



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

axis360.co

**1701 E. EMPIRE ST.
BLOOMINGTON, IL**



BLOOMINGTON COMMONS SHOPPING CENTER

AVAILABLE SPACE

4,851 SF

LEASE RATE

\$16.00/SF

LEASE TYPE

NNN: \$3.00/SF

PAD SITE AVAILABLE

2.14 acres

LAND PRICING

\$16.00 /SF

TRAFFIC COUNT

38,900 cpd Veterans Pkwy

Available for lease, this is the **only vacancy** in this high-traffic shopping destination anchored by **Schnucks, Barnes & Noble, Chuck E. Cheese, Kumon, H&R Block, UPS Store**, and more, also with strong national restaurants on the outlots including **Texas Roadhouse and Olive Garden**.

Formerly occupied by **Lumber Liquidators**, this versatile space offers an exceptional blend of showroom, office, and warehouse functionality.

- **4,851 SF**
 - Unfinished Warehouse space with rear **overhead door access**
 - One (1) Restroom
 - Two front entry doors
- Prime visibility within a strong regional retail hub

Pad site also available: 2.14 acre pad available for sale

Join a thriving tenant mix in one of Bloomington's most recognizable retail centers.

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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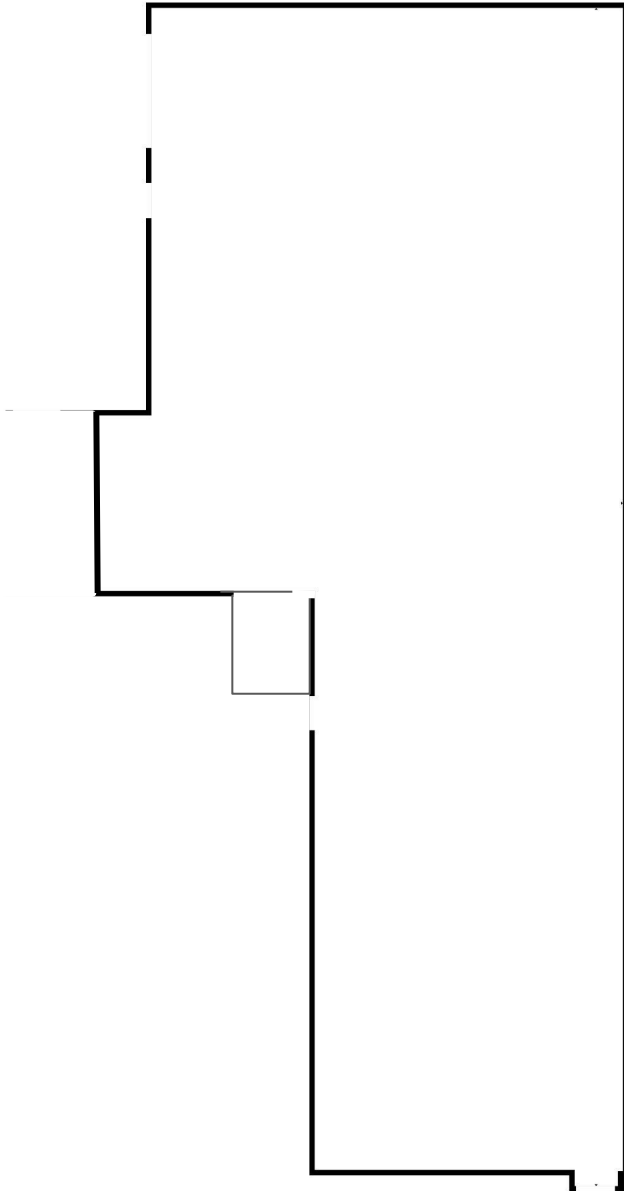




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Unfinished warehouse with OH door



