



3001 ½ Gill St. Suite A  
Bloomington, IL 61704

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# 1703 W. MARKET ST. BLOOMINGTON, IL



## Retail Pad Site / Redevelopment Opportunity

### BUILDING SIZE

1,633 SF

### LAND SIZE

0.85 ACRES

### PARCEL NUMBER

21-05-151-017

### TAXES (2023)

\$12,891

### SALES PRICE

\$650,000

### ZONING

B-1

Presenting a prime retail pad site and redevelopment opportunity at 1703 W. Market Street, Bloomington, IL. This former Chase Bank building is ideally situated in a bustling commercial corridor that is experiencing significant growth and revitalization. Strategically located, it is positioned along the W. Market Street commercial corridor, a direct path along Rt. 9/150/W. Market Street from Downtown Bloomington to the I-55/I-74 interchange (Exit 160) and Rivian Automotive.

- **High Visibility:** Daily traffic counts exceed 20,000 vehicles, providing excellent exposure for any business.
- **Ample Parking:** Includes a large parking lot with [Insert Number] spaces, accommodating customers and tenants.

### Area Developments

- **Starbucks:** Newly opened in 2024, is driving significant traffic to the area.
- **Panda Express:** Opened in 2022, contributing to the corridor's dining options, which include Culver's, Popeye's, McDonald's, Taco Bell, Subway, Domino's, Arby's, Cracker Barrel and more.
- **Pilot Gas Station & Wendy's:** Underwent a full remodel in 2024, enhancing the area's appeal.
- **Nearby Hotels:** Approximately 10 hotels within a 2-mile radius cater to diverse visitors, including Holiday Inn Express & Suites, Comfort Suites, Fairfield Inn & Suites and Best Western Plus.

Meghan O'Neal-Rogozinski, CCIM

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309-532-1808

Michael O'Neal

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309-530-3591



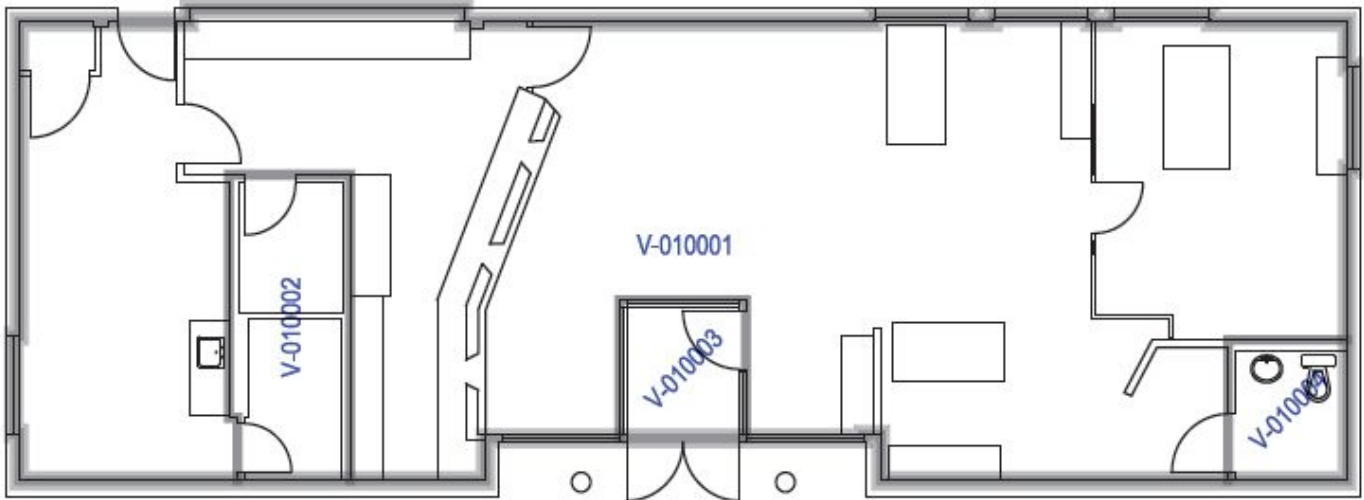


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**1703 W. MARKET ST.  
BLOOMINGTON, IL**

