



3001 1/2 Gill St. Suite A
Bloomington, IL 61704

axis360.co

SHOPPES AT COLLEGE HILLS LAND SITES NORMAL, IL



PAD E: SIZE

0.95 acres

PAD E: PRICE

\$413,820

PAD F: SIZE

1.13 acres

PAD F: PRICE

\$492,228

ZONING

C-3-Regional Shopping Center

Shoppes at College Hills | Pad Sites Available

Shoppes at College Hills is the preferred shopping and dining destination in the Bloomington–Normal area, offering an inviting open-air mix of national brands and local favorites—anchored by Von Maur and Target and complemented by tenants like White House Black Market, Buckle, J.Crew Factory, DESTIHL Restaurant & Brew Works, Joe’s Station House Pizza Pub, and many more.

Now available are two prime outlot opportunities (Pad E and Pad F) in this established retail hub, featuring strong daily traffic, shared access, and excellent visibility from Veterans Parkway and Towanda Avenue.

- Retail-forward trade area with proven national anchors and long-term performance
- Easy access + circulation via the center’s established drives/ring-road pattern
- Signage opportunities consistent with the center’s monument/outlot sign criteria (subject to approvals)
- Development-ready pad format ideal for retail, service, medical/clinic, bank/financial, and other commercial uses (subject to center restrictions and approvals)

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

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Major Employers	
State Farm Insurance Co.	~13,000
Rivian	~9,000
Illinois State University	3,348
COUNTRY Financial	3,000
Unit 5 Schools	2,350
Carle BroMenn Hospital	2,240
OSF St. Joseph Medical Center	1,858

Demographics (2024)	5 minutes	10 minutes	15 minutes
Businesses	782	3,487	4,369
Population	20,031	100,901	131,655
Daytime Population	12,729	67,059	80,281
Household Income	\$84,707	\$101,539	\$102,898

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