

# MIRA

407 Detroit Drive, Bloomington, IL 61704



**BERKSHIRE HATHAWAY**  
HomeServices  
Central Illinois, REALTORS®

**Melissa Dittbenner, Broker, Associate**

*Berkshire Hathaway HomeServices CIR*

*309-275-5670*

*License: 475.175689*

*Melissa@IL-Broker.com*



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**Property Info & Disclaimer**

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**Property Description**

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**407 Detroit Dr\_Main floor**

**11**

**407 Detroit Dr\_Lower Level**

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**Demographic Analysis**

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**Aerial & Location Report**

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# MIRA



## PROPERTY INFORMATION

**PURCHASE PRICE**  
*\$849,000.00*

**PROPERTY ADDRESS**  
*407 Detroit Drive  
Bloomington, IL 61704*

**YEAR BUILT**  
*2005*

**PROPERTY SIZE**  
*7,096 Sq. Ft.*

**LAND SIZE**  
*70,840.00 Sq. Ft.*

# MIRA

407 Detroit Drive  
Bloomington, IL  
61704

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..



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# PROPERTY OVERVIEW

Position your business for success in this upscale brick office building located in a rapidly growing area. Designed for functionality and professional appeal, this well-maintained property features an inviting reception area, spacious conference room, storage space, and 5-6 private offices to accommodate a variety of business operations. The fully finished lower level significantly expands the usable space and can function as a large conference/training center, collaborative workspace with cubicles, or additional office area.



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# PROPERTY DETAILS

Both floors are equipped with restrooms and kitchenettes, providing convenience for employees and clients alike. Accessibility is a standout feature throughout the building, including an elevator serving the lower level. Situated on a large lot with parking for approximately 70 vehicles, the property easily accommodates staff, clients, and visitors. Recent capital improvements include a new roof installed in May 2026, offering peace of mind for years to come. Ideally located near the airport, shopping, dining, and major transportation routes, this turnkey property combines convenience, visibility, and growth potential in one outstanding package. Perfectly suited for professional offices, medical users, service businesses, or corporate headquarters. Rare opportunity to secure a high-quality office property in a thriving location. Great potential for user or investment!

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<https://my.matterport.com/show/?m=MSzuBwdAAyJ>



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# PROPERTY PHOTOS



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# PROPERTY PHOTOS

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# PROPERTY PHOTOS

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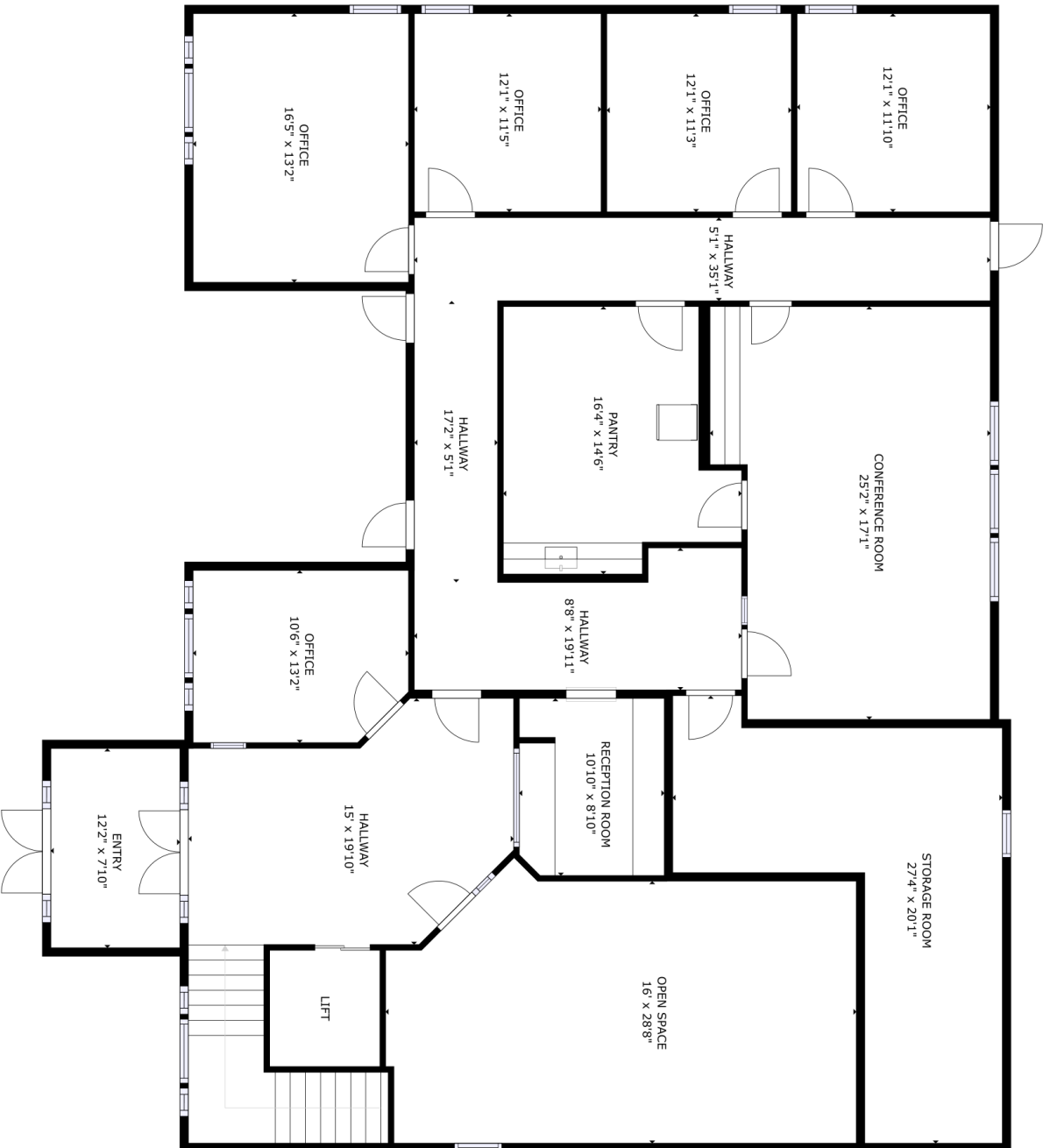
# PROPERTY PHOTOS



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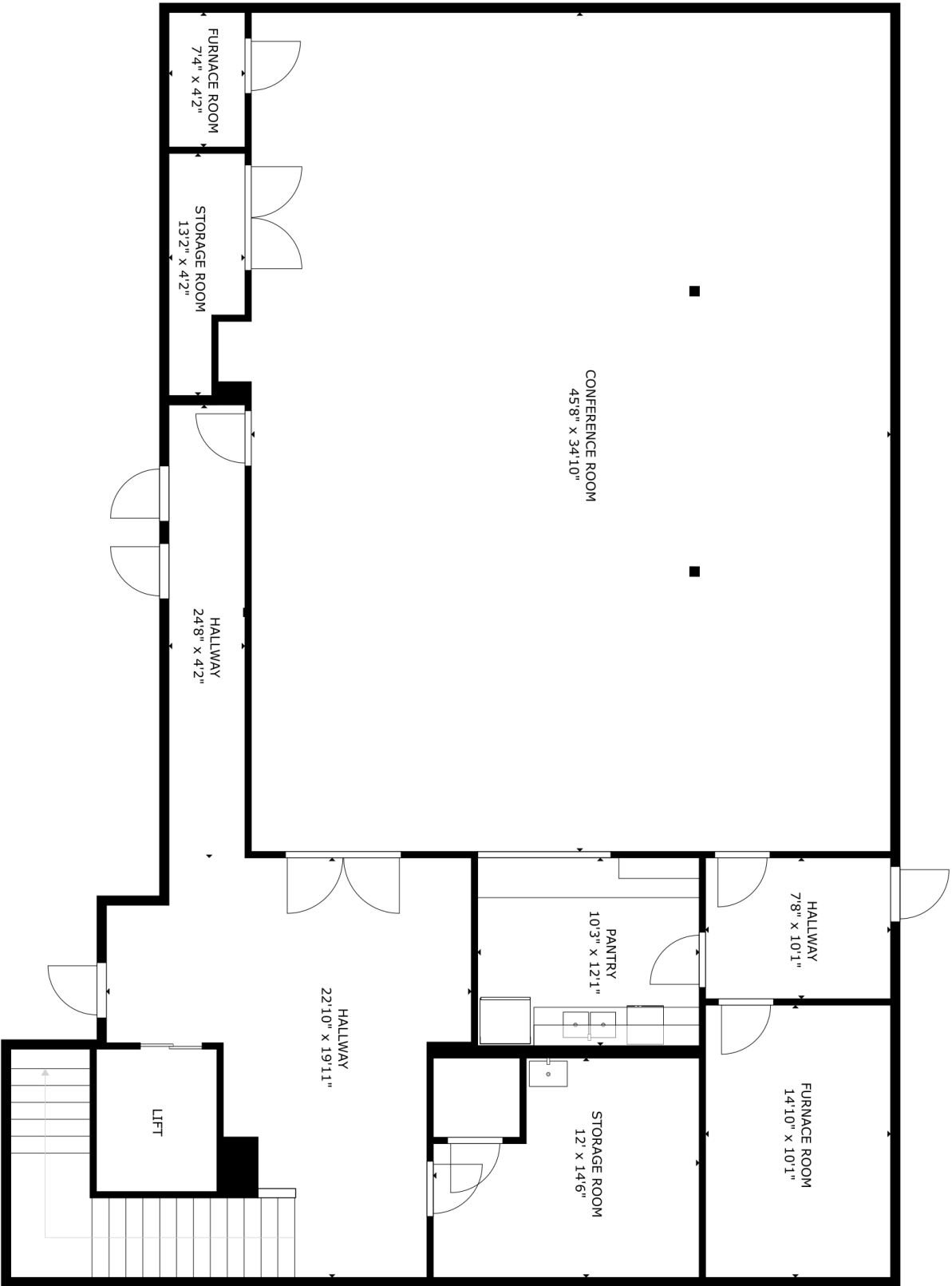


