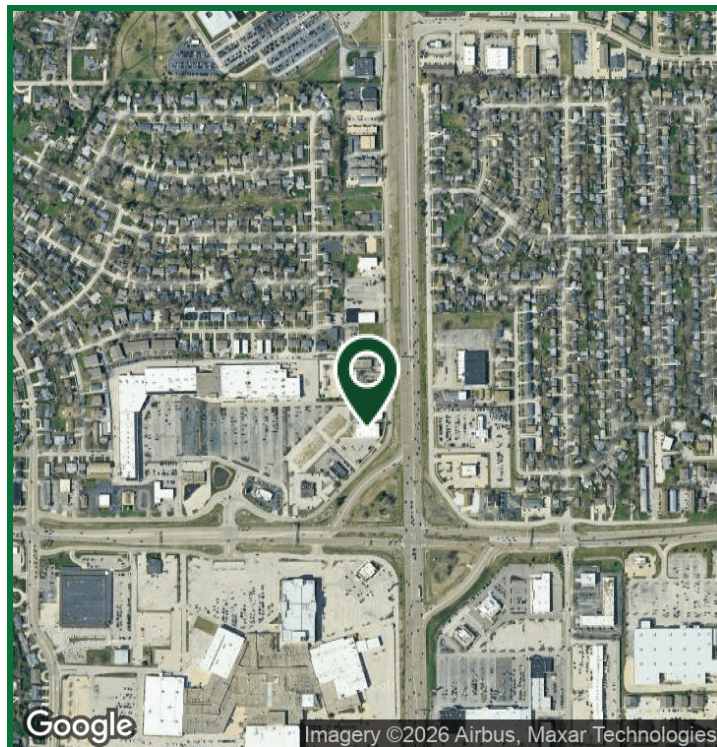


CLASS A RETAIL ON VETERANS PKWY

506 IAA Drive, Bloomington, IL 61701

PADSITES + RETAIL SPACE FOR LEASE



PROPERTY DESCRIPTION

Introducing 506 IAA Drive, a prime commercial property located in Bloomington, IL. Freestanding pad sites available and 1,610 retail space available, perfect for retail, office, or commercial use. With its convenient location, excellent visibility, and ample parking, it ensures maximum exposure and accessibility for customers and employees. Surrounded by national retailers including Dicks Sporting Goods, DSW, HomeGoods, Ashley Furniture, Five Below, Osh Kosh, PetSmart, Carters, Orange Theory, Dutch Bros and more. Located by the intersection of Veterans Pkwy and empire St with over 74,000 VPD. Directly across from Eastland Mall and St. Joseph's Hospital and in close proximity to State Farm World HQ (15,000 Employees) and Illinois State University (18,000+ Students). Embrace the opportunity to elevate your business along this major retail corridor.

PROPERTY HIGHLIGHTS

- Located in close proximity to State Farm World HQ and Illinois State University
- Adjacent to Eastland Mall and St. Joseph's Hospital
- Highly Visible and easily accessible
- Highly Trafficked intersection of Veterans Pkwy and Empire St (74,000+ VPD)

OFFERING SUMMARY	SF	LEASE RATE
Pad Sites	2.73 AC	Negotiable
Inline Retail Space	1,610 SF	\$36, NNN



