



**PHASE I
RETAIL DEVELOPMENT &
324-UNIT APARTMENT COMMUNITY**



SHOPS AT SUPPLIER PARK RETAIL DEVELOPMENT

BLOOMINGTON, IL | 2,500 SF - 60,000 SF AVAILABLE



kw ONECHICAGO
KELLERWILLIAMS



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OFFERING SUMMARY



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PROPERTY DESCRIPTION

Presented by Midwest Investment Advisors | KW Commercial | Keller Williams ONEChicago

Shops at Supplier Park retail center is designed as a 60,000 square foot high-density, residential-serving "retail village". Moving away from traditional big-box or regional power center models, this development focuses on creating a "workforce-serving lifestyle node" that prioritizes walkability and community gathering. Retail spaces are available between \$20.00 - \$35.00 PSF / NNN Leases

- Total Commercial Space: 10 acres dedicated to retail and commercial use across multiple phases.
- Architectural Vision: The center will feature a "futuristic" aesthetic with high-quality construction materials, including wood framing, LP smart siding, and luxury finishes that complement the adjacent residential towers.
- Planned Tenant Mix:
 - Fitness/Wellness Anchor: A 10,000–15,000 SF box designed to drive consistent morning and evening traffic.
 - Fast Casual Cluster: 8,000–12,000 SF of high-credit food and beverage tenants (e.g., Starbucks, Chipotle) featuring critical drive-thru capabilities and active outdoor patio frontage.
 - Service Retail: 10,000–15,000 SF dedicated to "sticky" long-term tenants like salons, pharmacies, and dry cleaners to serve the onsite population.
 - Social/Experiential: 5,000–10,000 SF for a local craft brewery or sports bar with second-story terrace potential.

Site Features: The retail portion is positioned along the highest-visibility roadway frontage with its own dedicated parking field, separate from residential parking to ensure ease of access for outside visitors.

Location Description: A Strategic Economic Hub

The retail center is situated in a prime, high-growth area on the west side of Bloomington, Illinois, near the intersection of W. Market Street and Rivian Motorway.

- Proximity to Major Employers: The site is immediately adjacent to the Rivian Automotive manufacturing plant, which employs over 8,000 workers. It is also near other major corporate anchors including State Farm, Ferrero North America, and Illinois State University.
- Built-in Customer Base: The retail village directly serves the Bloomington 77 residential community, which will eventually house 1,100 to 1,200 luxury apartment units (approximately 324 units in Phase 1).
- Regional Accessibility: Located in a central Illinois hub, the property offers convenient access to major Midwestern cities including Chicago, St. Louis, Indianapolis, Peoria, and Champaign.
- Demographic Profile: The location targets a "blue-collar + professional hybrid demographic" with average occupational wages of approximately \$57,300, outpacing the national average and supporting mid-tier national retail chains.
- Market Demand: The site addresses a significant regional housing shortage (approx. 8,000 units), ensuring high residential density that will provide consistent daily traffic for the commercial tenants.

PROPERTY HIGHLIGHTS

Retail & Commercial Features

- Optimized Retail Mix: A thoughtful 2,500 SF - 60,000 SF commercial center available for lease (Phase 1: 60,000 SF) targeting daily needs, fast-casual dining, fitness/wellness, and essential services.
- High-Traffic Anchors: Targeted 10,000–15,000 SF "fitness box" anchor (e.g., Planet Fitness) to drive consistent morning and evening traffic and stabilize the net operating income (NOI).
- High-Credit Fast Casual Cluster: Space for premium fast-casual tenants like Chipotle, Panera Bread, and Starbucks, prioritizing critical drive-thru capabilities and active outdoor patio frontage.
- "Sticky" Service Retail: 10,000–15,000 SF of long-term neighborhood service tenants, including UPS Stores, salons, and boutique pharmacies.
- Social & Experiential Spaces: Dedicated 5,000–10,000 SF for experiential retail such as a local craft brewery, gaming lounge, or sports bar to differentiate the center from regional competitors.

Strategic Development Highlights

- Shovel-Ready Mixed-Use Project: A fully approved, 77-acre luxury mixed-use community in Bloomington, IL, ready for immediate construction.
- Significant Residential Density: Planned for approximately 1,100–1,200 total luxury apartments across three phases, providing a massive built-in customer base for onsite retail.
- Workforce-Serving Lifestyle Node: Strategically designed as a high-density, residential-serving retail village rather than a traditional regional power center.
- Prime Economic Hub: Includes 10 acres dedicated to retail and commercial space, creating a dynamic economic center within the development.

Site Design & Construction

- Retail-Forward Placement: Commercial buildings are positioned along the highest-visibility roadway frontage with a dedicated parking field separate from residential parking to maximize external customer traffic.
- Futuristic Architectural Design: High-quality wood-frame construction featuring luxury vinyl plank flooring, LP smart siding, and a captivating "futuristic" aesthetic.
- Comprehensive Community Amenities: Includes a state-of-the-art community center with a swimming pool, fitness center, office spaces, and outdoor running and biking trails.
- Sustainable Infrastructure: Integration of Rivian-based transit solutions, extensive greenspace, and eco-friendly transportation options.

Economic Position

- Unmatched Proximity to Major Employers: Situated near the Rivian Automotive plant (8,000+ employees), State Farm, Illinois State University, and Ferrero North America.
- Addressing Critical Shortage: Directly serves a regional housing shortage of approximately 8,000 units, ensuring high demand and accelerated lease-up potential.
- Strong Demographic Profile: Targets a blue-collar and professional hybrid demographic with average occupational wages of \$57,300, supporting mid-tier national retail chains.