## Bank Floor Plan



**Meghan O'Neal-Rogozinski, CCIM**

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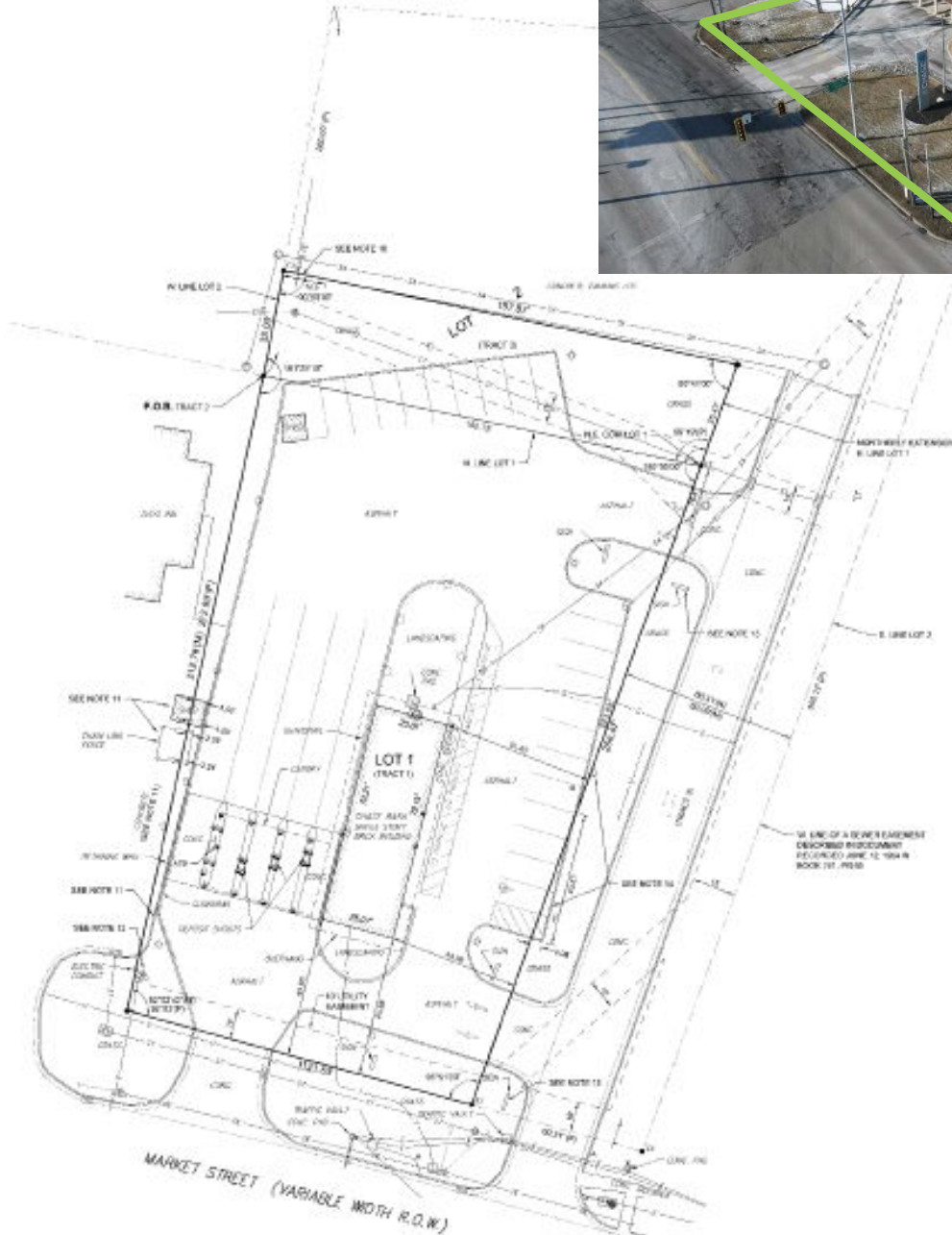
**Michael O'Neal**

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309-530-3591



**Site Plan**



By: *[Signature]* Chris Clark and Mark Kozicki

**SURVEYOR'S CERTIFICATE**

This is to certify that this map or plan is a true and correct copy of the original as shown to me by the owner.

THURGOOD & LOOPER, INC.  
2700 McQuinn Drive  
Bloomington, IL 61704

By: *[Signature]*  
Ben A. Moore  
Professional Land Surveyor No. 2

**NOTE:**

The word "city" is defined as Illinois statute. It is expressly understood that this map is subject to the provisions of the Illinois Surveying Act.

**DESCRIPTION OF PROPERTY:**

Tract 1:  
Lot 1 in Block James Addition in the City of Bloomington.

Tract 2:  
A part of Lot 2 in Block James Addition in the City of Bloomington, Illinois, to wit: that 20' x 110' of the Southeast corner of said Lot 2, Block of Beginning, according to the plat thereon.

No statement for the purpose of signed under 205.47 of the Illinois Surveying Act is included in the Office of the Recorder.

**NOTES:**

- The survey was made in accordance with the Illinois Surveying Act and the rules and regulations of the Board of Surveying.
- The property is within Zone 40 for Federal Emergency Management Agency (FEMA) maps, 17100-0400.
- The address of this property is 1703 W. Market St.
- The property contains 7,850 sq. ft.
- The utility lines on this plan are as shown.
- There is no record evidence of a previous survey.
- There is no evidence of a title.
- The subject property has not been through a survey that is on file in the City of Bloomington for the purpose of subdivision.
- A Professional Land Surveyor has reviewed this plan and found it to be correct.
- The utility lines on this plan are as shown.
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- The bank signs for the subject property are as shown.
- A portion of the parking lot area is shown.
- There are 30 regular parking spaces.