ACCESS Commercial, LLC

KIRK HANSON

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402.616.2580
Principal

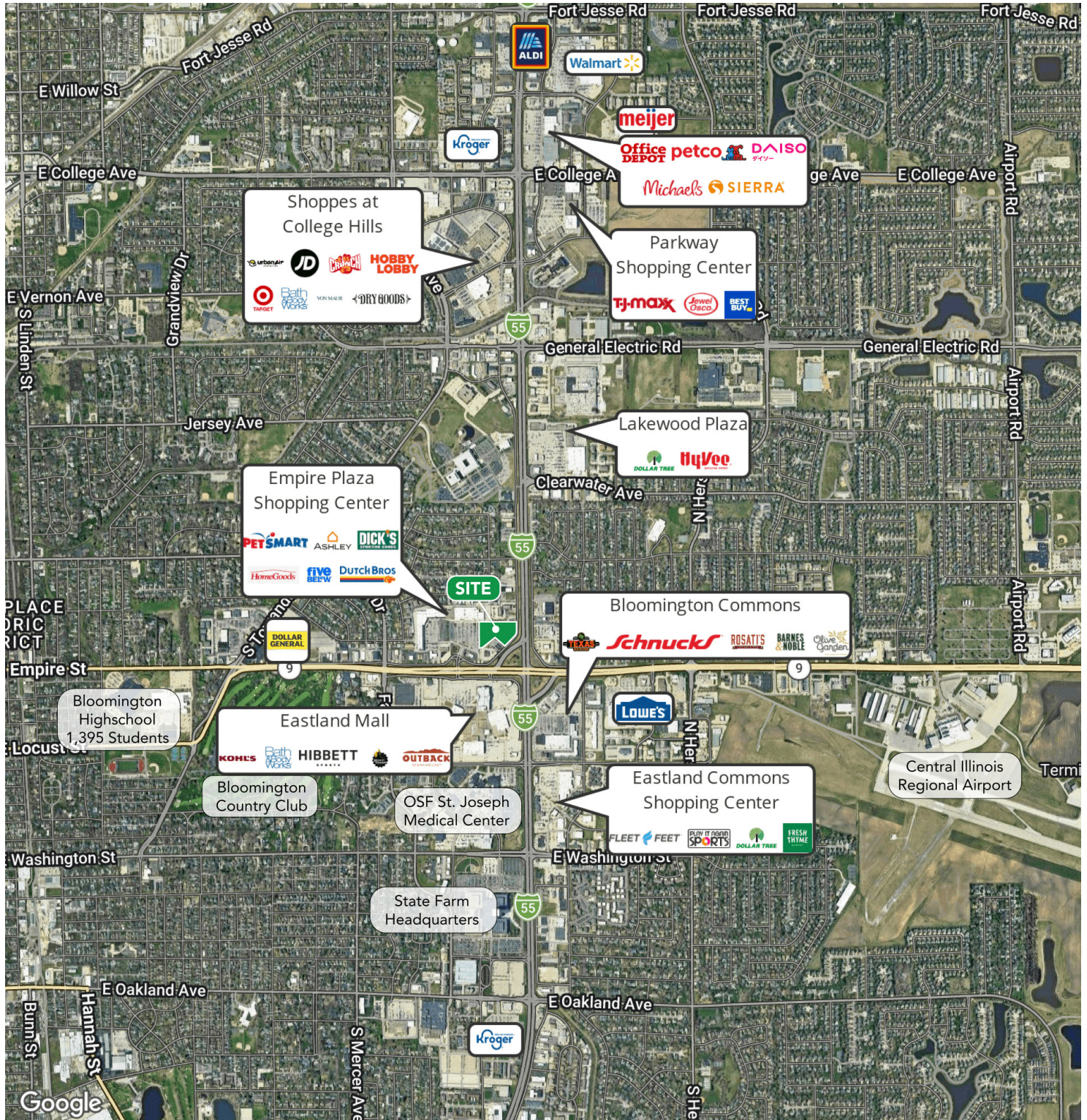
ROCKY PRYOR

rocky@accesscommercial.com
402.216.7887
Brokerage Associate

CLASS A RETAIL ON VETERANS PKWY