RIVIAN TO BRING MORE JOBS TO CENTRAL ILLINOIS WITH SUPPLIER PARK DEVELOPMENT SITE



- Rivian is investing nearly \$120 million to construct a supplier park near its plant in Normal, IL, which is expected to add several hundred supplier jobs and nearly 100 direct Rivian jobs in the next two years
- The supplier park will benefit Rivian operations in Normal by co-locating key suppliers, reducing shipping, logistics and warehousing costs
- Construction on the supplier park is underway and is expected to be completed in 2026

MARKET AREA



**PHASE I
RETAIL DEVELOPMENT &
324-UNIT APARTMENT COMMUNITY**

**8,929 VPD (2025)
US 150 IL 9 &
N RIVIAN MTWY W**



MARKET AREA



**PHASE I
RETAIL DEVELOPMENT &
324-UNIT APARTMENT COMMUNITY**

**8,929 VPD (2025)
US 150 IL 9 &
N RIVIAN MTWY W**



SITE PLANS

8,929 VPD (2025)
US 150 IL 9 &
N RIVIAN MTWY W

PARK AREA /
OUTLOT 1
3.07± AC

**PHASE I
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PRIVATE
LOT 6
7.98± AC
PRIVATE

LOT 4
RETAIL
DEVELOPMENT
60,000 SF

LOT 1
13.50± AC

CLUBHOUSE

LOT 5
20.00± AC
SOLAR

HOFFMANN DRIVE

HOFFMANN DRIVE

PUBLIC

LOT 7
5.63± AC

FUTURE DEVELOPMENT SITE



RETAIL VISION & CORE CATEGORIES



QUICK SERVICE DINING

FAST-CASUAL RESTAURANTS, COFFEE SHOPS, AND
GRAB-AND-GO OPTIONS FOR BUSY CONSUMERS.

RETAIL VISION & CORE CATEGORIES



CONVENIENCE & GROCERY

ESSENTIAL RETAIL ANCHORS PROVIDING DAILY
NECESSITIES AND GROCERY OPTIONS.

An architectural rendering of a modern retail street. The scene is set during the day with a clear blue sky and some light clouds. On the right, a multi-story building features a prominent glass facade on the ground floor, revealing the interior of a store. The upper floors have a more solid, modern design with horizontal wood slats and large windows. A wide, paved pedestrian walkway runs alongside the building, lined with young trees and manicured landscaping, including tall grasses and shrubs. Several people are shown walking along the path, some carrying shopping bags, suggesting a vibrant retail environment. The overall aesthetic is clean, contemporary, and pedestrian-friendly.

RETAIL VISION & CORE CATEGORIES

LIFESTYLE RETAIL

BOUTIQUES, SPECIALTY STORES, AND
EXPERIENTIAL RETAIL DESTINATIONS.

RETAIL VISION & CORE CATEGORIES



PERSONAL SERVICES

SALONS, FITNESS STUDIOS, MEDICAL CLINICS
SERVING DAILY NEEDS.



RETAIL LEASE COMPARABLES

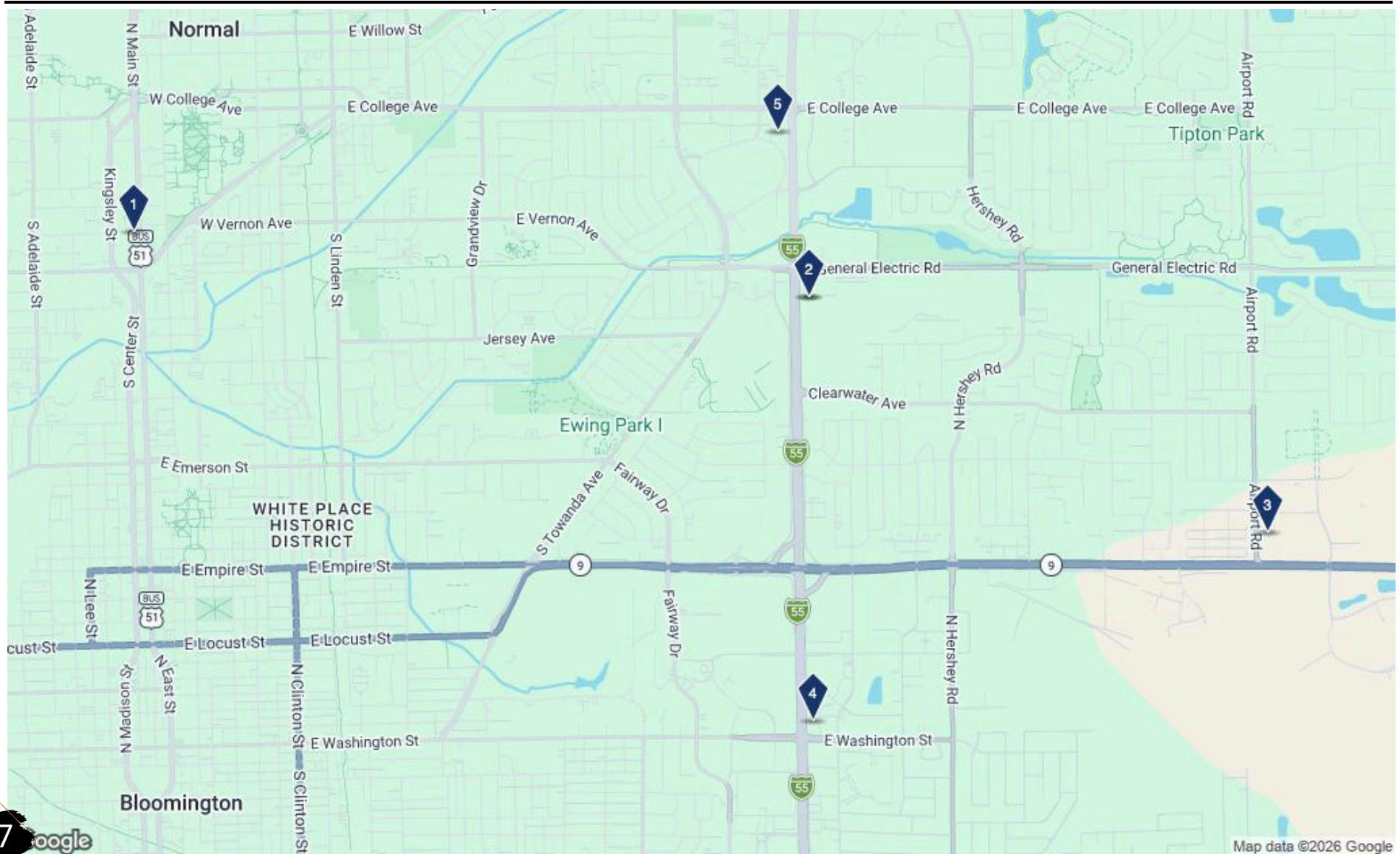
Deals

NNN Starting Rent Per SF

6

\$27.00 - \$40.00

LEASE COMPARABLES



RETAIL LEASE COMPARABLES

1 2,635 SF Direct Lease • \$27.00/SF Asking Rent

701 S Main St, Normal, IL 61761

Retail Space

Size Leased (% of Building)	2,635 SF (26.4%)	Lease Type	Direct, New Lease
Signed	November 12, 2023	Commencement	December 12, 2023
Asking Rent (Annual)	\$27.00/SF/Year (\$71,145)	Floor/Suite	1