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FLOOR 2

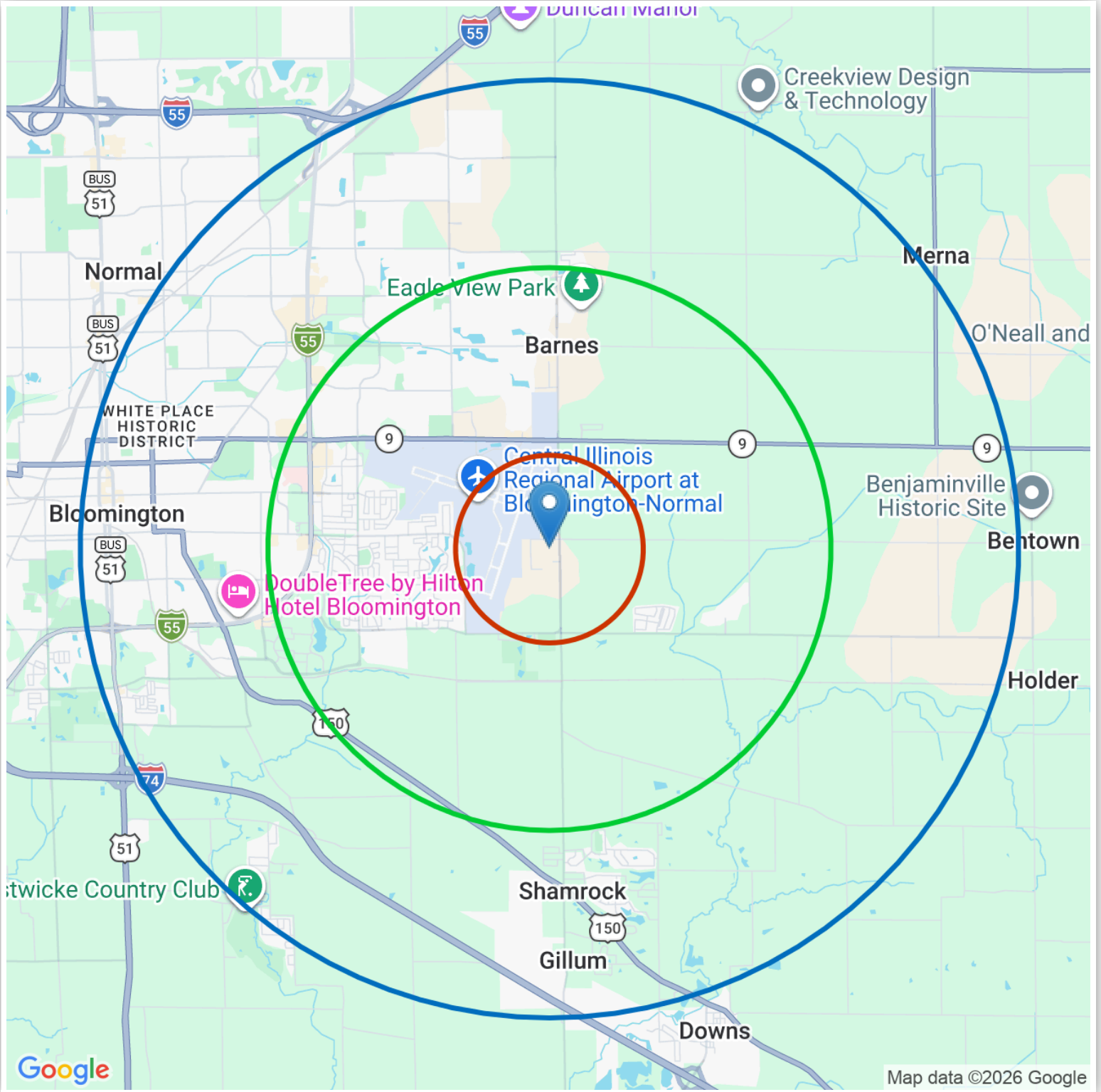
GROSS INTERNAL AREA  
 FLOOR 1: 2838 sq. ft. FLOOR 2: 3234 sq. ft.  
 TOTAL: 6072 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 2838 sq. ft. FLOOR 2: 3234 sq. ft.  
 TOTAL: 6072 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



## MIRA

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# INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

## KEY FACTS

**230**  
Population

**42.3** Median Age

**2.15**  
Average Household Size

**108**  
Total Households

## EDUCATION

**0%**  
No High School Diploma

**20.13%**  
High School Graduate

**15.09%**  
Some College

**45.28%**  
Bachelor's/Grad

## BUSINESS

**62**  
Total Businesses

**756**  
Total Employees

## EMPLOYMENT

**9** Manufacturing Employees  
**29** Retail Trade Employees

**5** Eating & Drinking Employees  
**62** Finance/Ins/Real Estate Emp

**0%** Unemployment Rate

## INCOME

**\$120,026**  
Median Household Income

**\$55,028**  
Per Capita Income

**\$742,732**  
Median Net Worth

## Households by Income

The largest group : \$100,000 - \$149,999 (35.51%) ■  
The smallest group : \$15,000 - \$24,999 (0.93%) ■

Indicator	Value(%)	
< \$15,000	3.74	■
\$15,000 - \$24,999	0.93	■
\$25,000 - \$34,999	0.93	■
\$35,000 - \$49,999	3.74	■
\$50,000 - \$74,999	7.48	■
\$75,000 - \$99,999	14.02	■
\$100,000 - \$149,999	35.51	■
\$150,000 - \$199,999	16.82	■
\$200,000+	16.82	■



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# INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

## KEY FACTS

**32,278**  
Population

**37.7** Median Age

**2.41**  
Average Household Size

**13,062**  
Total Households

## EDUCATION

1.79%  
No High School Diploma

20.91%  
High School Graduate

14.06%  
Some College

40.25%  
Bachelor's/Grad

## BUSINESS

**1,185**  
Total Businesses

**34,071**  
Total Employees

## EMPLOYMENT

**3,833**  
Retail Trade Employees

**139**  
Manufacturing Employees

**20,436**  
Finance/Ins/Real Estate Emp

**2,128**  
Eating & Drinking Employees

**2%** Unemployment Rate

## INCOME

**\$96,376**  
Median Household Income

**\$54,694**  
Per Capita Income

**\$317,096**  
Median Net Worth

## Households by Income

The largest group : \$100,000 - \$149,999 (20.89%) ■

The smallest group : \$15,000 - \$24,999 (3.81%) ■

Indicator	Value(%)	
< \$15,000	4.12	■
\$15,000 - \$24,999	3.81	■
\$25,000 - \$34,999	4.76	■
\$35,000 - \$49,999	6.63	■
\$50,000 - \$74,999	18.06	■
\$75,000 - \$99,999	14.24	■
\$100,000 - \$149,999	20.89	■
\$150,000 - \$199,999	10.88	■
\$200,000+	16.59	■



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# INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