506 IAA Drive, Bloomington, IL 61701

RETAIL MAP



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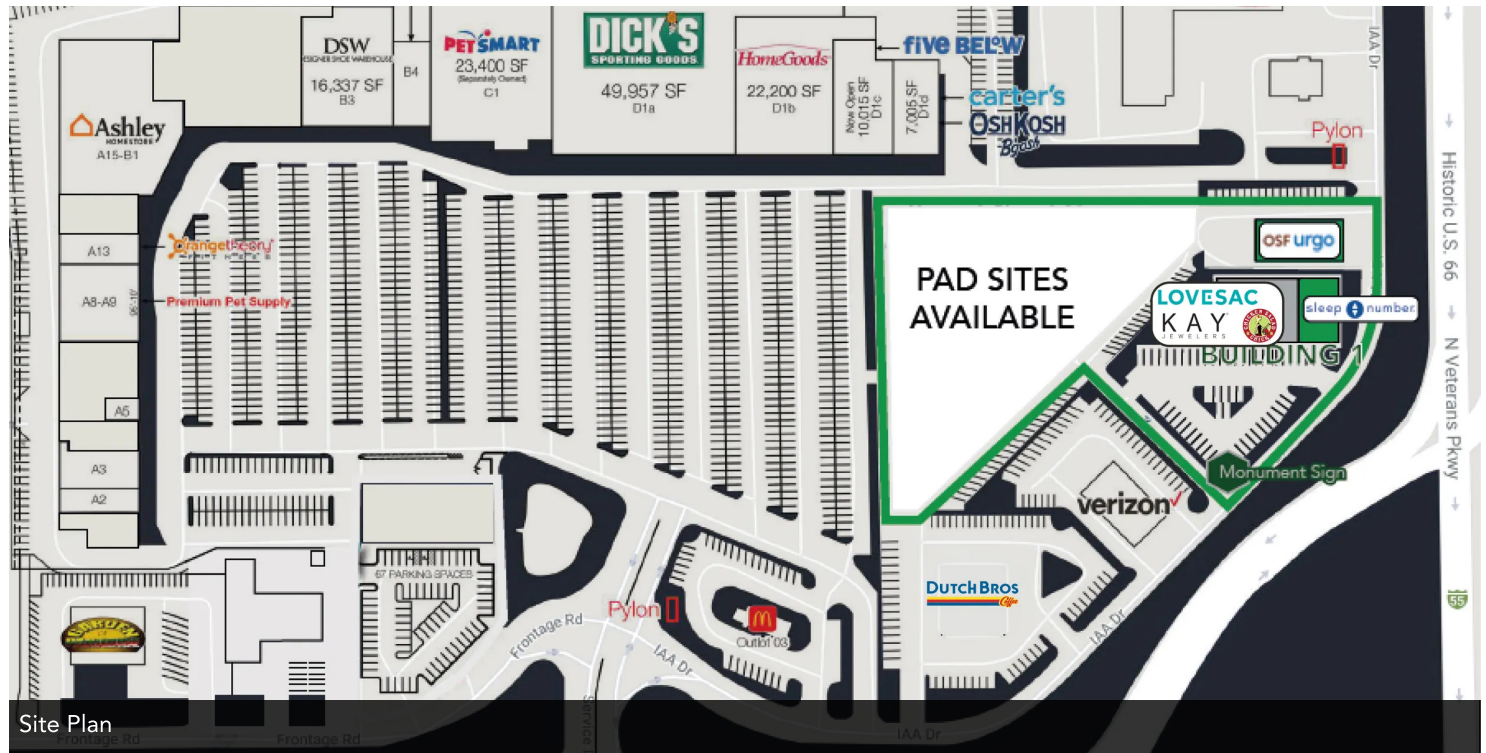
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506 IAA Drive, Bloomington, IL 61701

