

FOR SALE OR LEASE

Constitution Trail Centre

MCKNIGHT & BRADFORD // NORMAL, IL 61761



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 **BAUM**
REALTY GROUP

AVAILABLE SPACE**±2,000 - ±30,000 SF****PROPERTY HIGHLIGHTS**

- + New construction retail available for sale or lease/build-to-suit at Constitution Trail Centre
- + Flexible layout options including Anchor & Jr. Anchor space and free standing single or multi-tenant buildings
- + Located adjacent to new Hotel and across the street from existing Home 2 Suites Hilton
- + 100 Apartments and 38 row homes under construction, creating a captive audience all within walking distance of this opportunity
- + Shadow anchored by Schnucks grocery store, Pet Supplies Plus, and 14-screen AMC Theater
- + Area retailers include Starbucks, Moe's Southwest Grill, Wendy's, Subway, Anytime Fitness, and Discount Tire



Conceptual retail plan. Not to scale.

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5 MILE RADIUS

103,686
POPULATION

124,204
HOUSEHOLDS

\$95,876
AVG. HOUSEHOLD INCOME

5 MINUTE DRIVE

ILLINOIS STATE UNIVERSITY
21,546
STUDENTS

RIVIAN EV PLANT
±8,000
EMPLOYEES

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