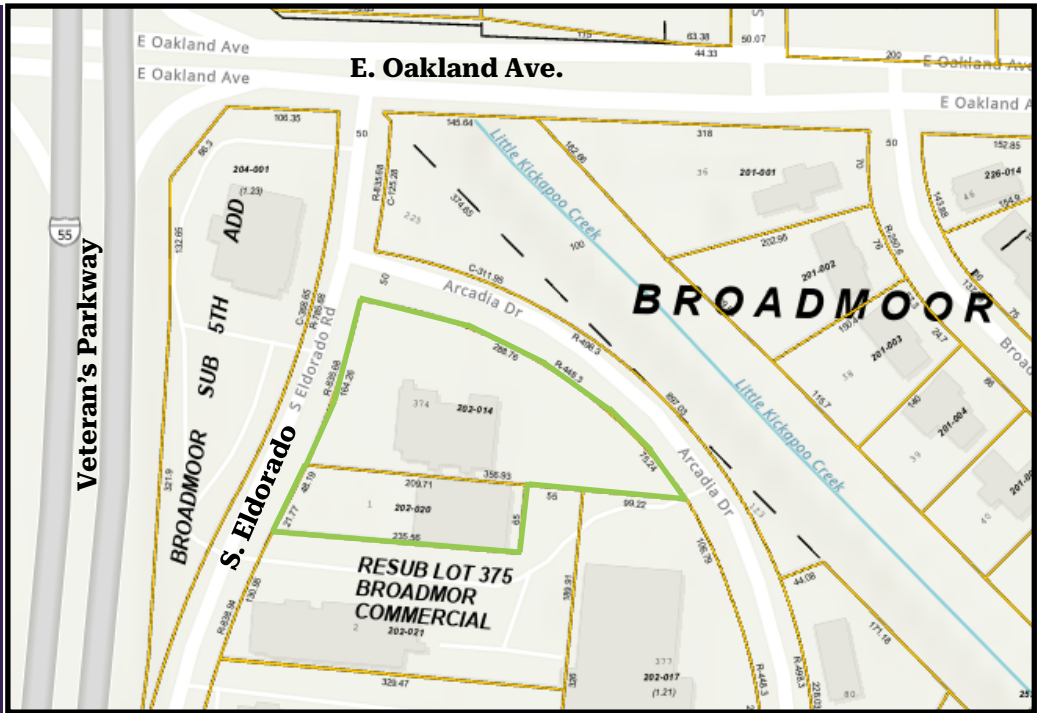


# AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.  
Suite A  
Bloomington, Illinois

[www.axis360.co](http://www.axis360.co)



## FOR SALE—Development Lots with Veteran's Parkway Visibility

### ADDRESS

704 & 704.5 S. Eldorado  
Bloomington, Illinois

### LOT SIZES

0.33 & 0.88 acres=1.21 acres

### PARCEL #'s

21-11-202-020 and -014

### ZONING

B1—General Business District

### SALE PRICE

\$1,700,000

### Why build at 704 S. Eldorado in Bloomington?

- **Strategic Location:** Prime visibility and accessibility from Veteran's Parkway. Less than a block from State Farm Corporate headquarters.
- **Flexible Zoning:** Perfect for a variety of commercial uses
- **Ready for Your Vision:** Buildings already demised for quick redevelopment
- **Corner Lot:** Enhance your business visibility. Could have a drive through.

**Act Now!** Don't miss this opportunity to secure a strategic location for your business in Bloomington IL. Contact us today for more information



**Mike Talkington**

**Commercial Broker**

[mtalkington@axis360.co](mailto:mtalkington@axis360.co)

(309) 530-4913

Visit our Website:

