILABLE FOR LEASE IN MAJOR POWER CENTER IN HEART OF BLOOMINGTON, IL TRADE AREA
- 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



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



EMPIRE CROSSING

MARKET AERIAL

ALEX APTER

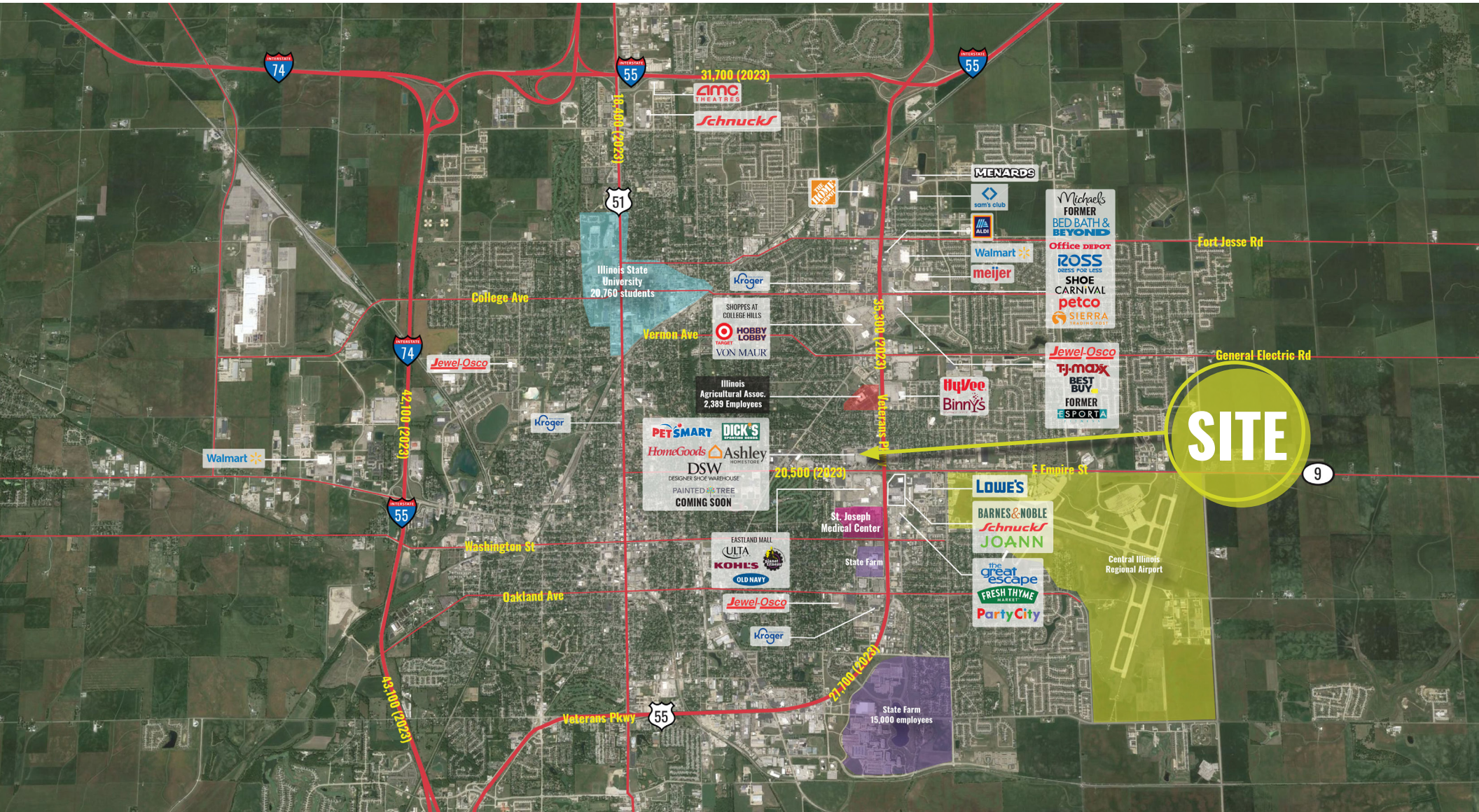
314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
Alex@LocationCRE.com

TONY MOON

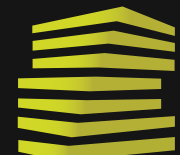
314.818.1567 (OFFICE)
314.560.0781 (MOBILE)
Tony@LocationCRE.com

BILL SIEMS

314.818.1566 (OFFICE)
314.363.8327 (MOBILE)
Bill@LocationCRE.com



SITE



LOCATION.
commercial real estate



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.