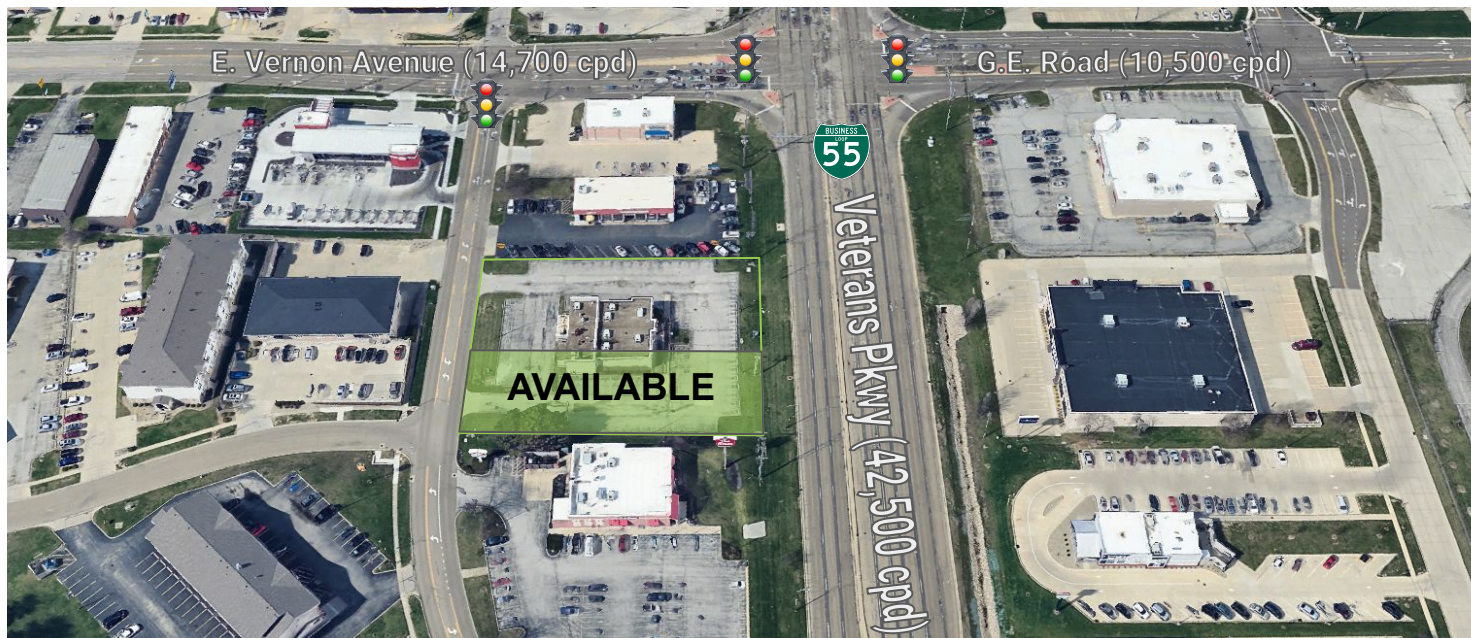




3001 ½ Gill St. Suite A
Bloomington, IL 61704

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**903 IAA DRIVE
BLOOMINGTON, IL**



LOT SIZE

0.5 acre +/-

LEASE PRICE

\$110,000 per year

SALE PRICE

\$785,000

TAXES

Unknown

PARCEL NUMBER

TBD

ZONING

B1-General Business District

Prime Redevelopment Opportunity – 1/2 Acre Lot on Veterans Parkway

Former Lone Star Restaurant site – Available as part of a larger redevelopment project. The northern portion of the lot has an identified end user, leaving a **prime 1/2-acre opportunity** for a smaller-use owner or tenant.

Property Highlights:

- High-Traffic, High-Visibility Location – Situated on a frontage road along Veterans Parkway, Bloomington's busiest retail corridor.
- Excellent Accessibility – Just off a signalized intersection, ensuring easy ingress/egress for future customers.
- Strategic Connectivity – IAA Drive links Vernon Ave to E. Empire, offering a direct alternative to Veterans Parkway congestion.
- Surrounded by Major Retailers – Located in a strong commercial district with nearby national brands, restaurants, and shopping destinations.
- Ideal for Redevelopment – Perfect for QSR (Quick Service Restaurant), retail, office, or medical use.



