



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

### AVAILABLE SPACE

6,651 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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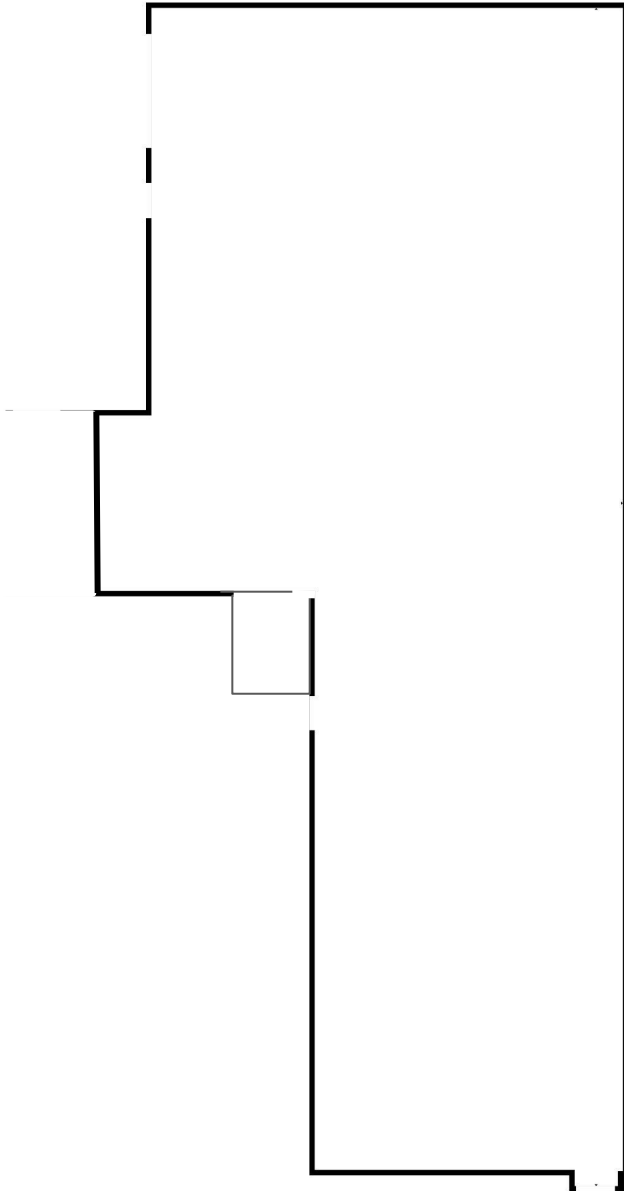




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# 1701 E. EMPIRE ST. BLOOMINGTON, IL



Unfinished warehouse with OH door



Pad Site is  
2.14 acres  
with a  
potential to  
subdivide



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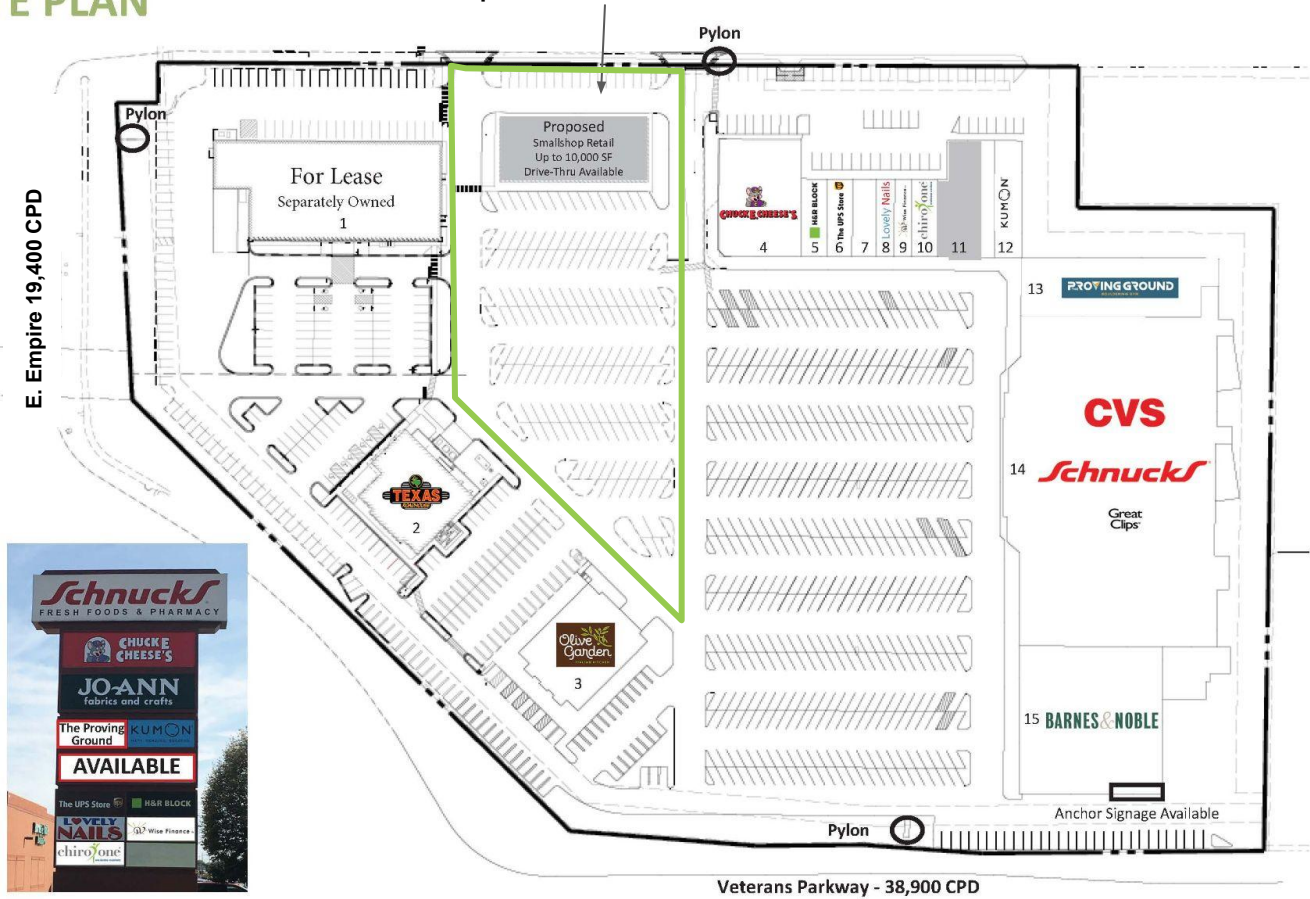
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**SITE PLAN**

**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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