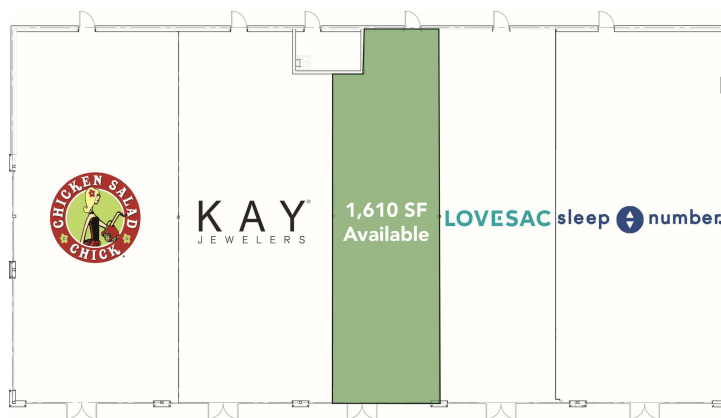


BLOOMINGTON RETAIL

506 IAA Dr, Bloomington, IL 61701

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Exceptional retail opportunity with unbeatable visibility along Veterans Parkway, Bloomington's busiest thoroughfares with over 75,000 VPD. Situated directly across from Eastland Mall and St. Joseph's Hospital and Neighboring national retailers include Dick's Sporting Goods, DSW, HomeGoods, Ashley Furniture, Five Below, OshKosh, PetSmart, Carters, and Orange Theory.

Situated just north of State Farm's World Headquarters, which employs over 15,000 professionals, and east of Illinois State University, home to 18,000+ students, this location offers exceptional access to a strong consumer base. Ideal for retail/restaurant, seeking maximum visibility and foot traffic in a thriving commercial corridor.

PROPERTY HIGHLIGHTS

- Convenient access to major roads and highways with over 75,000 VPD
- Surrounded by high performing national retailers
- Located north of State Farms World HQ with over 15,000 employees and Illinois State University nearby with over 18,000 students