## KEY FACTS

**80,512**  
Population

**37.3** Median Age

**2.26**  
Average Household Size

**34,308**  
Total Households

## EDUCATION

2.24%  
No High School Diploma

18.87%  
High School Graduate

15.61%  
Some College

35.54%  
Bachelor's/Grad

## BUSINESS

**3,338**  
Total Businesses

**73,902**  
Total Employees

## EMPLOYMENT

**1,527**  
Manufacturing Employees

**12,747**  
Retail Trade Employees

**5,444**  
Eating & Drinking Employees

**27,124**  
Finance/Ins/Real Estate Emp

**2.8%** Unemployment Rate

## INCOME

**\$76,178**  
Median Household Income

**\$47,673**  
Per Capita Income

**\$214,343**  
Median Net Worth

## Households by Income

The largest group : \$50,000 - \$74,999 (20.33%) ■  
The smallest group : \$15,000 - \$24,999 (5.76%) ■

Indicator	Value(%)	
< \$15,000	7.18	■
\$15,000 - \$24,999	5.76	■
\$25,000 - \$34,999	7.36	■
\$35,000 - \$49,999	8.56	■
\$50,000 - \$74,999	20.33	■
\$75,000 - \$99,999	13.07	■
\$100,000 - \$149,999	17.4	■
\$150,000 - \$199,999	8.1	■
\$200,000+	12.24	■



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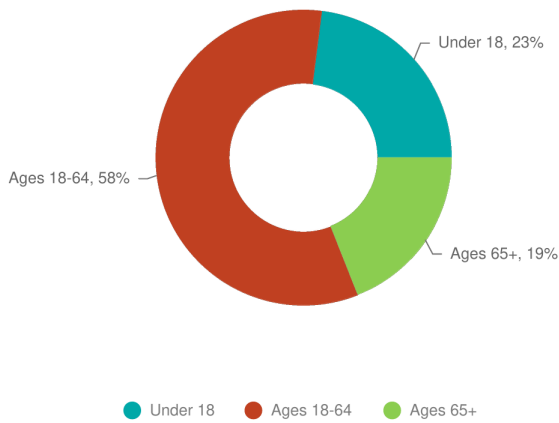
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# INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

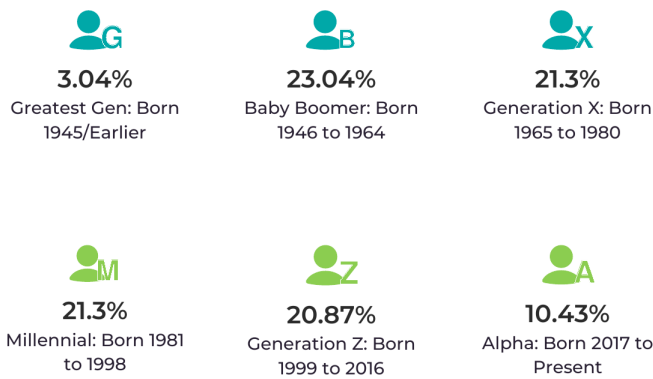
## POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

<b>230</b> Population	<b>107</b> Households	<b>42.3</b> Median Age
<b>2.15</b> Avg Size Household	<b>\$120,026</b> Median Household Income	<b>\$236,818</b> Median Home Value
<b>157</b> Wealth Index	<b>167</b> Housing Affordability	<b>41.3</b> Diversity Index

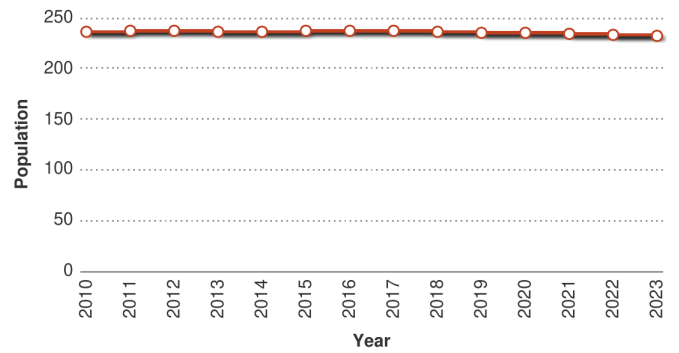
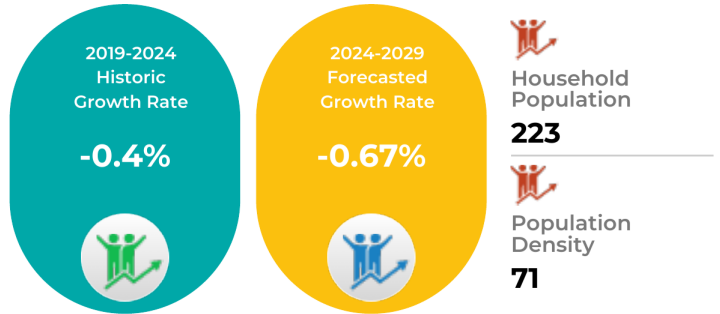
### POPULATION BY AGE



### POPULATION BY GENERATION



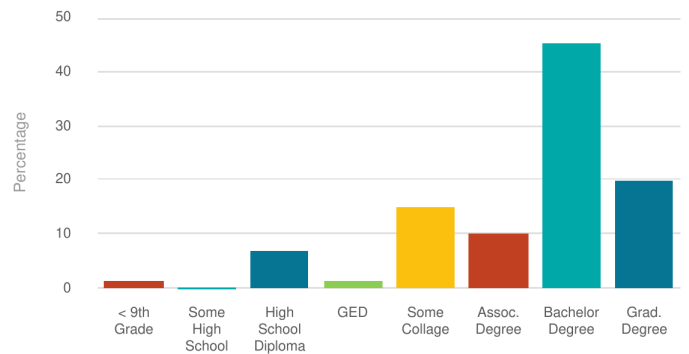
## HISTORICAL & FORECAST POPULATION



### DAYTIME POPULATION



### POPULATION BY EDUCATION



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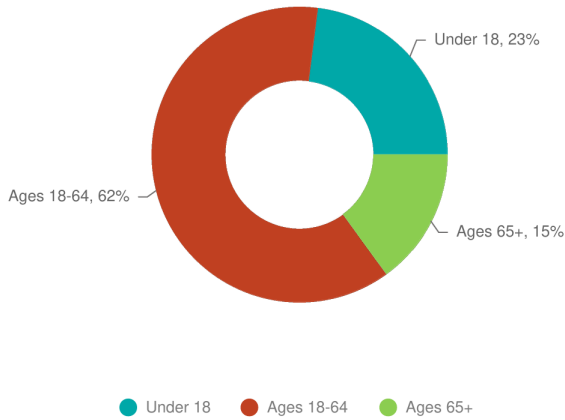


# INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

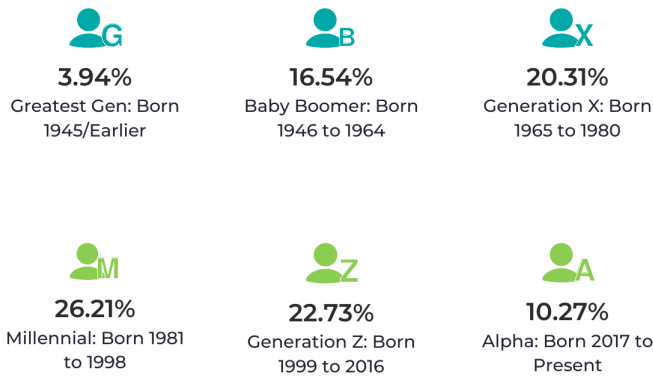
## POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

<b>32,278</b> Population	<b>13,324</b> Households	<b>37.7</b> Median Age
<b>2.41</b> Avg Size Household	<b>\$96,376</b> Median Household Income	<b>\$242,249</b> Median Home Value
<b>120</b> Wealth Index	<b>131</b> Housing Affordability	<b>54.9</b> Diversity Index