2 2,740 SF Direct Lease • \$40.00/SF NNN Asking Rent

Slim Chickens • 1515 N Veterans Pkwy, Bloomington, IL 61704

Retail Space

Size Leased (% of Building)	2,740 SF (90.1%)	Term	5 Years
Signed	July 27, 2016	Commencement	August 26, 2016
Asking Rent (Annual)	\$40.00/SF/Year (\$109,600)	Tenant	Slim Chickens
Services	Triple Net	Floor/Suite	1
Lease Type	Direct, New Lease		



3 8,750 SF Direct Lease • \$37.14/SF NNN Starting Rent

3006 E Empire St, Bloomington, IL 61704

Retail Space

Size Leased (% of Building)	8,750 SF (100%)	Term	15 Years
Signed	August 27, 2025	Commencement	August 27, 2025
Starting Rent (Annual)	\$37.14/SF/Year	Tenant	Ancho & Agave
Services	(\$324,975) Triple Net	Floor/Suite	1
Lease Type	Direct, New Lease		



4 1,248 SF Direct Lease • \$36.00/SF NNN Asking Rent

Washington Commons • 101 N Veterans Pky & East Washington Street, Bloomington, IL 61704

Retail Space

Size Leased (% of Building)	1,248 SF (9.3%)	Lease Type	Direct, New Lease
Signed	July 15, 2024	Commencement	August 14, 2024
Asking Rent (Annual)	\$36.00/SF/Year (\$44,928)	Floor/Suite	1
Services	Triple Net		



RETAIL LEASE COMPARABLES

5 1,505 SF Direct Lease • \$36.00/SF N Starting Rent

115 S Veterans Pky, Normal, IL 61761

Retail Space

Size Leased (% of Building)	1,505 SF (17.1%)	Term	5 Years
Signed	February 5, 2019	Commencement	March 7, 2019
Starting Rent (Annual)	\$36.00/SF/Year (\$54,180)	Floor/Suite	1
Services	Single Net		
Lease Type	Direct, New Lease		



6 2,922 SF Direct Lease • \$29.50/SF NNN Asking Rent

Slim Chickens • 1515 N Veterans Pkwy, Bloomington, IL 61704

Retail Space

Size Leased (% of Building)	2,922 SF (96.1%)	Commencement	June 26, 2020
Signed	May 27, 2020	Tenant	Beyond/Hello
Asking Rent (Annual)	\$29.50/SF/Year (\$86,199)	Floor/Suite	1
Services	Triple Net		
Lease Type	Direct, New Lease		





TRADE AREA SUMMARY



Median Household Income

\$89,476

Source:2024/2029Income (Esri)

Median Age

38.2

Source:2024/2029 Age: 5 Year Increments (Esri)

Total Population

37,238

Source:2024Age: 1 Year Increments (Esri)

1st Dominant Segment

Enterprising Professionals

Source:2024 TapestryMarket Segmentation (Households)

Consumer Segmentation

LIFEMODE - What are the people like that live in this area?



Upscale Avenues

Prosperous married couples living in older suburban enclaves

URBANIZATION - Where do people like this usually live?



Suburban Periphery

The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population

Top Tapestry Segments % of Households	Enterprising Professionals 3,945 (25.5%)	Professional Pride 2,813 (18.2%)	Old and Newcomers 2,217 (14.3%)	Boomburbs 1,798 (11.6%)	Bright Young Professionals 1,353 (8.7%)
Lifestyle Group	Upscale Avenues	Affluent Estates	Middle Ground	Affluent Estates	Middle Ground
Urbanization Group	Suburban Periphery	Suburban Periphery	Metro Cities	Suburban Periphery	Urban Periphery
Residence Type	Multi-Units; Single Family	Single Family	Single Family; Multi-Units	Single Family	Single Family; Multi-Units
Household Type	Married Couples	Married Couples	Singles	Married Couples	Married Couples
Average Household Size	2.48	3	2.1	3.14	2.37
Median Age	36.9	42.4	39.7	37.2	34.7
Diversity Index	78.9	57.1	62.9	73.2	76
Median Household Income	\$113,000	\$176,700	\$60,300	\$152,300	\$74,200
Median Net Worth	\$262,300	\$1,181,100	\$93,900	\$745,900	\$102,300
Median Home Value	\$545,000	\$605,700	\$282,500	\$541,500	\$337,700
Homeownership	51.7%	90.3%	48.6%	81.7%	45.9%
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Services	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial
Education	Bachelor's Degree	Bachelor's Degree	Some College No Degree	Bachelor's Degree	Some College No Degree
Preferred Activities	Travel to foreign and domestic destinations. Eat organic and natural foods, run and do yoga.	Own latest tablets, smartphones and laptops. Upgrade picture-perfect homes.	Strong sense of community volunteer for charities. Food features convenience, frozen and fast food.	Physical fitness is a priority. Own the latest devices.	Go to bars/clubs; attend concerts. Eat at fast food, family restaurants.
Financial	Own 401(k) through work	Hold 401(k) and IRA plans/securities	Price aware and coupon clippers, but open to impulse buys	Highest rate of mortgages	Own retirement savings and student loans
Media	Use smartphones for news and buy digital books for tablet reading.	Avid readers; epicurean, sports, home service magazines	Features the Internet, listening to country music and read the paper	Own, use latest devices	Get most of their information from the Internet

TRADE AREA SUMMARY



Consumer Segmentation

Top Tapestry Segments	Enterprising Professionals	Professional Pride	Old and Newcomers	Boomburbs	Bright Young Professionals
Vehicle	Own or lease an imported sedan	Own 3 or more vehicles	View car as transportation only	Prefer late model imports, primarily SUVs.	Own newer cars

Consumer Segment Details

About this segment

Enterprising Professionals

Ranked

1st
dominant segment for this area

In this area

25.5%
of households fall into this segment

In the United States

1.5%
of households fall into this segment

Who Are They?