OFFERING SUMMARY

Lease Rate:	\$36 SF/yr (NNN)
Available SF:	1,610 SF
Building Size:	10,868 SF



ACCESS Commercial, LLC

KIRK HANSON

Kirk@accesscommercial.com
402.616.2580
Principal

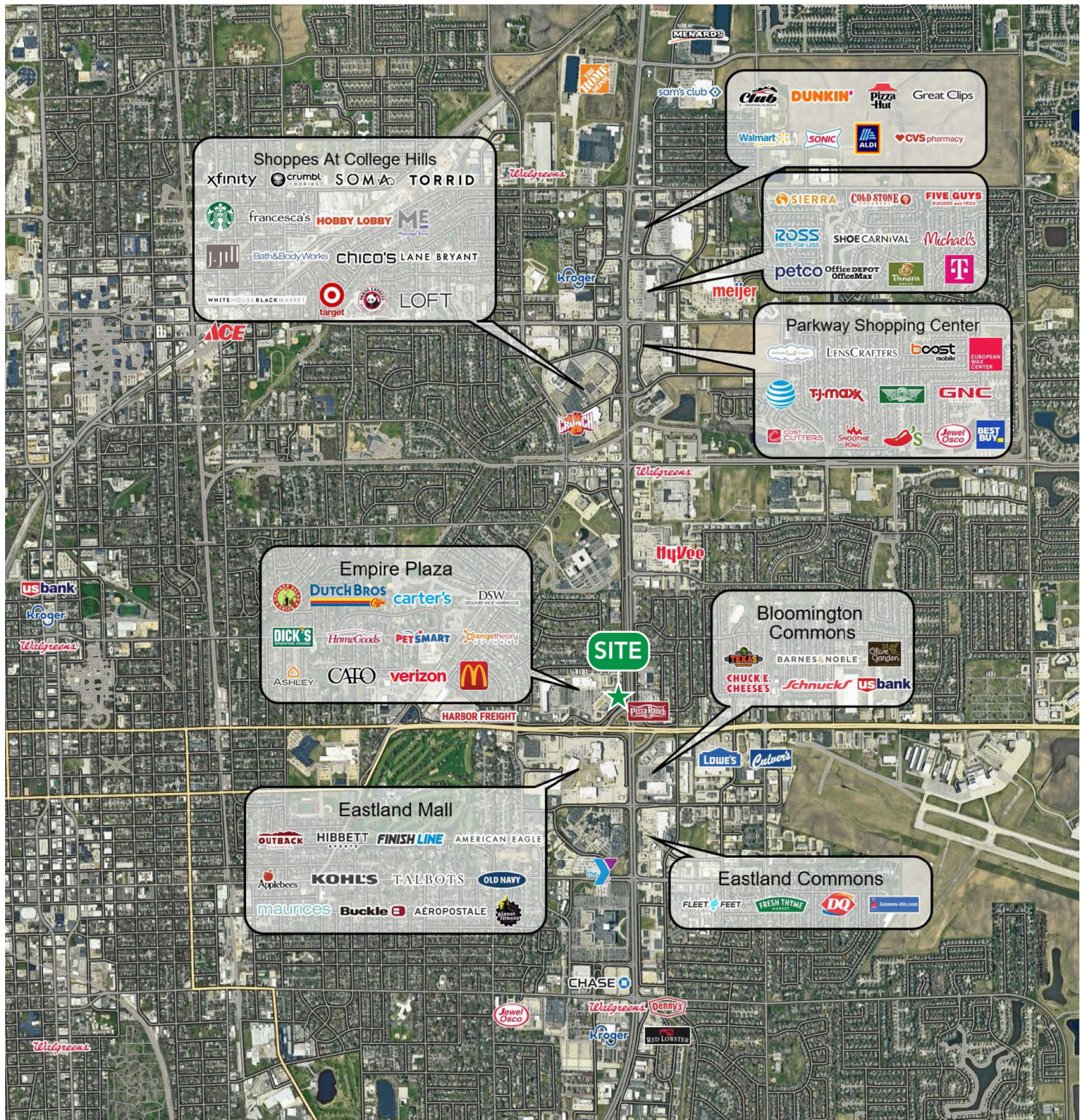
ROCKY PRYOR

rocky@accesscommercial.com
402.216.7887
Brokerage Associate

BLOOMINGTON RETAIL

506 IAA Dr, Bloomington, IL 61701

RETAIL MAP



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PROPERTY OVERVIEW



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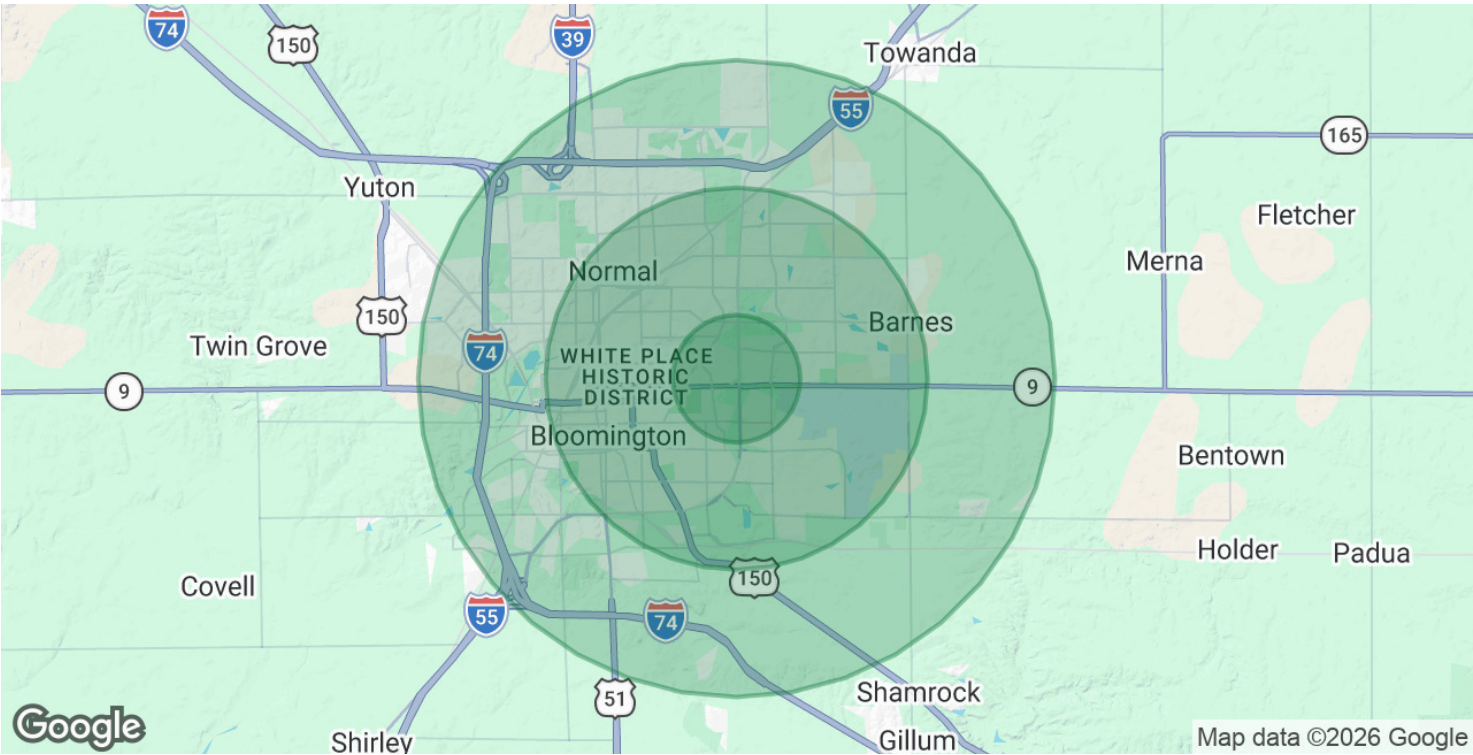
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BLOOMINGTON RETAIL

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,681	96,655	133,154
Daytime Population	26,328	152,965	198,415
Employees in area	18,887	65,734	78,475
Businesses in area	695	2,482	2,981

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,008	40,195	55,477
Average Household Income	\$92,088	\$98,394	\$100,372

2024 American Community Survey (ACS)



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PLACER.AI DATA 08/19/26

KOHL'S

0.4 Miles from Site



VISITS

589,400

in the last 12 months



RANKING

93rd

percentile nationwide

HomeGoods®

0.2 Miles from Site



VISITS

496,800

in the last 12 months



RANKING

96th

percentile nationwide
#1 store in Illinois



1.2 Miles from Site



VISITS

557,200

in the last 12 months



RANKING

94th

percentile nationwide



1 Mile from Site

VISITS

321,900

in the last 12 months

RANKING

93rd

percentile nationwide



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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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