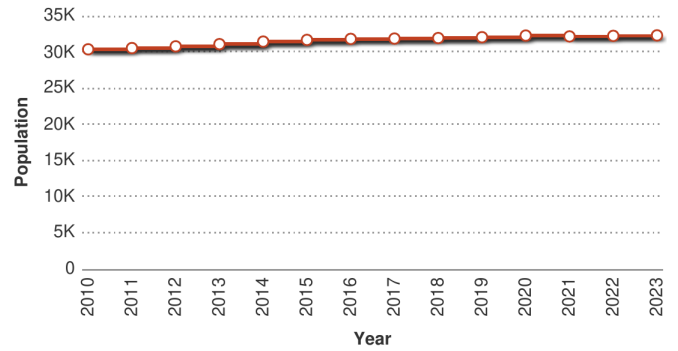
### POPULATION BY AGE



### POPULATION BY GENERATION



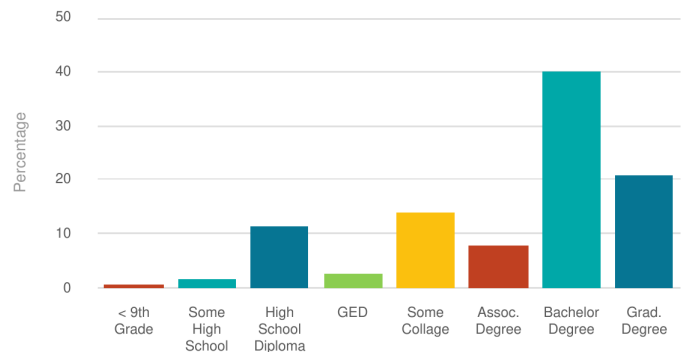
## HISTORICAL & FORECAST POPULATION



### DAYTIME POPULATION



### POPULATION BY EDUCATION



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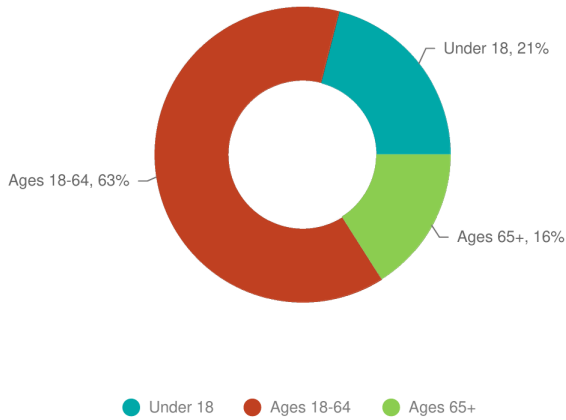


# INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

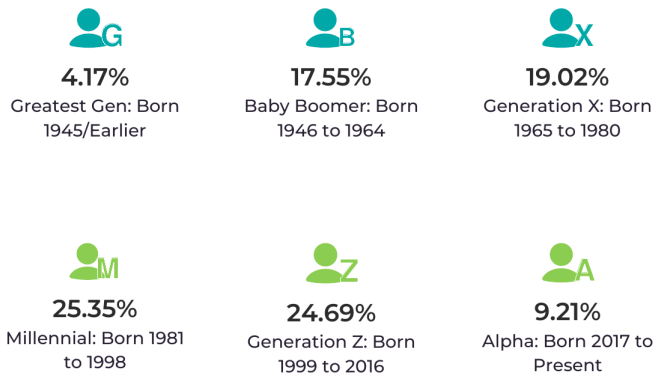
## POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

<b>80,512</b> Population	<b>34,791</b> Households	<b>37.3</b> Median Age
<b>2.26</b> Avg Size Household	<b>\$76,178</b> Median Household Income	<b>\$221,471</b> Median Home Value
<b>99</b> Wealth Index	<b>113</b> Housing Affordability	<b>53</b> Diversity Index

