



3001 1/2 Gill St. Suite A  
 Bloomington, IL 61704  
[axis360.co](http://axis360.co)

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



**BLOOMINGTON COMMONS SHOPPING CENTER  
 LAND DEVELOPMENT OPPORTUNITY**

**PAD SITE AVAILABLE**

2.14 acres~

**PRICE**

\$16.00/SF

**ZONING**

C3

**BUILDING SIZE**

Restricted to 10,000 sq.ft.

**TRAFFIC COUNT**

38,900 cpd Veterans Pkwy

Bloomington Commons Shopping Center is a thriving, high-traffic retail center anchored by Barnes & Noble and Chuck E. Cheese, with a strong mix of national, regional, and local tenants. The center's inline space is currently at 100% occupancy, following the recent addition of Club Pilates, Boost Mobile, and Choice Thrift, further strengthening an already dynamic tenant lineup.

The property continues to gain momentum with surrounding redevelopment and new activity, including Texas Roadhouse, Olive Garden, and the redevelopment of the former JoAnn Fabrics space, which is expected to bring Aqua-Tots Swim School and other complementary users to the center.

This available pad site is strategically located at the **Prospect Avenue entrance** to Bloomington Commons, offering excellent visibility, convenient access, and strong positioning within the shopping center. The site provides a rare opportunity for a developer, owner-user, or tenant to add up to a **10,000-square-foot building** within an established retail environment.

Ideal uses may include restaurant, medical, service retail, boutique fitness, specialty retail, or other high-demand neighborhood commercial concepts, subject to applicable approvals and existing covenants.

*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](mailto:meghan.oneal@axis360.co)

309-532-1808

**Michael O'Neal**

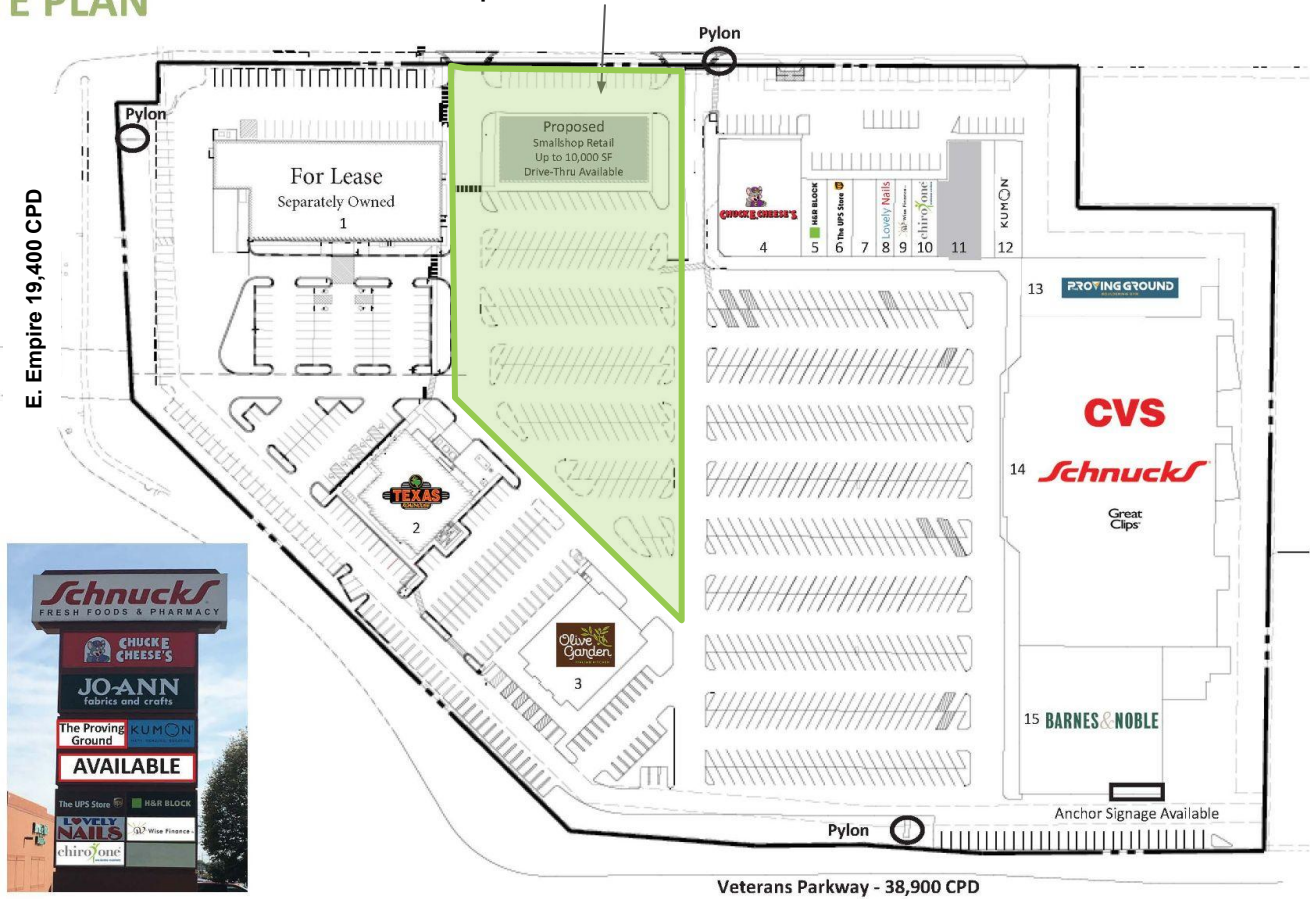
[moneal@axis360.co](mailto:moneal@axis360.co)

309-530-3591



**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 / 11.5	Boost Mobile / Choice Thrift	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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