Enterprising Professionals residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. They change jobs often and therefore choose to live in condos, townhomes or apartments; many still rent their homes. The market is fast-growing, located in lower-density neighborhoods of large metro areas. Enterprising Professionals residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the U.S. median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

Neighborhood

- Almost half of households are married couples, and 29% are single person households.
- Housing is a mixture of suburban single-family homes, row homes, and larger multiunit structures.
- Close to three quarters of the homes were built after 1980; 25% are newer, built after 2000.
- Renters make up nearly half of all households.

Socioeconomic Traits

- Median household income one and a half times that of the US.
- Over half hold a bachelor's degree or higher.
- Early adopters of new technology in hopes of impressing peers with new gadgets.
- Enjoy talking about and giving advice on technology.
- Use smartphones for news, accessing search engines, and maps.
- Work long hours in front of a computer.
- Strive to stay youthful and healthy, eat organic and natural foods, run and do yoga.
- Buy name brands and trendy clothes online.

Market Profile

- Buy digital books for tablet reading, along with magazines and newspapers.
- Frequent the dry cleaner.
- Travel to foreign and domestic destinations common.
- Watch movies and TV with video-on-demand and HDTV over a high-speed connection.
- Convenience is key, shop at Amazon.com and pick up medicines at the Target pharmacy.
- Eat out at The Cheesecake Factory, Chipotle Mexican, and Panera Bread; drop by Starbucks for coffee.
- Leisure activities include trips to museums and the beach.
- Have health insurance and a 401(k) through work.

TRADE AREA SUMMARY



Consumer Segment Details

About this segment

Professional Pride

Ranked

2nd

dominant segment
for this area

In this area

18.2%

of households fall
into this segment

In the United States

1.6%

of households fall
into this segment

Who Are They?

Professional Pride consumers are well-educated career professionals that have prospered through the Great Recession. To maintain their upscale suburban lifestyles, these goal-oriented couples work, often commuting far and working long hours. However, their schedules are fine-tuned to meet the needs of their school-age children. They are financially savvy; they invest wisely and benefit from interest and dividend income. So far, these established families have accumulated an average of \$1.6 million dollars in net worth, and their annual household income runs at more than twice the US level. They take pride in their newer homes and spend valuable time and energy upgrading. Their homes are furnished with the latest in home trends, including finished basements equipped with home gyms and in-home theaters.

Neighborhood

- Typically owner-occupied, single-family homes are in newer neighborhoods: 67% of units were built in the last 20 years. Neighborhoods are primarily located in the suburban periphery of large metropolitan areas. Most households own three or more vehicles; long commutes are the norm. Homes are valued at more than twice the US median home value, although three out of four homeowners have mortgages to pay off. Families are mostly married couples (almost 80% of households), and nearly half of these families have kids. Their average household size, 3.13, reflects the presence of children.

Socioeconomic Traits

- Professional Pride consumers are highly qualified in the science, technology, law, or finance fields; they've worked hard to build their professional reputation or their start-up businesses. These consumers are willing to risk their accumulated wealth in the stock market. Most have a preferred financial institution, regularly read financial news, and use the internet for banking transactions. Residents are goal oriented and strive for lifelong learning and learning. Life here is well organized; routine is a key ingredient to daily life.

Market Profile

- These frequent travelers take several domestic trips a year, preferring to book their plane tickets, accommodations, and rental cars via the internet. Residents take pride in their picture-perfect homes, which they continually upgrade. They shop at Home Depot and Bed Bath & Beyond to tackle the smaller home improvement and remodeling tasks but contract out the larger projects. Hire housekeepers or professional cleaners. Residents are prepared for the ups and downs in life; they maintain life insurance; homeowners and auto insurance; as well as medical, vision, dental, and prescription insurance through work.
- They are actively investing for the future; they hold 401(k) and IRA retirement plans, plus securities. Consumers spend on credit but have the disposable income to avoid a balance on their credit cards. They spend heavily on internet shopping; Amazon.com is a favorite website. Consumers find time in their busy schedules for themselves. They work out in their home gyms, owning at least a treadmill, an elliptical, or weightlifting equipment. They also visit the salon and spa regularly. All family members are avid readers; they read on their smartphones, tablets, and e-readers but also read hard copies of epicurean, home service, and sports magazines. Residents, both young and old, are tech savvy; they not only own the latest and greatest in tablets, smartphones, and laptops but actually use the features each has to offer.

TRADE AREA SUMMARY



Consumer Segment Details

About this segment

Old and Newcomers

Ranked

3rd

dominant segment
for this area

In this area

14.3%

of households fall
into this segment

In the United States

2.3%

of households fall
into this segment

Who Are They?

This market features singles' lifestyles, on a budget. The focus is more on convenience than consumerism, economy over acquisition. Old and Newcomers is composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring. Some are still in college; some are taking adult education classes. They support charity causes and are environmentally conscious. Age is not always obvious from their choices.

Neighborhood

- Metropolitan city dwellers.
- Predominantly single households, with a mix of married couples (no children); average household size lower at 2.12.
- 55% renter occupied; average rent is lower than the US.
- 45% of housing units are single-family dwellings; 45% are multiunit buildings in older neighborhoods, built before 1980.
- Average vacancy rate at 11%.

Socioeconomic Traits

- An average laborforce participation rate of 62.6%, despite the increasing number of retired workers.
- 32% of households are currently receiving income from Social Security.
- 31% have a college degree, 33% have some college education, 9% are still enrolled in college.
- Consumers are price aware and coupon clippers, but open to impulse buys.
- They are attentive to environmental concerns.
- They are comfortable with the latest technology.

Market Profile

- Residents have a strong sense of community. They volunteer for charities, help fund raise, and recycle.
- They prefer cell phones to landlines.
- Entertainment features the Internet (employment searches, rating products, updating social media profiles), watching movies at home, listening to country music, and reading the paper.
- Vehicles are basically just a means of transportation.
- Food features convenience, frozen and fast food.
- They do banking as likely in person as online.