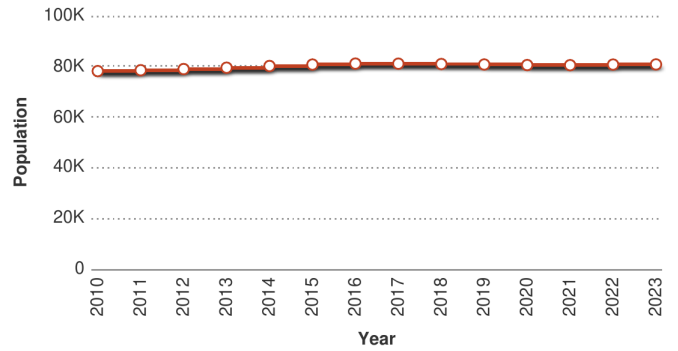
### POPULATION BY AGE



### POPULATION BY GENERATION



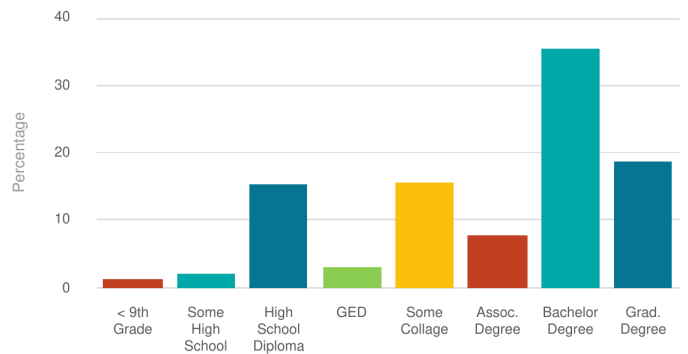
### HISTORICAL & FORECAST POPULATION



### DAYTIME POPULATION



### POPULATION BY EDUCATION



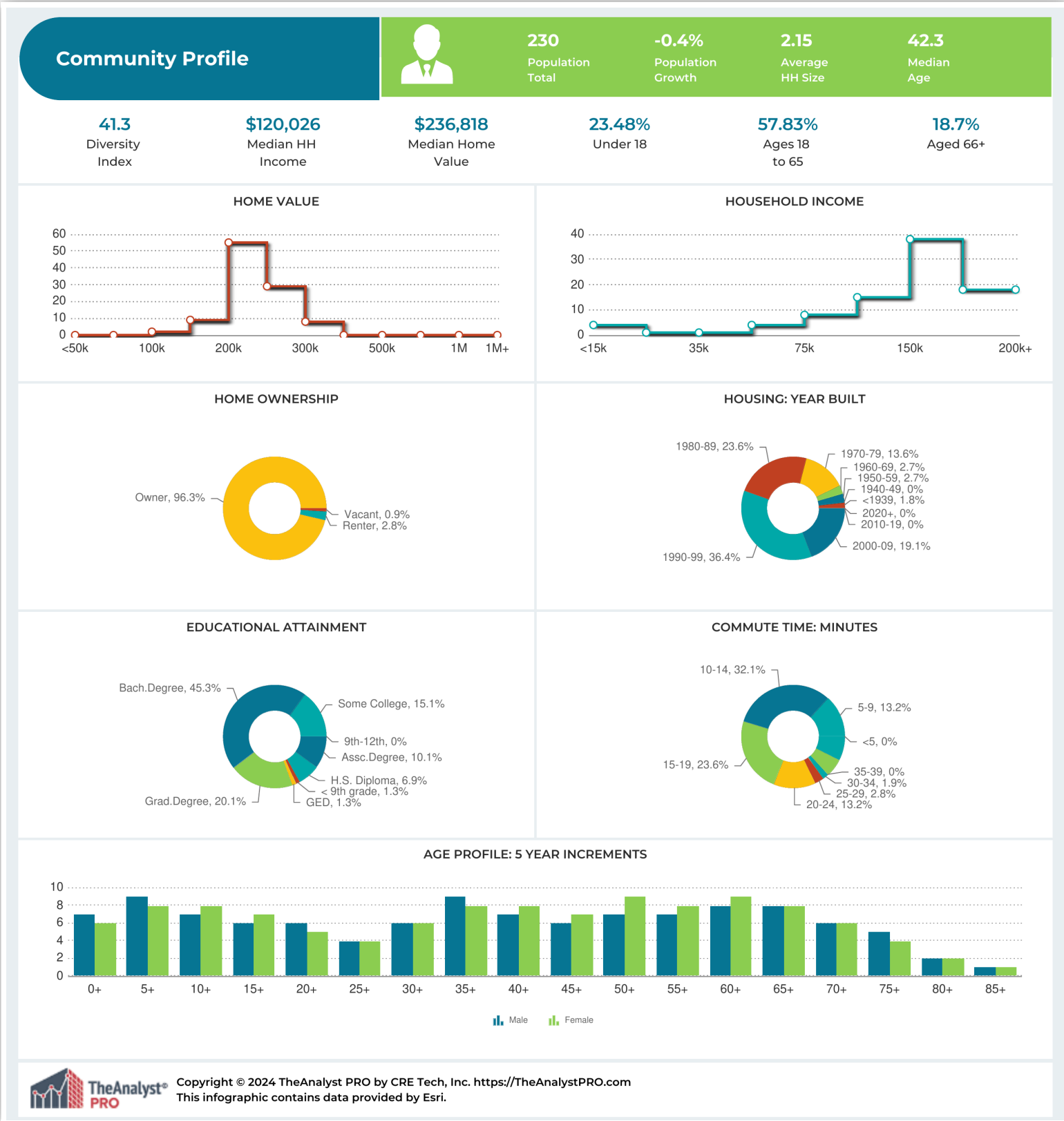
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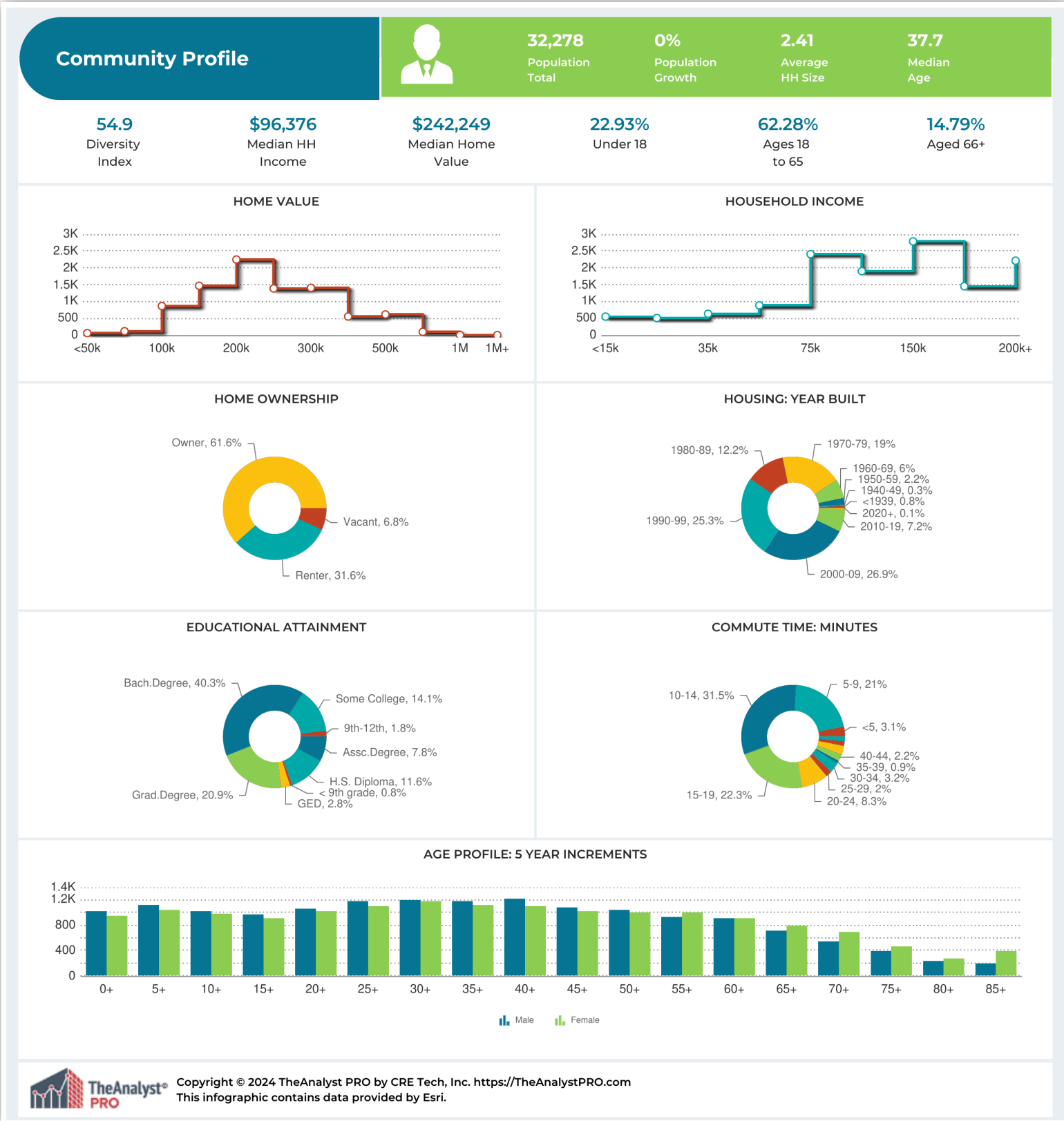
# INFOGRAPHIC: COMMUNITY PROFILE (RING: 1 MILE RADIUS)



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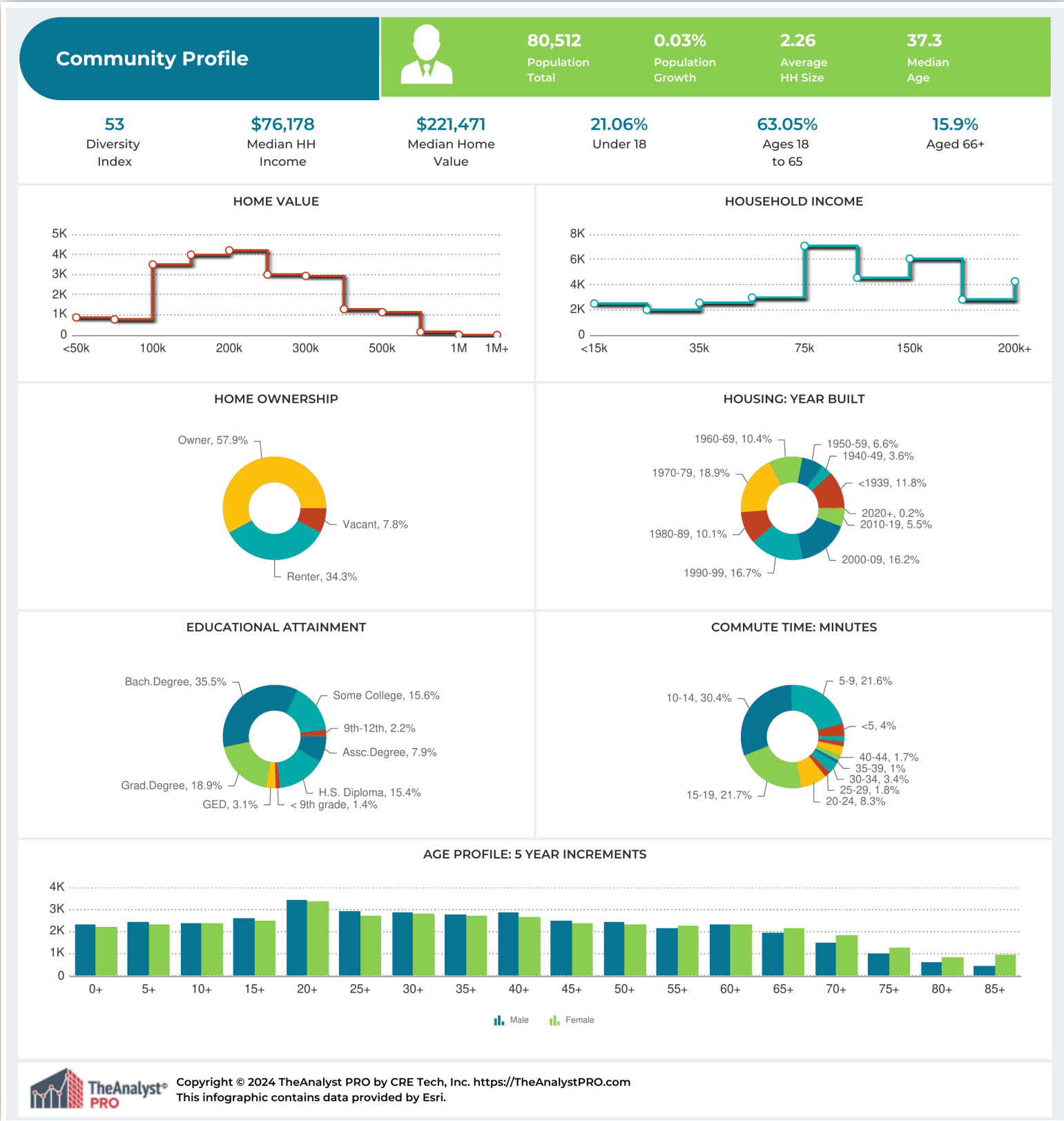
# INFOGRAPHIC: COMMUNITY PROFILE (RING: 3 MILE RADIUS)



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# INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)



