



AVAILABLE FOR LEASE

Gateway Property to Rivian, Walmart and Aldi

2115 West Market Street
Bloomington, IL 61704

PROPERTY DESCRIPTION



Building Size (SF)
±5,274 SF



Traffic Count
16,606 vehicles per day on West Market Street
35,980 vehicles per day on I-74



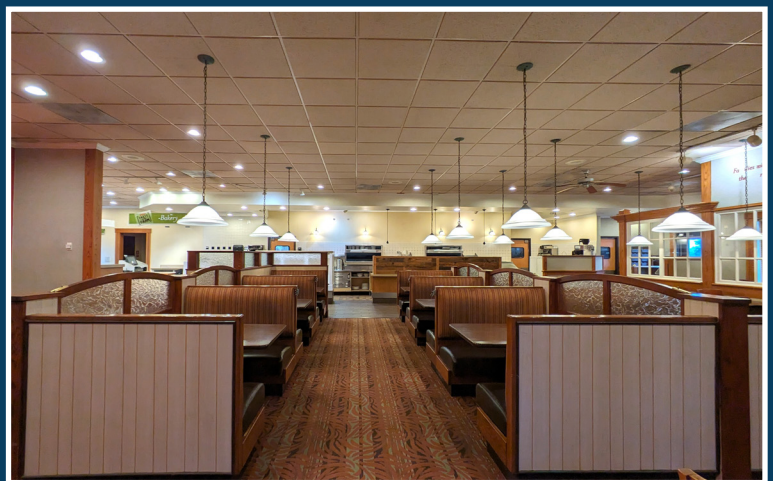
Lot Size
±1.23 Acres



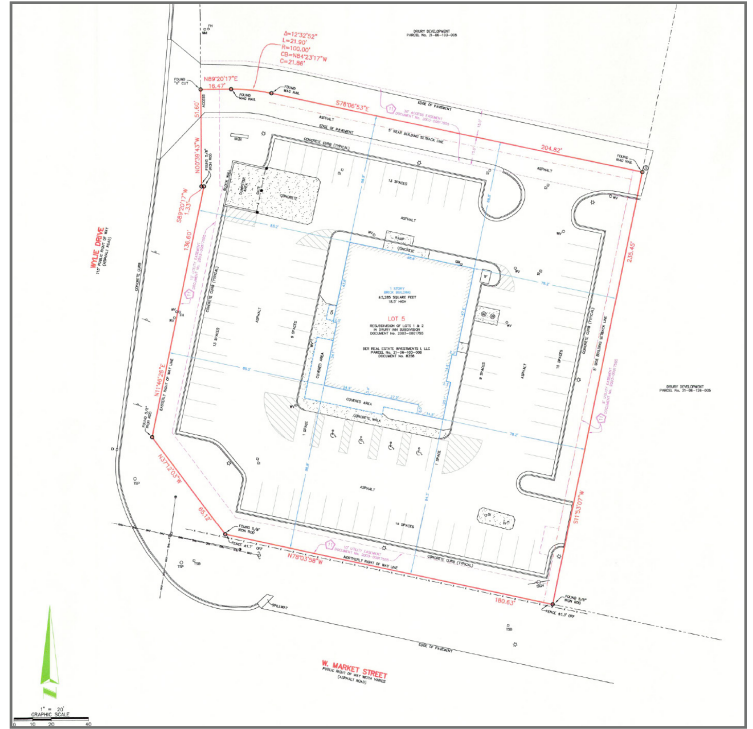


LOCATION OVERVIEW

- Near Walmart, Aldi and Rivian
- Excellent visibility to West Market Street
- Signalized intersection
- High traffic counts
- Located on the I-74 interchange for Hwy 150
- Close proximity to several hotels
- Near Illinois State University with a student enrollment exceeding 21,000



SITE PLAN



AERIAL MAP

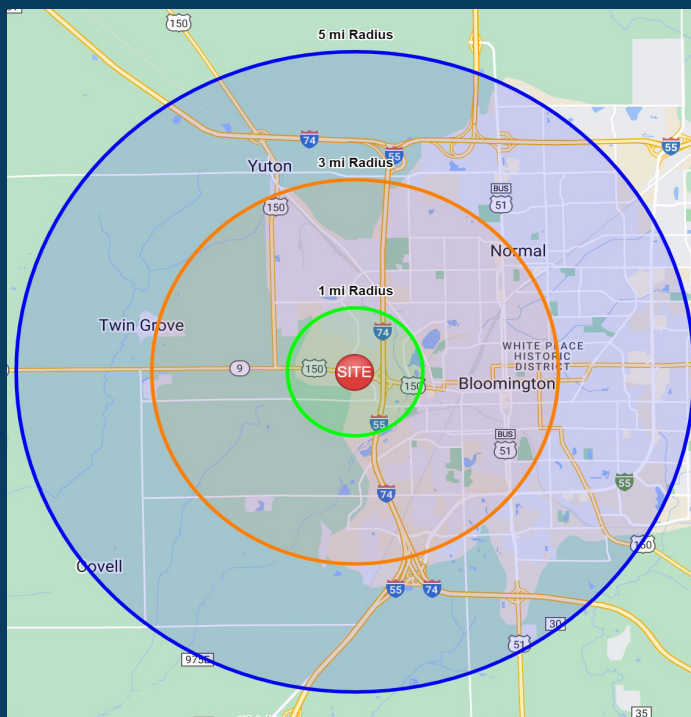
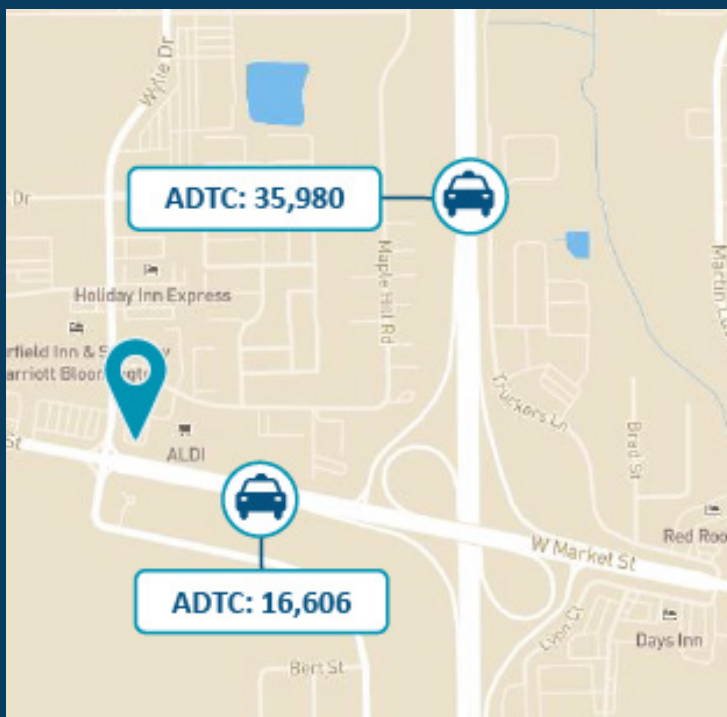


DEMOGRAPHICS

Number of Visits Per Year (Walmart)

Visits	1.7M
Visits / SF	8.13
Size (SF)	207.7K
Visitors	272.6K
Visit Frequency	6.19

Average Dwell Time	40 mins
Visits YoY	-3.6%
Visits Yo2Y	+2.9%
Visits Yo3Y	+0.9%



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