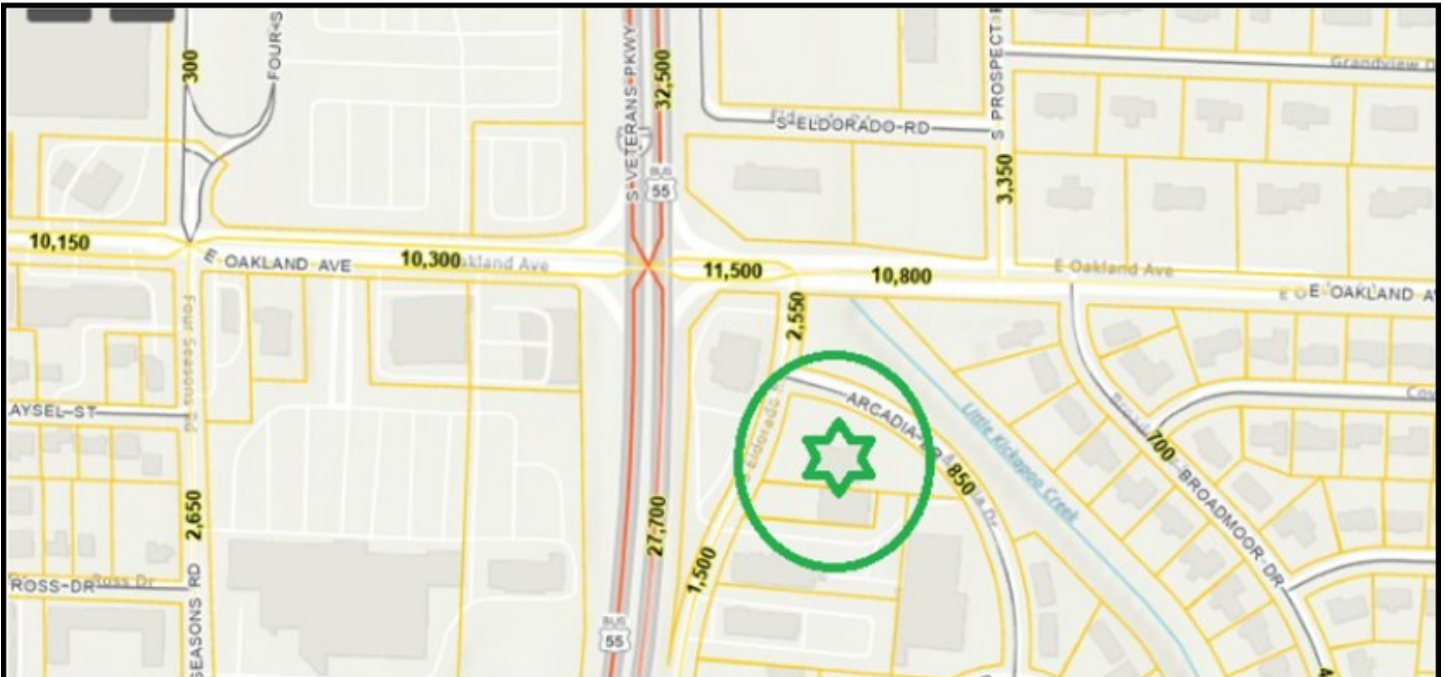
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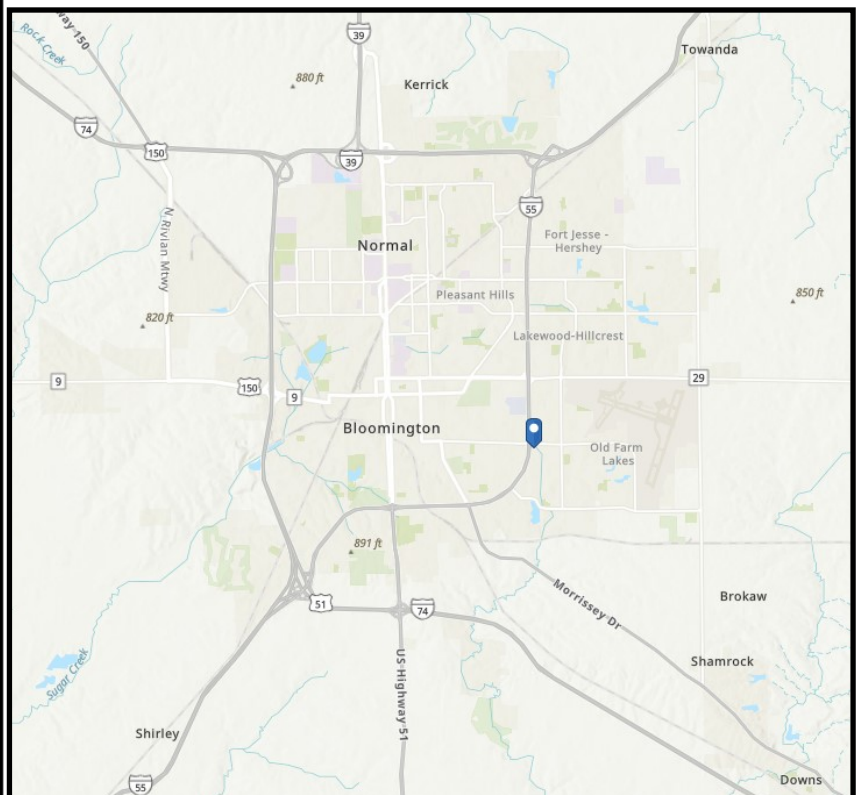


### MAJOR EMPLOYERS

Company	2022
State Farm Insurance Co.	13,000+
Rivian	7,500
Illinois State University	3,452
COUNTRY Financial	3,241
Unit 5 Schools	2,350
Carle BroMenn Hospital	1,995
OSF St. Joseph Meical Center	1,657
City of Bloomington	890
McLean County	832
District 87 Schools	745
Heartland Community College	572
GROWMARK, Inc.	529
Illinois Wesleyan University	523
Ferrero USA	440
IAA/Illinois Farm Bureau	309
Heartland Bank & Trust	285
Heritage Operations Group	255
Chesnut Health Systems	250
Tentac Enterprises	209
Brandt	190

Source: HR departments provided their numbers and/or used previously published numbers

High traffic counts on Veteran's Parkway (I-55 Bypass and main thoroughfare in Bloomington-Normal).



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