TRADE AREA SUMMARY



Consumer Segment Details

About this segment

Boomburbs

Ranked

4th

dominant segment
for this area

In this area

11.6%

of households fall
into this segment

In the United States

2.0%

of households fall
into this segment

Who Are They?

This is the new growth market, with a profile similar to the original: young professionals with families that have opted to trade up to the newest housing in the suburbs. The original Boomburbs neighborhoods began growing in the 1990s and continued through the peak of the housing boom. Most of those neighborhoods are fully developed now. This is an affluent market but with a higher proportion of mortgages. Rapid growth still distinguishes the Boomburbs neighborhoods, although the boom is more subdued now than it was 10 years ago. So is the housing market. Residents are well-educated professionals with a running start on prosperity.

Neighborhood

- Growth markets are in the suburban periphery of large metropolitan areas. Young families are married with children; average household size is 3.25. Homeownership is 84% (Index 134), with the highest rate of mortgages, 71.5%. Primarily single-family homes in new neighborhoods, 66% built since 2000. Median home value is \$350,000. Lower housing vacancy rate at 3.7%. The cost of affordable new housing comes at the expense of one of the longest commutes to work, over 30 minutes average, including a disproportionate number (33.6%) commuting across county lines.

Socioeconomic Traits

- Well-educated young professionals, 55% are college graduates. High labor force participation at 71.3%; most households have more than two workers. Longer commute times from the suburban growth corridors have created more home workers. Well connected, own the latest devices and understand how to use them efficiently; biggest complaints—too many devices and too many intrusions on personal time. Financial planning is well under way for these professionals.

Market Profile

- Boomburbs residents prefer late model imports, primarily SUVs, and also luxury cars and minivans. This is one of the top markets for the latest in technology, from smartphones to tablets to internet connectable televisions. Style matters in the Boomburbs, from personal appearance to their homes. These consumers are still furnishing their new homes and already remodeling. Enjoy gardening but more often contract for home services. Physical fitness is a priority, including club memberships and home equipment. Leisure includes a range of activities from sports (hiking, bicycling, swimming, golf) to visits to theme parks or water parks. Residents are generous supporters of charitable organizations.

TRADE AREA SUMMARY



Consumer Segment Details

About this segment

Bright Young Professionals

Ranked

5th

dominant segment for this area

In this area

8.7%

of households fall into this segment

In the United States

2.3%

of households fall into this segment

Who Are They?

Bright Young Professionals is a large market, primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. More than one out of three householders is under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students). Median household income, median home value, and average rent are close to the US values. Residents of this segment are physically active and up on the latest technology.

Neighborhood

- Approximately 57% of the households rent; 43% own their homes.
- Household type is primarily couples, married (or unmarried), with above average concentrations of both single-parent and single-person households.
- Multiunit buildings or row housing make up 56% of the housing stock (row housing, buildings with 5 –19 units); 43% built 1980–99.
- Average rent mirrors the US.
- Lower vacancy rate is at 8.2%.

• Socioeconomic Traits

- Education completed: 35% with some college or an associate's degree, 33% with a bachelor's degree or higher.
- Labor force participation rate of 72% is higher than the US rate.
- These consumers are up on the latest technology.
- They get most of their information from the Internet.
- Concern about the environment impacts their purchasing decisions.

Market Profile

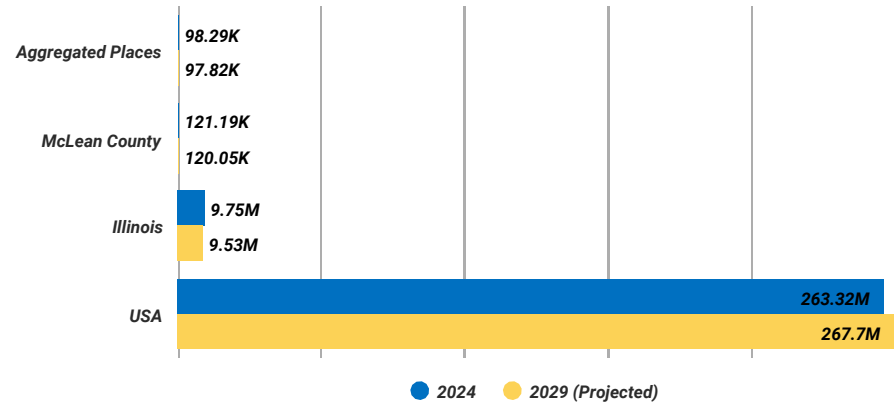
- Own retirement savings and student loans.
- Own newer computers (desktop, laptop, or both), iPods, and 2+ TVs.
- Go online and use mobile devices for banking, access YouTube or Facebook, visit blogs, download movies, and play games.
- Use cell phones to text, redeem mobile coupons, listen to music, and check for news and financial information.
- Find leisure going to bars/clubs, attending concerts, going to the beach.
- Enjoy a variety of sports, including backpacking, rock climbing, football, Pilates, running, and yoga.
- Eat out often at fast-food and family restaurants.

DEMOGRAPHICS



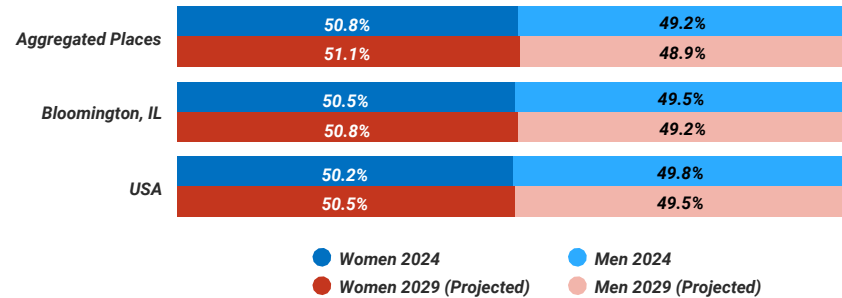
Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.



Female / Male Ratio

This chart shows the ratio of female to males in an area, compared with other geographies.