Pad Site is
2.14 acres
with a
potential to
subdivide



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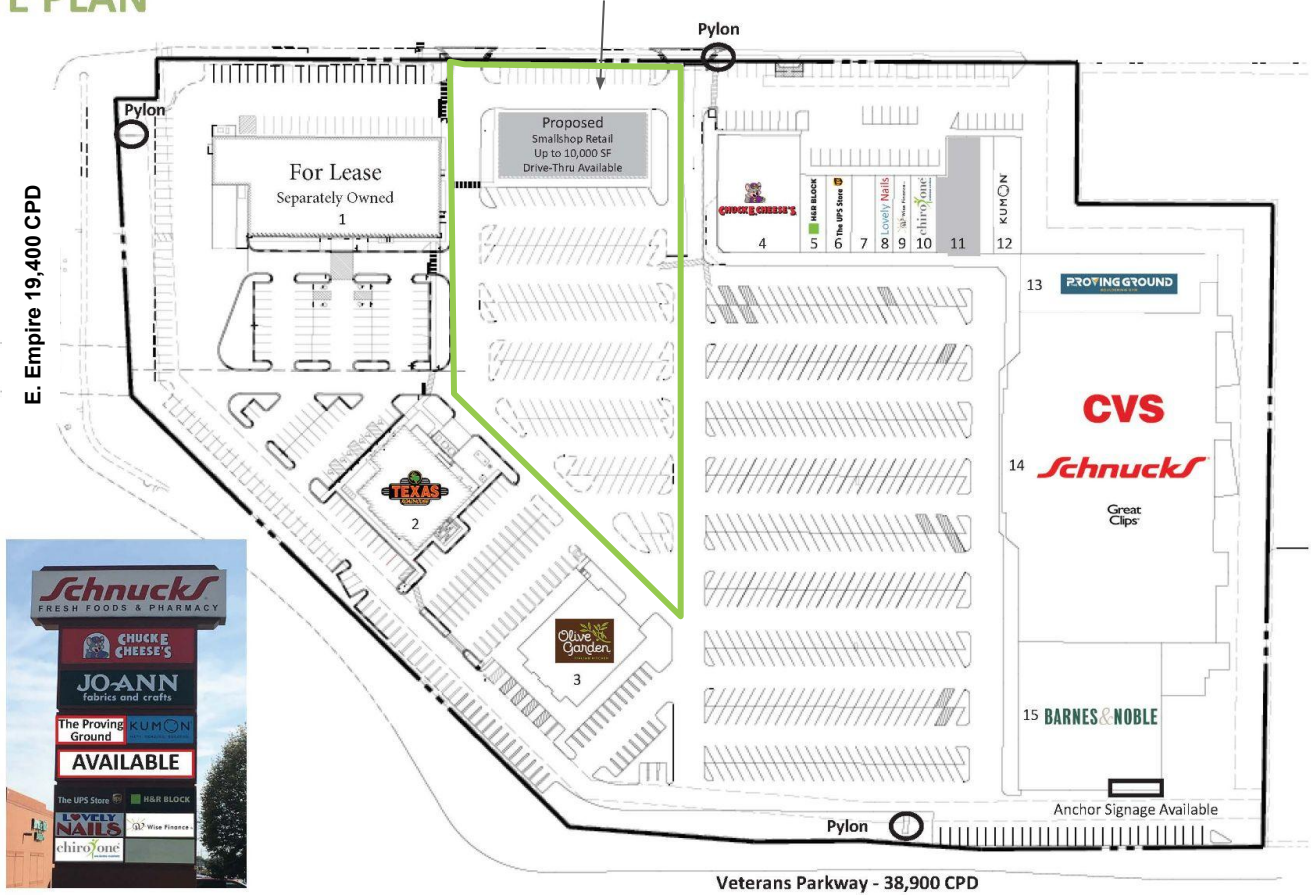
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SITE PLAN

Proposed Pad Site



Space	Tenant	SF	Space	Tenant	SF	Space	Tenant	SF
1	JoAnn Fabrics	22,099	6	UPS Store	1,600	11	Available	4,851
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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