SITE PLAN



Building 1 Floor Plan



ACCESS Commercial, LLC

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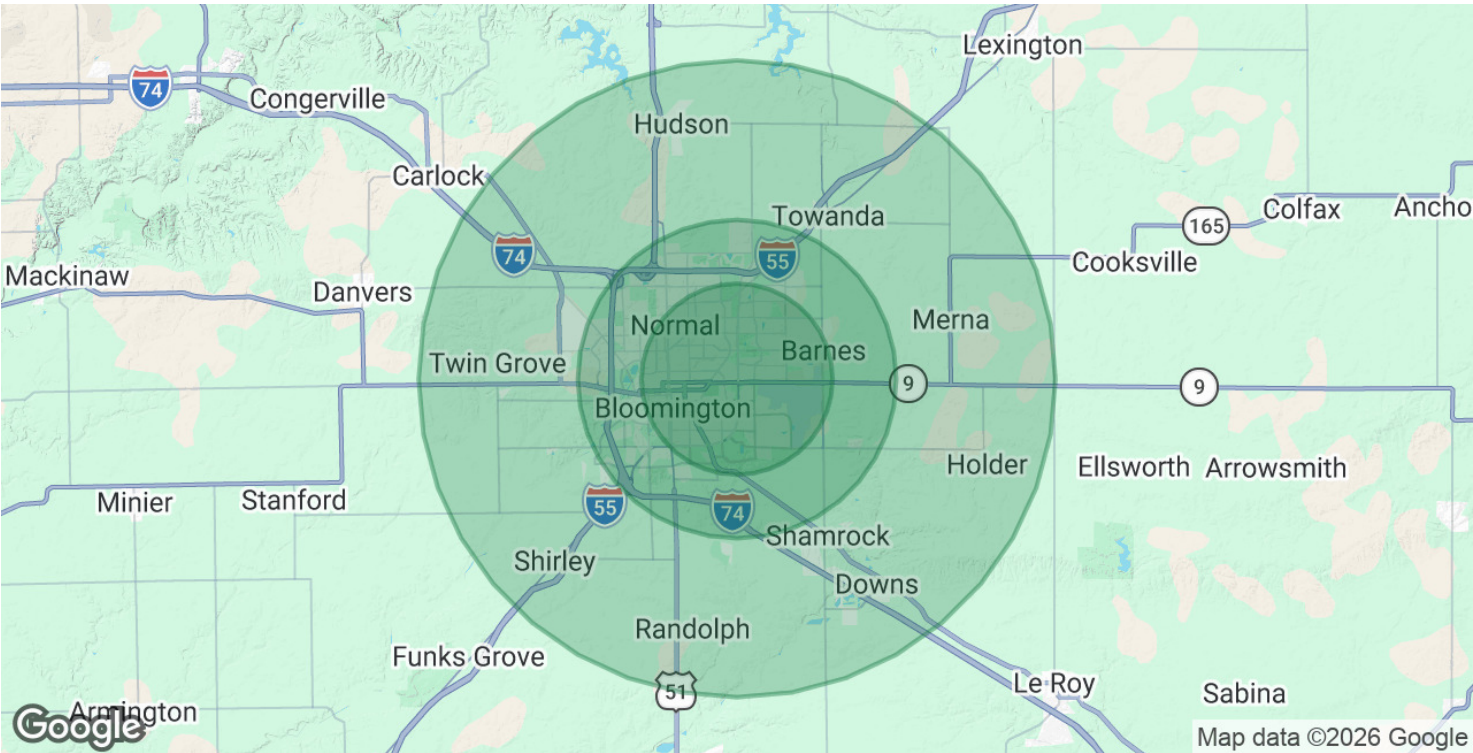
402.216.7887

Brokerage Associate

CLASS A RETAIL ON VETERANS PKWY

506 IAA Drive, Bloomington, IL 61701

DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	87,895	129,039	146,966
Daytime Population	152,965	198,415	209,386
Employees in area	65,734	78,475	81,416
Businesses in area	2,482	2,981	3,115

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	36,090	53,083	59,788
Average HH Income	\$92,341	\$97,451	\$102,705

2024 American Community Survey (ACS)



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LISTING TEAM



KIRK HANSON

Principal

Kirk@accesscommercial.com

Direct: 402.616.2580

PROFESSIONAL BACKGROUND

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. Kirk is also a Co-Founder and Managing Director of Sower Capital Management, LLC a sponsor of real estate equity funds, and Montage Builders, LLC, a Midwest-focused general contracting firm. Kirk holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC), the Entrepreneurs Organization (EO) and Realty Resources.



ROCKY PRYOR

Brokerage Associate

rocky@accesscommercial.com

Direct: 402.216.7887

PROFESSIONAL BACKGROUND

Rocky attended the Jesuit School of Rockhurst University where he was named the Vice President of the Nonprofit Leadership Alliance on campus and enjoyed competing in speech competitions. Rocky has 7+ years of experience being a dynamic brokerage associate in development and tenant representation across the Midwest.

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