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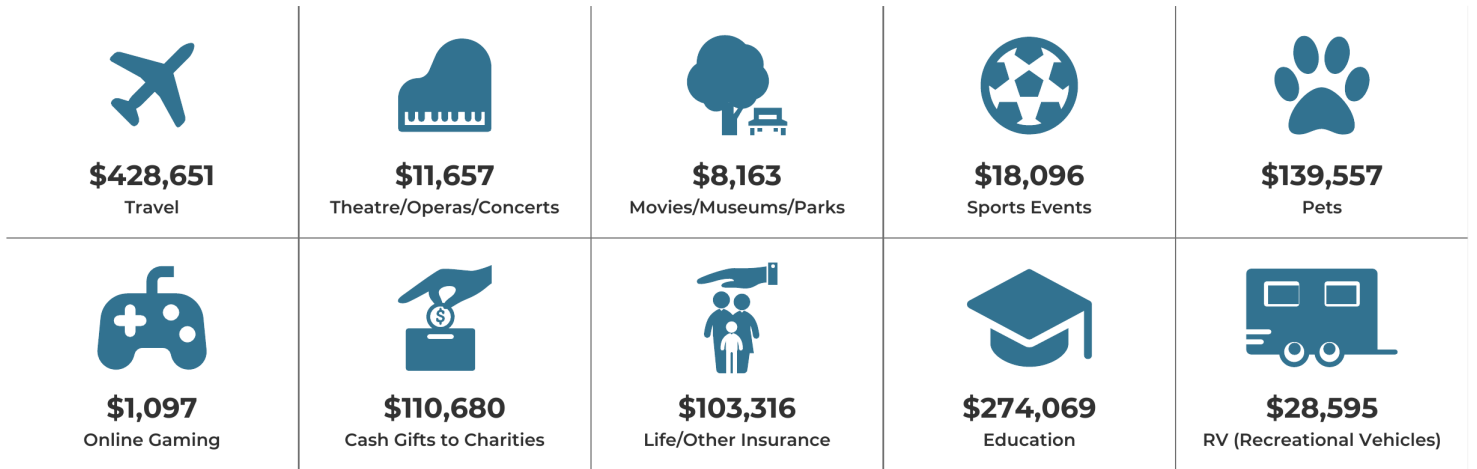
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## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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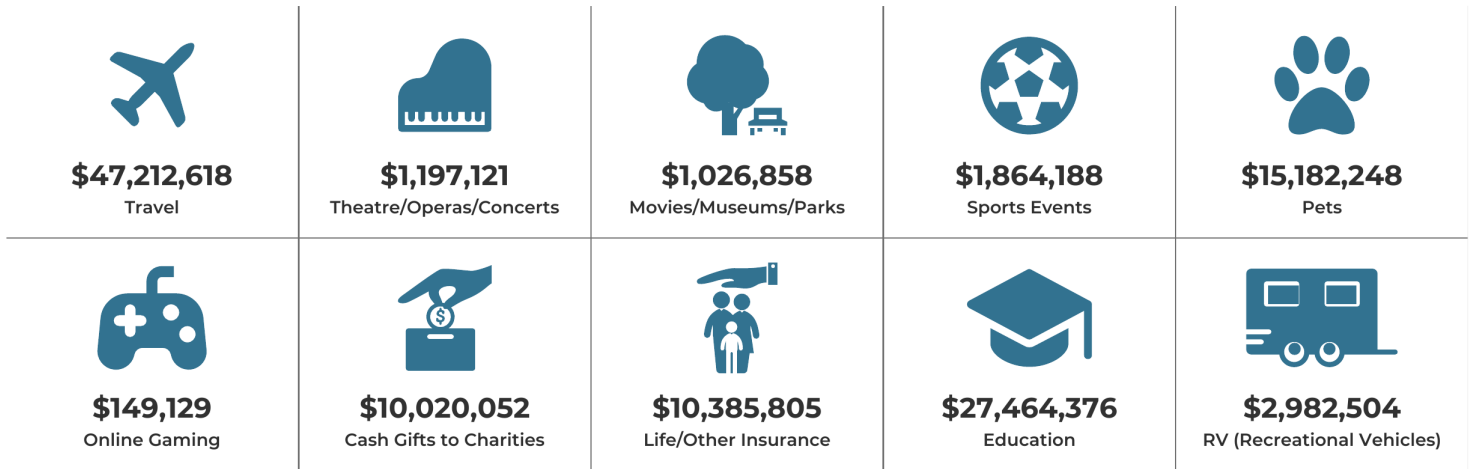


## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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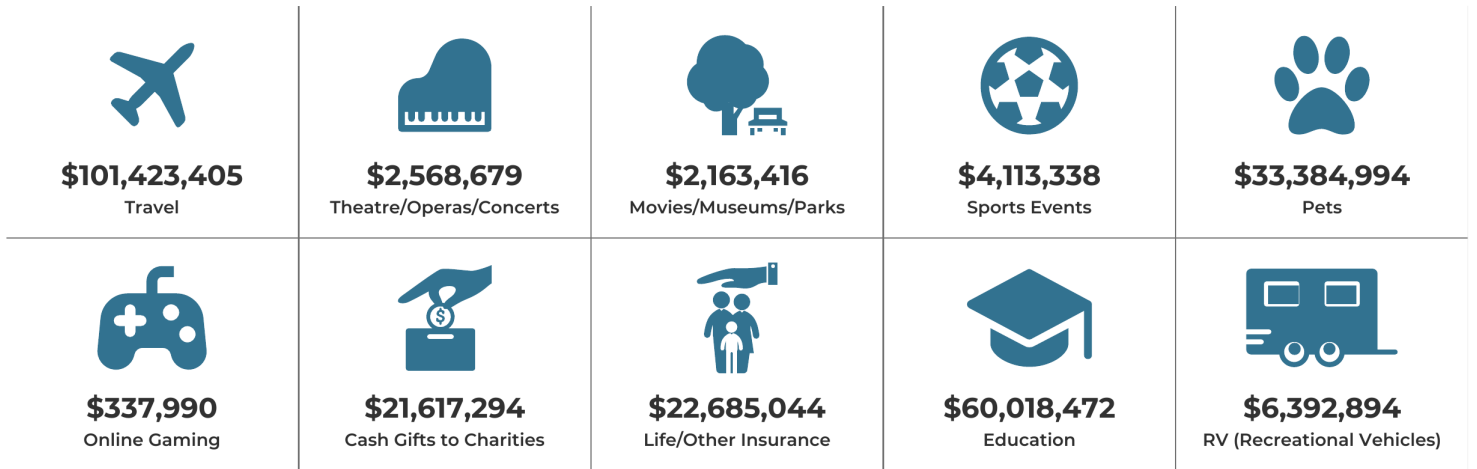
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## Lifestyle and Tapestry Segmentation Infographic

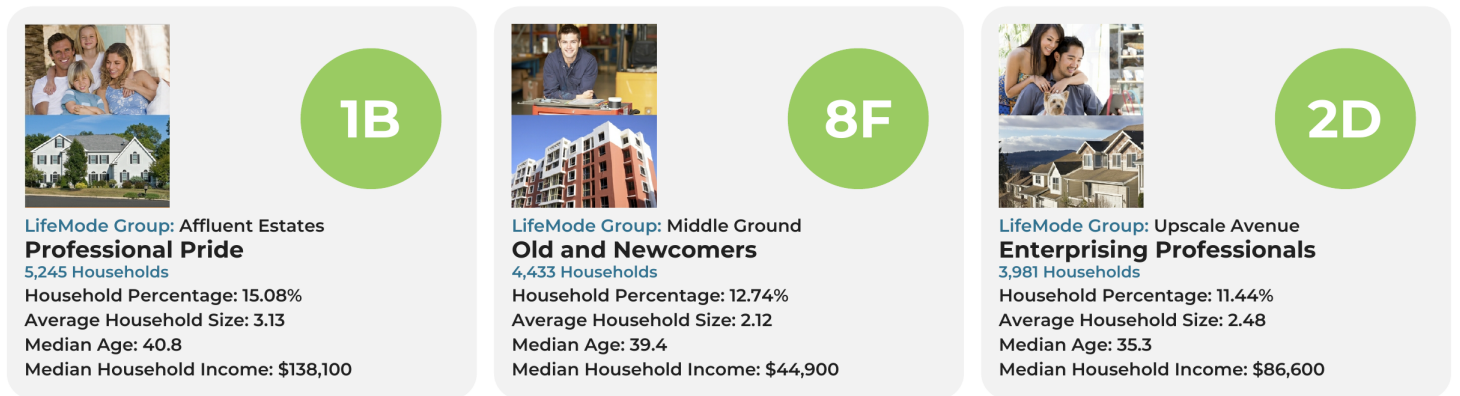
### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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# INFOGRAPHIC: LIFESTYLE / TAPESTRY