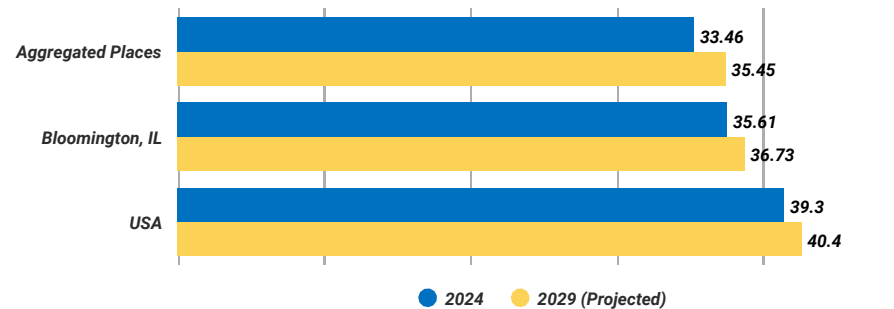
Age

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Median Age

This chart shows the median age in an area, compared with other geographies.



DEMOGRAPHICS



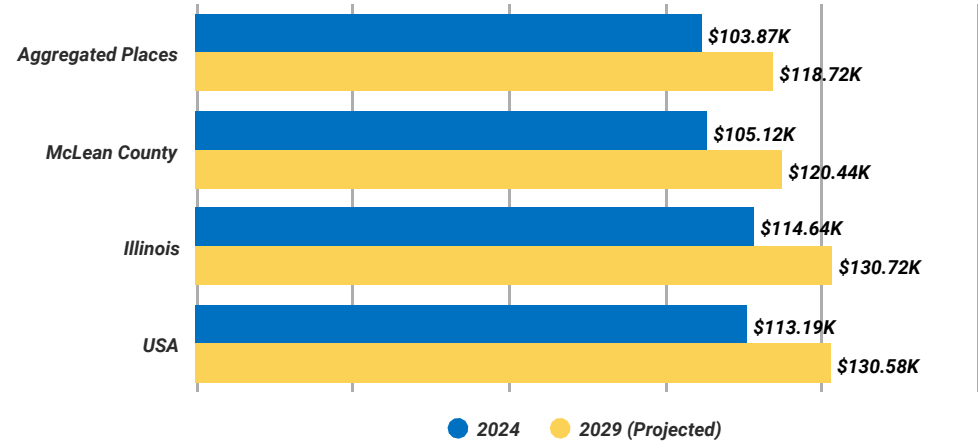
Income

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

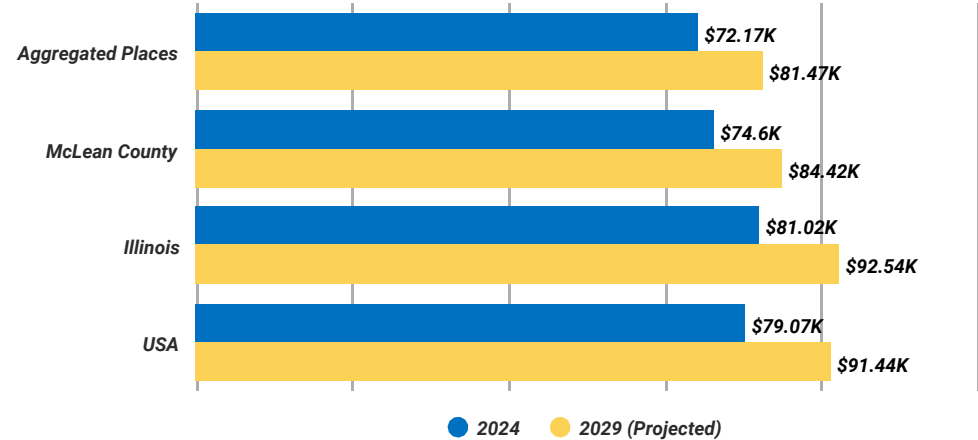
Average Household Income

This chart shows the average household income in an area, compared with other geographies.



Median Household Income

This chart shows the median household income in an area, compared with other geographies.

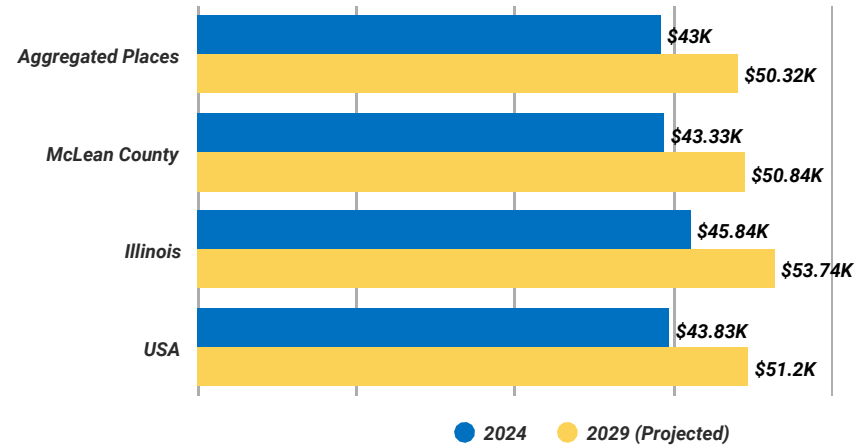


DEMOGRAPHICS



Per Capita Income

This chart shows per capita income in an area, compared with other geographies.



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.



