



3001 ½ Gill St. Suite A
Bloomington, IL 61704

axis360.co

**1719 E. EMPIRE ST.
BLOOMINGTON, IL**



BLOOMINGTON COMMONS SHOPPING CENTER FORMER JOANN FABRICS

AVAILABLE SPACE

Up to 21,828 SF

LEASE RATE

Call Agent

LEASE TYPE

NNN

ZONING

B1: General Commercial

TRAFFIC COUNT

38,900 cpd Veterans Pkwy

Join a thriving tenant mix in one of Bloomington's most recognizable retail destinations—Bloomington Commons Shopping Center—strategically positioned at the high-traffic crossroads of Veterans Parkway and E. Empire/Route 9.

Position your brand in the heart of Bloomington Commons in this highly visible former Toys “R” Us box, completely redeveloped in 2021 for Jo-Ann Fabrics. The building offers modern storefront appeal, strong traffic from the surrounding Bloomington Commons shopping center, and excellent access and parking. With **Aqua Tots** set to anchor the center, this location gives your business built-in family traffic and daily activity from complementary uses.

Aqua Tots, with 175 locations worldwide and rapidly expanding, will anchor the center as its second Central Illinois location, drawing 140–150 families to the site daily with consistent hourly turnover.

Approximately ±15,000 SF of open, flexible space is available, and ownership will consider leasing the entire building to a single user or demising it for a 3–4 tenant configuration. This is an ideal opportunity for retailers, medical users, fitness, or service concepts seeking a prominent Bloomington address with room to grow.

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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Existing Floor Plan



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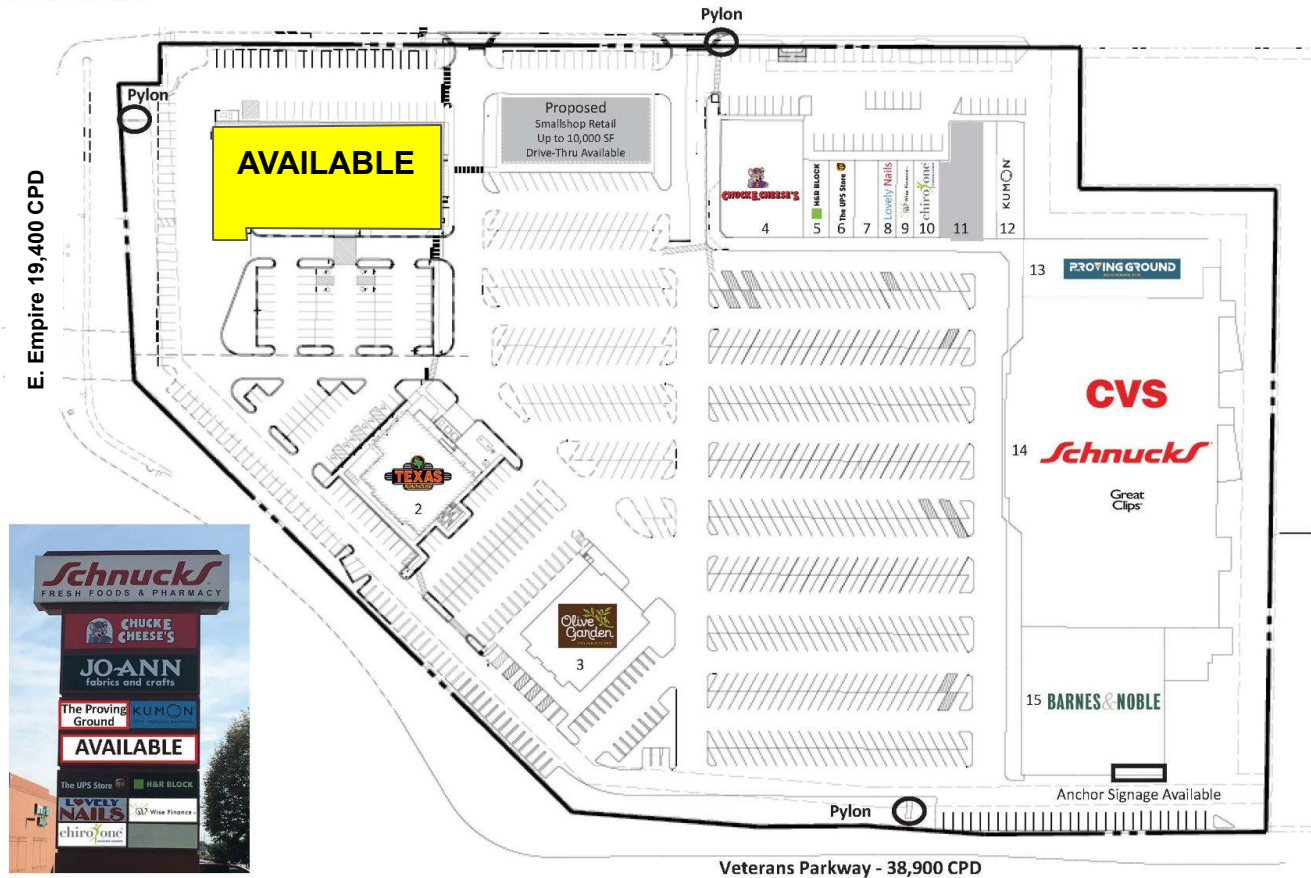
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SITE PLAN



Space	Tenant	SF	Space	Tenant	SF	Space	Tenant	SF
AVAILABLE	21,828 SF		6	UPS Store	1,600	11	Available	6,651
2	Texas Roadhouse	7,800	7	Coming Soon	1,600	12	Kumon	3,416
3	Olive Garden	9,100	8	Lovely Nails	1,200	13	The Proving Ground	11,200
4	Chuck E Cheese	10,000	9	Wise Financial	1,182	14	Schnucks	68,800
5	H&R Block	2,720	10	Chiro One	2,400	15	Barnes & Noble	22,192



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