## Esri Tapestry Segmentation

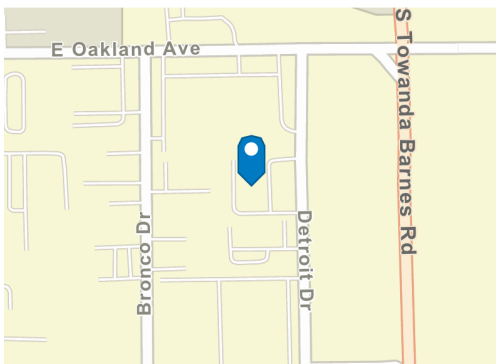
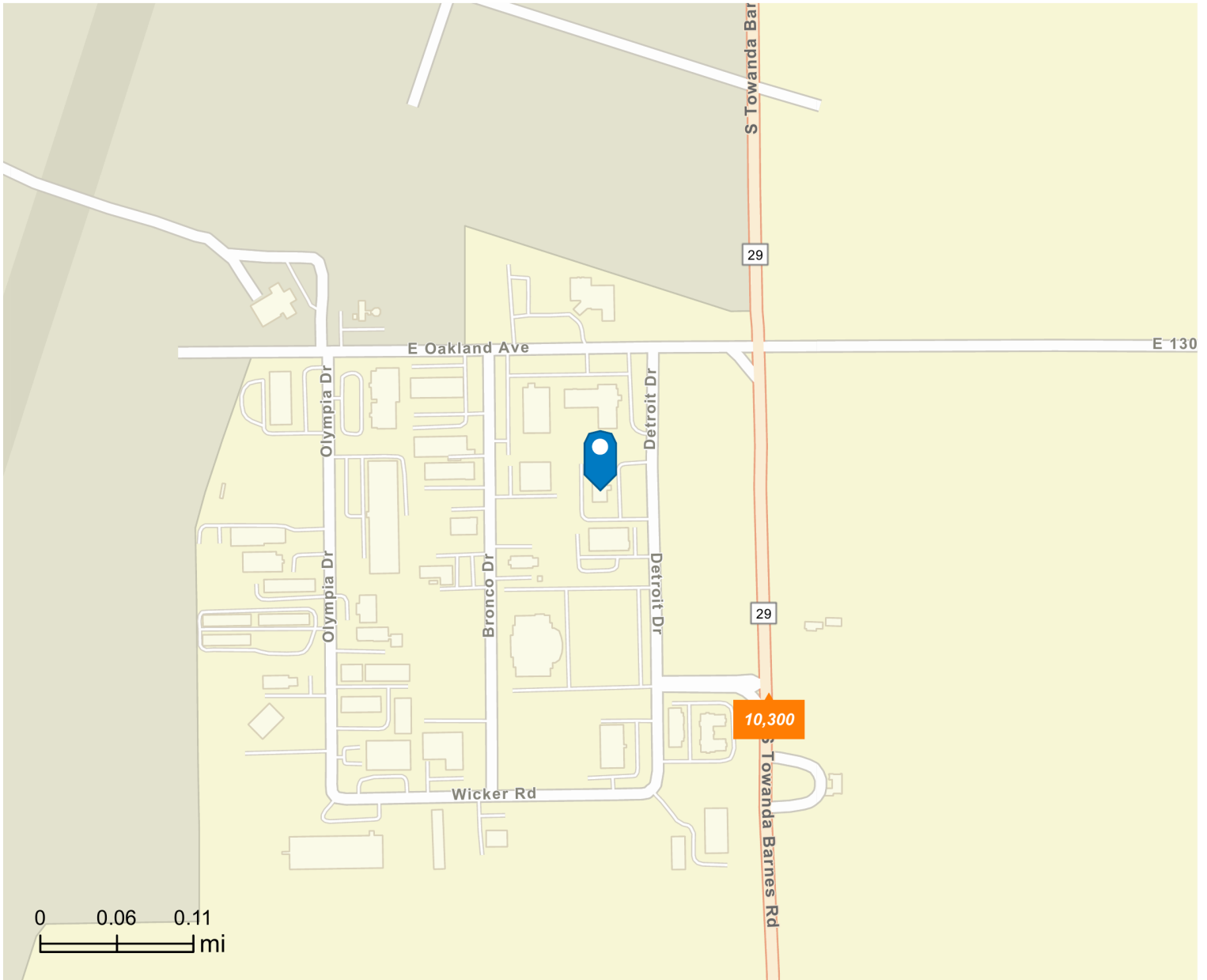
Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)

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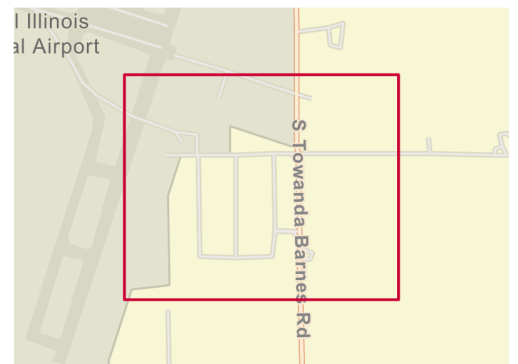
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# TRAFFIC COUNT MAP - CLOSE-UP



## Average Daily Traffic Volume

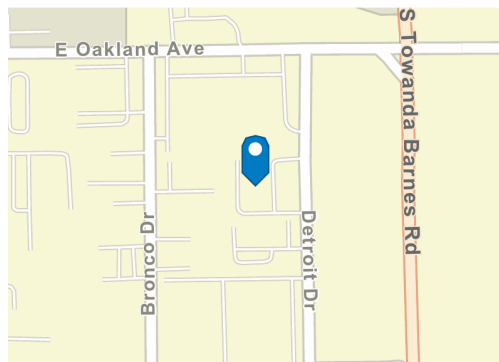
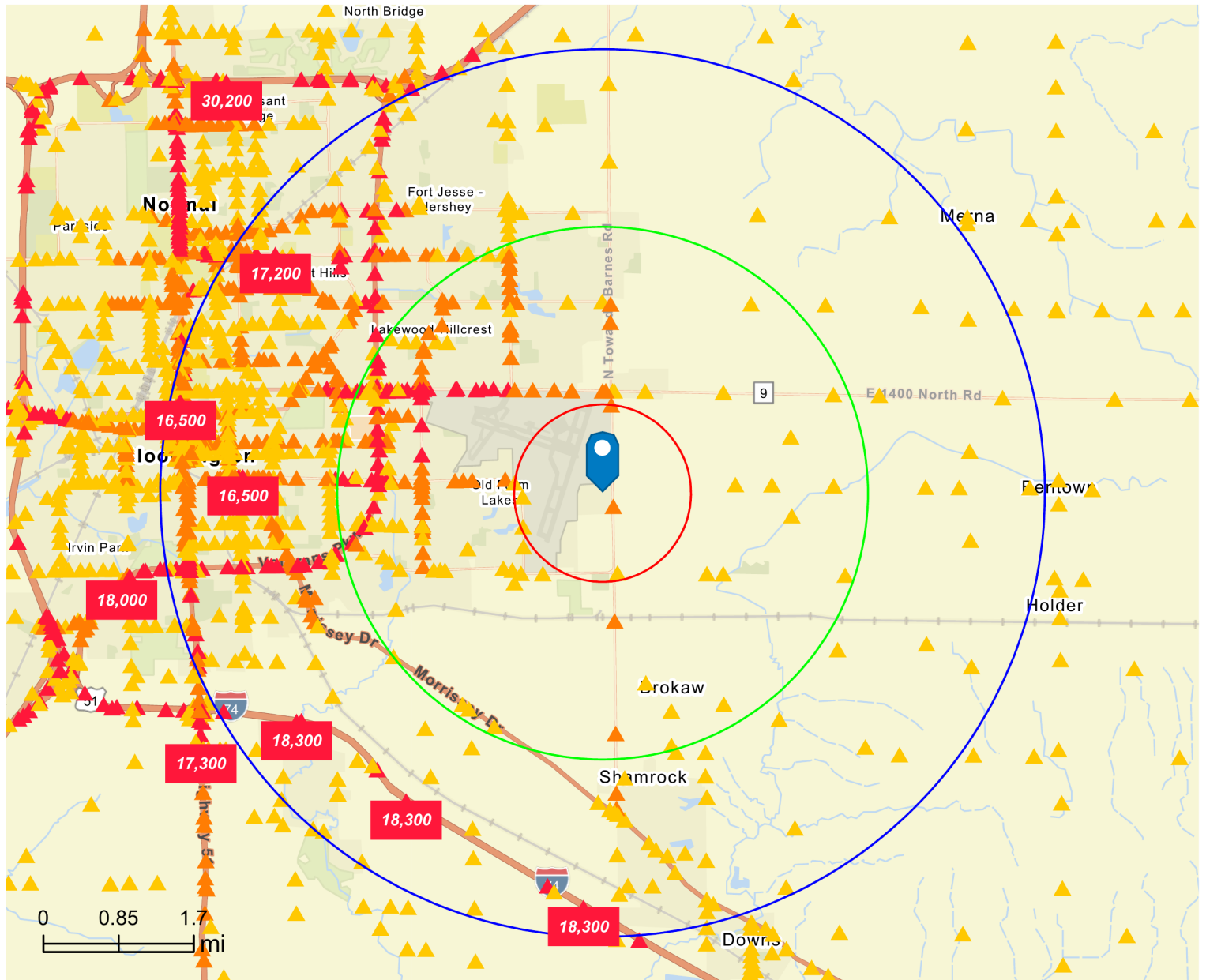
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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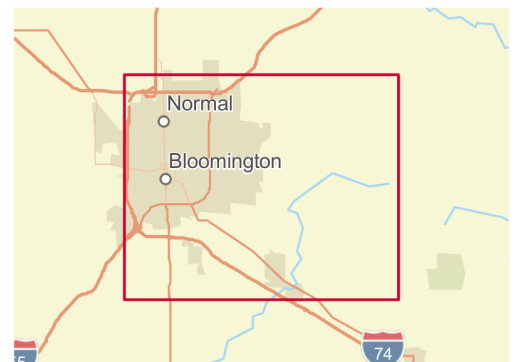
407 Detroit Drive, Bloomington, IL, 61704