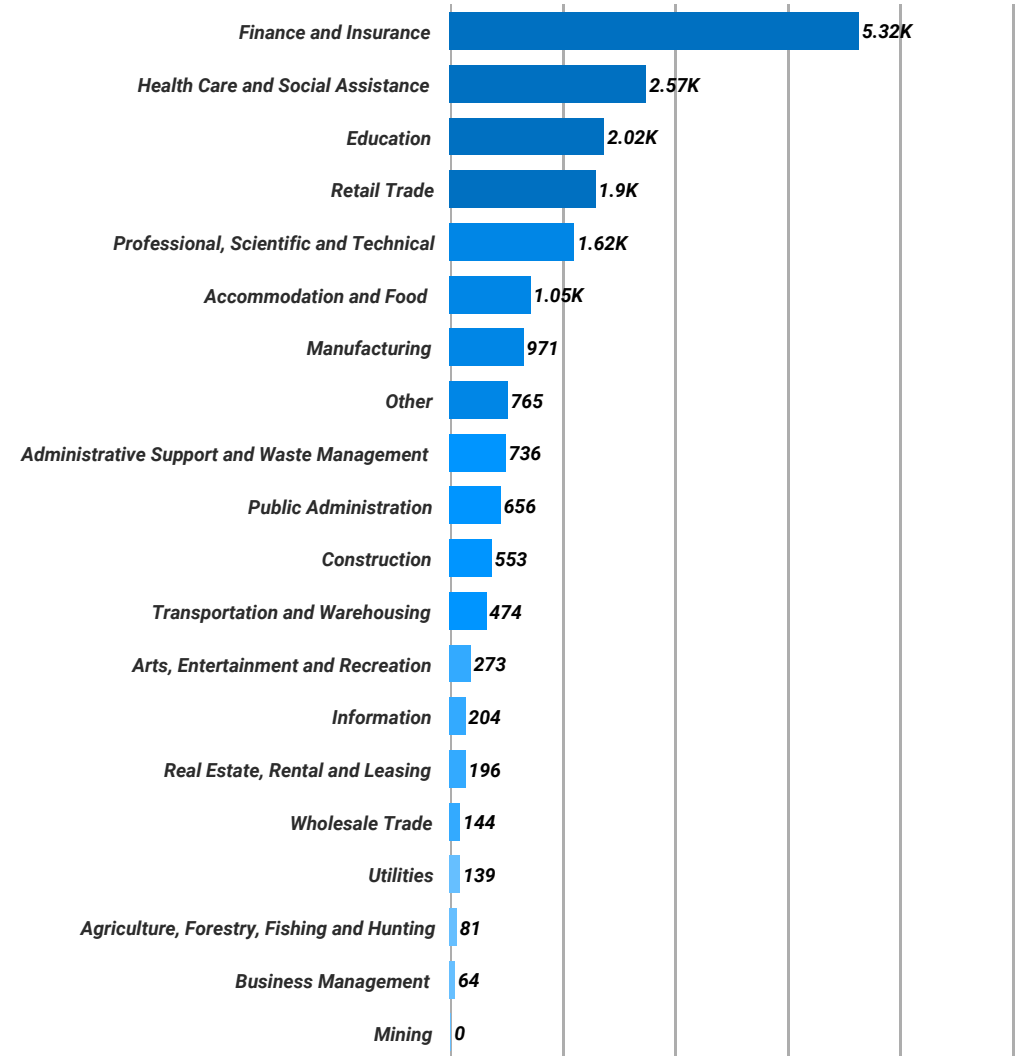
DEMOGRAPHICS



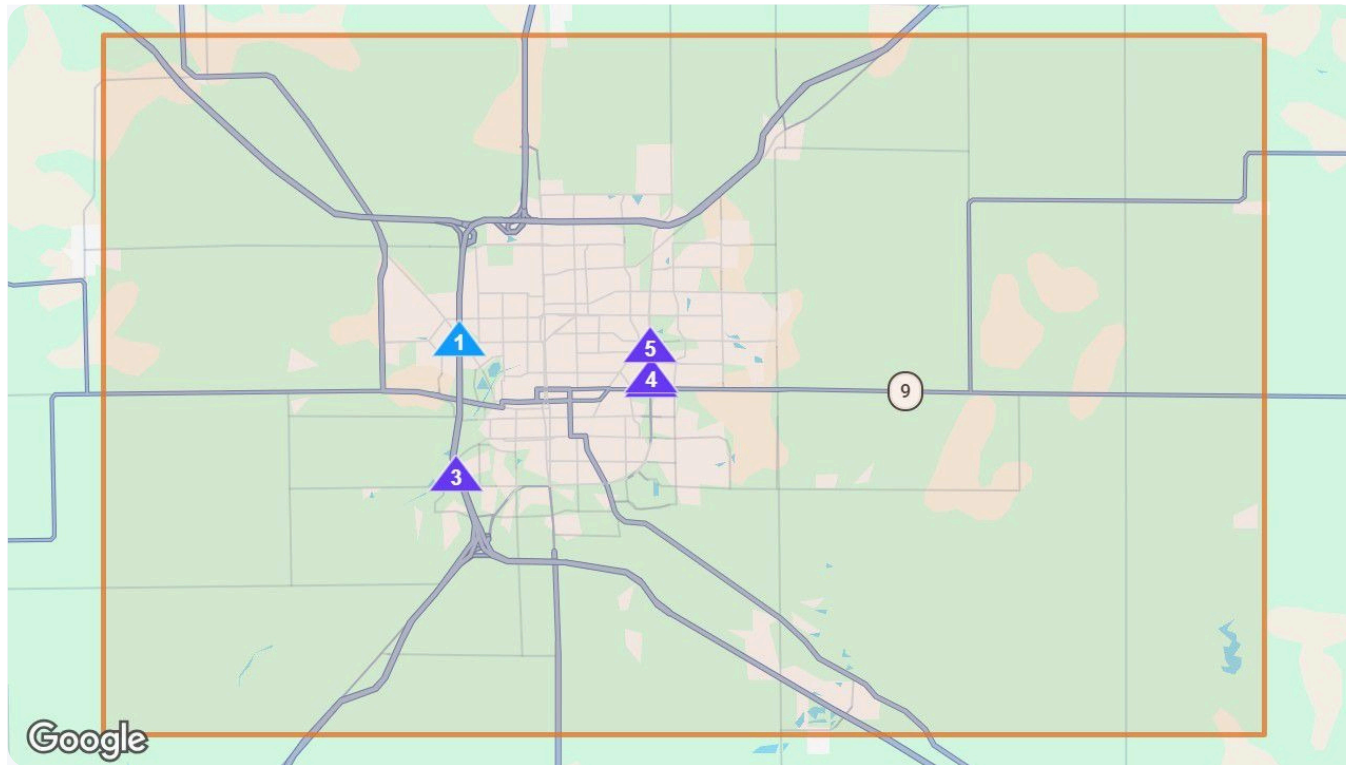
Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Source: Bureau of Labor Statistics via Esri, 2024
Update Frequency: Annually



TRAFFIC COUNTS



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts by Highest Traffic Count

▲ **61,901**
White Oak Rd
 2025 Est.dailytrafficcounts
 Cross: I-55
 Cross Dir: NW
 Distance: 0.01 miles