The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative. This information is for illustrative purposes only.

Meghan O'Neal-Rogozinski, CCIM

meghan.oneal@axis360.co

309-532-1808

Michael O'Neal

moneal@axis360.co

309-530-3591

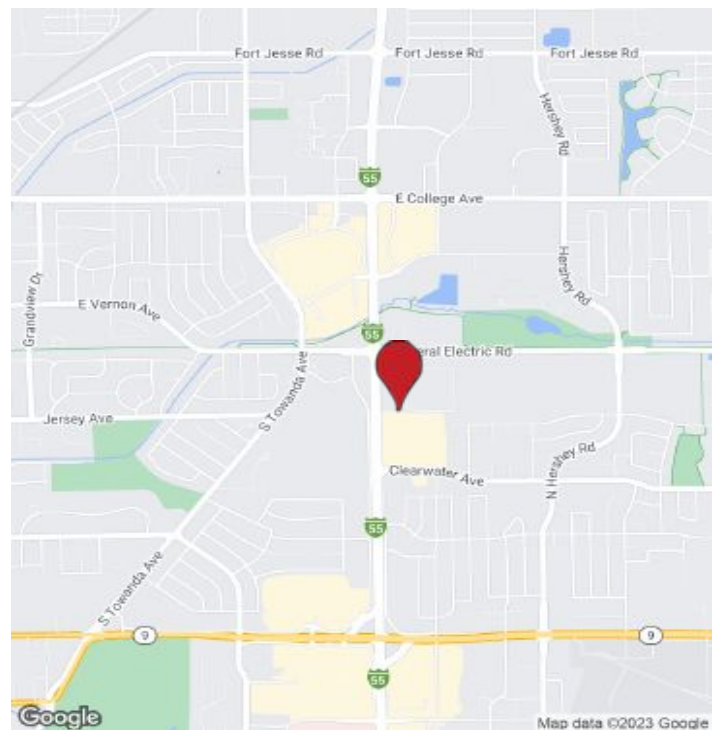
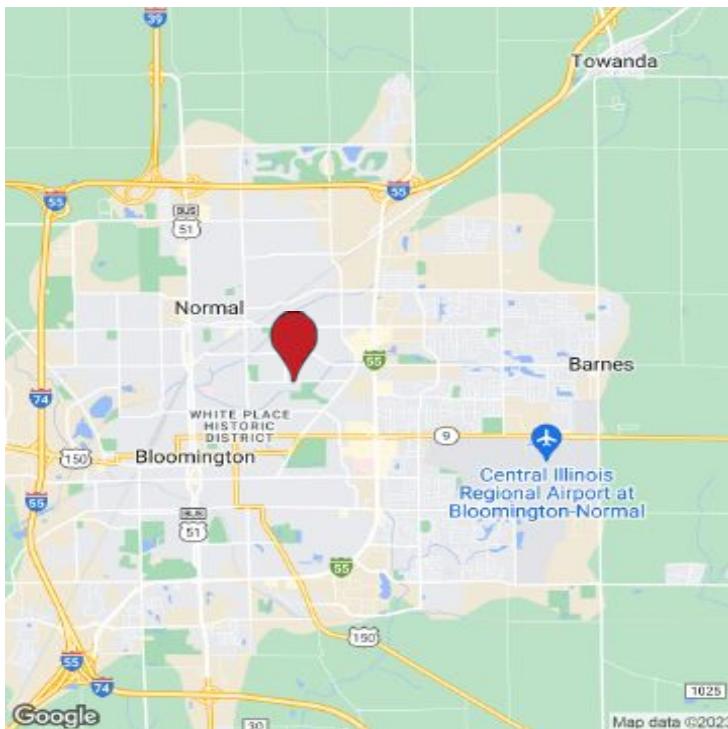




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