# TRAFFIC COUNT - STUDY AREA (RINGS: 1, 3, 5 MILE RADIUS)



## Average Daily Traffic Volume

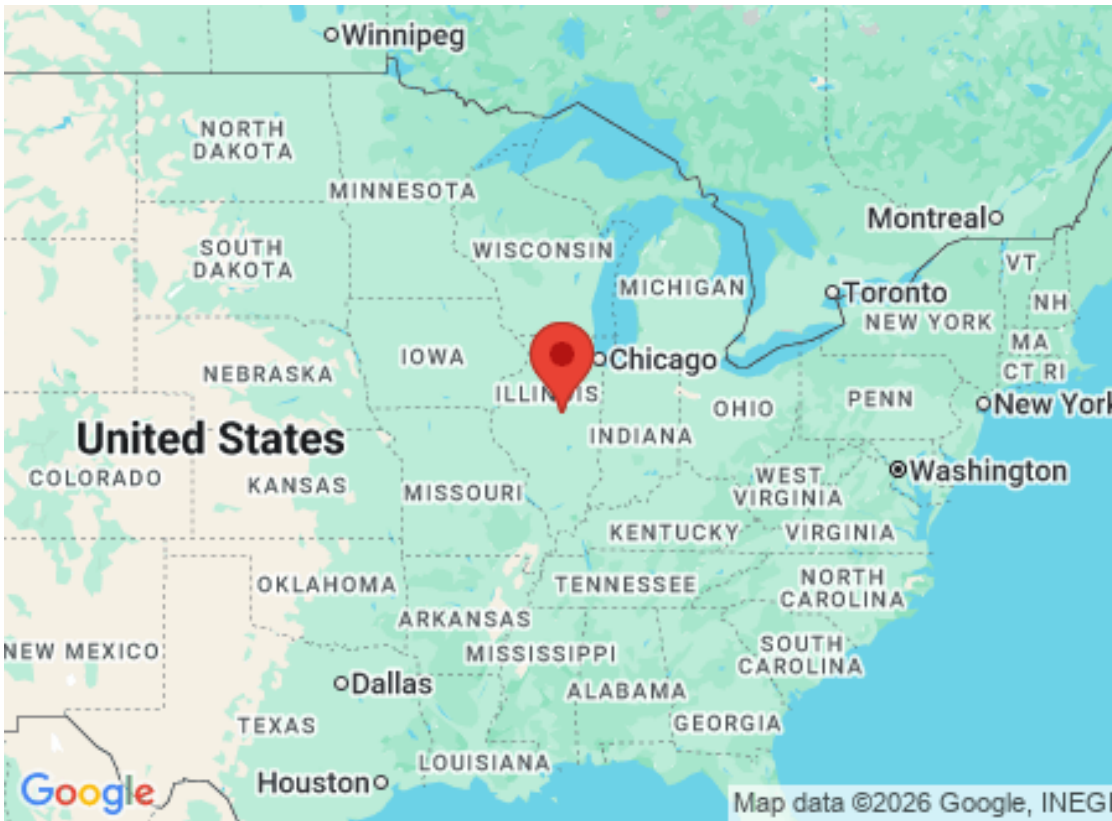
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



## MIRA

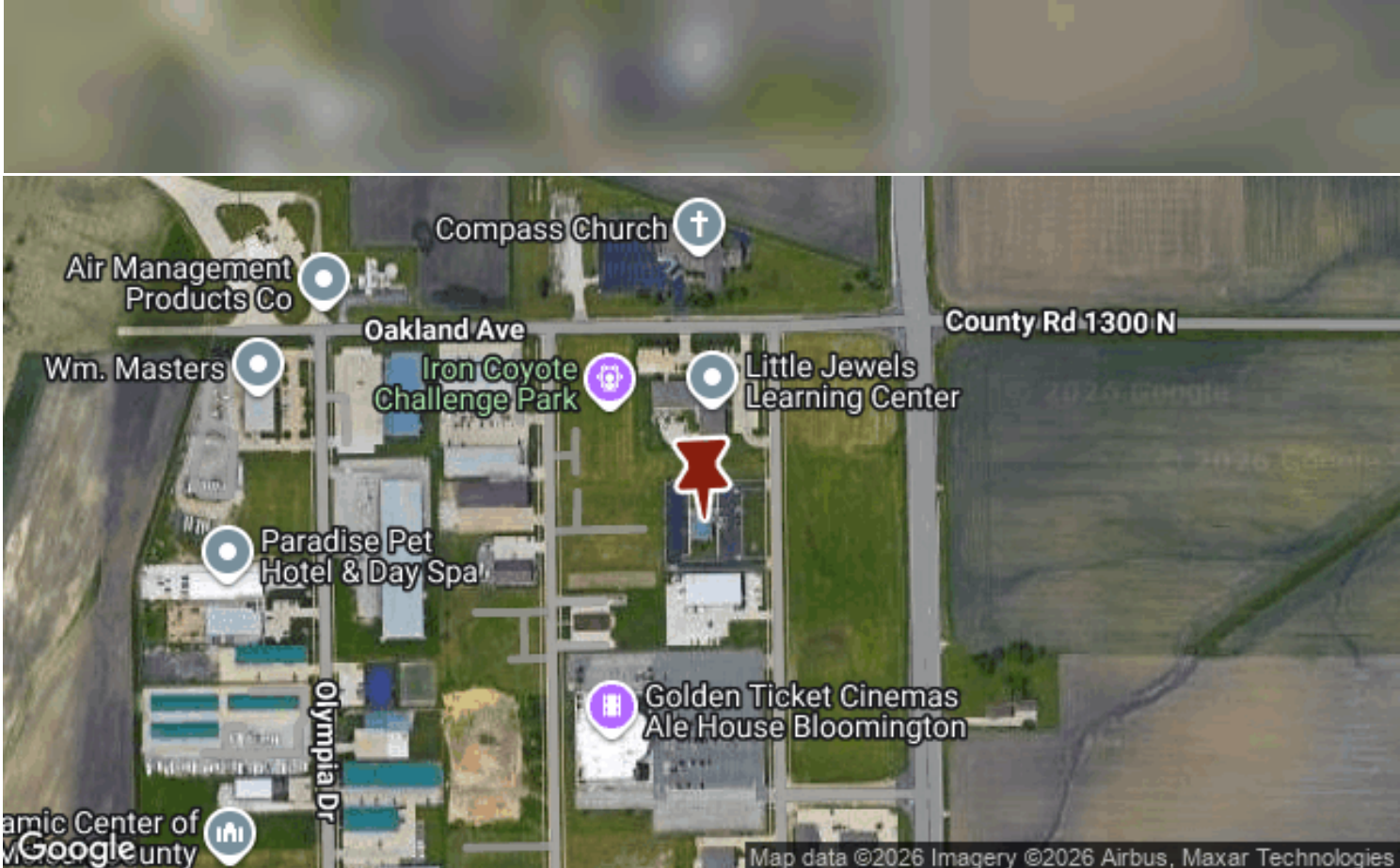
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# AREA LOCATION MAP



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# AERIAL ANNOTATION MAP



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# STREET VIEW MAP



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CONTACT



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