Historical counts

Year	▲ Count	Type
2004	64,000	AADT

▲ **48,510**
Holiday Ln
 2025 Est.daily traffic counts
 Cross: Wildwood Rd
 Cross Dir: N
 Distance: 0.06 miles

Historical counts

Year	▲ Count	Type
2005	49,300	AADT
1995	37,700	AADT

▲ **46,240**
 2025 Est.dailytrafficcounts
 Cross: -
 Cross Dir: -
 Distance: -

Historical counts

Year	▲ Count	Type
2021	44,400	AADT
2019	48,100	AADT
2005	40,900	AADT

▲ **45,831**
Holiday Ln
 2025 Est.daily traffic counts
 Cross: Wildwood Rd
 Cross Dir: S
 Distance: 0.03 miles

Historical counts

Year	▲ Count	Type
2005	49,300	AADT

▲ **45,057**
North Veterans Parkway
 2025 Est.dailytrafficcounts
 Cross: Clearwater Ave
 Cross Dir: S
 Distance: 0.17 miles

Historical counts

Year	▲ Count	Type
2019	43,500	AADT
2005	49,400	AADT
1995	39,900	AADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates



OUR COMPANY



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KELLERWILLIAMS.

SHOPS AT SUPPLIER PARK RETAIL DEVELOPMENT

BLOOMINGTON, IL | 2,500 SF - 60,000 SF AVAILABLE

WHY MIA?

Midwest Investment Advisor's mastery is in the Commercial real estate market. Championed by KW Commercial and Keller Williams ONEChicago's exceptional power, network and resources — MIA is positioned to yield optimal opportunities for both private, capital and legacy investments.



We specialize in
Commercial assets
customizing our strategy
around you.



Backed by a global Real
Estate powerhouse, we
connect preservation and
legacy capital



We are positioned to source
exclusive opportunities for our
clients



We strategically market assets
in pursuit of the best outcome
for our clients

SHOPS AT SUPPLIER PARK RETAIL DEVELOPMENT

BLOOMINGTON, IL | 2,500 SF - 60,000 SF AVAILABLE

STRATEGIC ALLIANCE IN YOUR MARKET.

*WE DON'T FOLLOW, WE LEAD
THE MARKET'S TRAJECTORY.*

We understand the importance of having a team that is deeply entrenched in your market. At KW Commercial, our professionals possess invaluable insights that surpass mere data analysis. We go the extra mile to identify untapped opportunities for growth, ensuring our clients are well-equipped to capitalize on market trends in even the most fiercely competitive real estate markets.

200K+
PROFESSIONALS

1K+
OFFICES

\$342.5B
2023 SALES VOLUME

At KW Commercial, we are dedicated to serving your unique needs, regardless of the property type or service requirement. Our commercial specialists stand alongside you as trusted allies, combining their deep business expertise with unparalleled market intelligence to ensure your objectives are not just met but surpassed.

With a comprehensive range of services, we cover a wide spectrum of commercial real estate needs, aligning our capabilities with your goals. Our areas of expertise include:

Office

Whether you need to lease or purchase office space, our specialists will guide you through the process, considering factors such as location, amenities, and future growth potential.

Multifamily

Investing in multifamily properties requires careful analysis and strategic planning. Our experts are well-versed in this sector, helping you identify lucrative opportunities and optimize your returns.

Retail

From finding the perfect storefront to negotiating favorable lease terms, our retail specialists understand the unique dynamics of this market and will work diligently to secure your success.

Industrial

With our in-depth knowledge of industrial real estate, we can assist you in finding the right warehouse, distribution center, or manufacturing facility to support your operations and growth plans.

Land and Development

Whether you're looking to buy land for development or sell a prime piece of real estate, our professionals possess the expertise to guide you through the intricacies of land transactions.

Hospitality / Specialty

If you're in the hospitality or specialty industry, our specialists can help you navigate the unique challenges and opportunities within this sector, ensuring your property aligns with your brand and vision.

Tenant Representation

We act as your advocate in lease negotiations, assisting you in securing the most favorable terms and conditions for your business.

Manufactured Housing

Our experts can assist you in buying or selling manufactured housing properties, leveraging their market knowledge to help you make informed decisions.

Healthcare

Understanding the specialized needs of the healthcare industry, our professionals can guide you in finding the ideal medical facility or assist in the sale of your healthcare property.

Government Services

We have the experience and knowledge required to navigate government regulations and procedures, ensuring your commercial real estate needs are addressed efficiently.

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**WE
ARE
KWSE**

WHY KWSE

Keller Williams Sports + Entertainment (KWSE) is a vetted community of hundreds of professional real estate agents aligned to Keller Williams Realty collaborating across North America. Each KWSE agent draws on hyperlocal experience and his/her passion for helping clients - specifically athletes, entertainers, and those close to them - feel confident and comfortable throughout the lifecycle of a housing and/or real estate need. Confident that we will get the job done within the parameters, no questions asked, and comfortable working hand-in-hand with a professional who deeply understands the level of discretion required to personally oversee the process of selling, buying, or leasing a home.

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A GLOBAL
REAL ESTATE
POWERHOUSE

BLOOMINGTON, IL | 2,500 SF - 60,000 SF AVAILABLE

- 
- Albania
 - Argentina
 - Aruba
 - Belgium
 - Belize
 - Bermuda
 - Cambodia
 - Chile
 - Colombia
 - Costa Rica
 - Cyprus
 - Czech Republic
 - Dominican Republic
 - Dubai, UAE
 - France
 - Greece
 - Guyana
 - Honduras
 - Indonesia
 - Ireland
 - Israel
 - Italy
 - Jamaica
 - Japan
 - Luxembourg
 - Malaysia
 - Mexico
 - Monaco
 - Mongolia
 - Morocco
 - Nicaragua
 - Northern Cyprus
 - Panama
 - Paraguay
 - Peru
 - Philippines
 - Poland
 - Portugal
 - Puerto Rico
 - Romania
 - São Paulo, Brazil
 - Saudi Arabia
 - Serbia
 - Sint Maarten
 - Slovenia
 - Southern Africa
 - Spain
 - Suriname
 - Thailand
 - Turkey
 - Turks and Caicos
 - United Kingdom
 - Uruguay
 - Vietnam



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