



ACCESS Commercial, LLC



**506 IAA Drive**  
Bloomington, IL 61701

**RETAIL | FOR LEASE**

## PROPERTY HIGHLIGHTS



**ADDRESS:**

506 IAA Drive,  
Bloomington, IL 61701



**SPACE AVAILABLE:**

1,610 SF



**LEASE RATE:**

\$36, NNN



**High Visibility:**

To Veterans Parkway



**ACCESS Commercial, LLC**  
[www.accesscommercial.com](http://www.accesscommercial.com)  
10730 Pacific Street, Suite 230  
Omaha, NE 68114 | 402.502.1983

## ABOUT THE PROPERTY

Exceptional retail opportunity with unbeatable visibility along Veterans Parkway, one of Bloomington's busiest thoroughfares. Situated directly across from Eastland Mall and St. Joseph's Hospital, this high-traffic location benefits from outstanding exposure with 68,000+ vehicles per day (VPD). 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.

**Kirk Hanson**

[kirk@accesscommercial.com](mailto:kirk@accesscommercial.com)  
402.616.2580

**Rocky Pryor**

[rocky@accesscommercial.com](mailto:rocky@accesscommercial.com)  
402.216.7887



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3-MILE AERIAL



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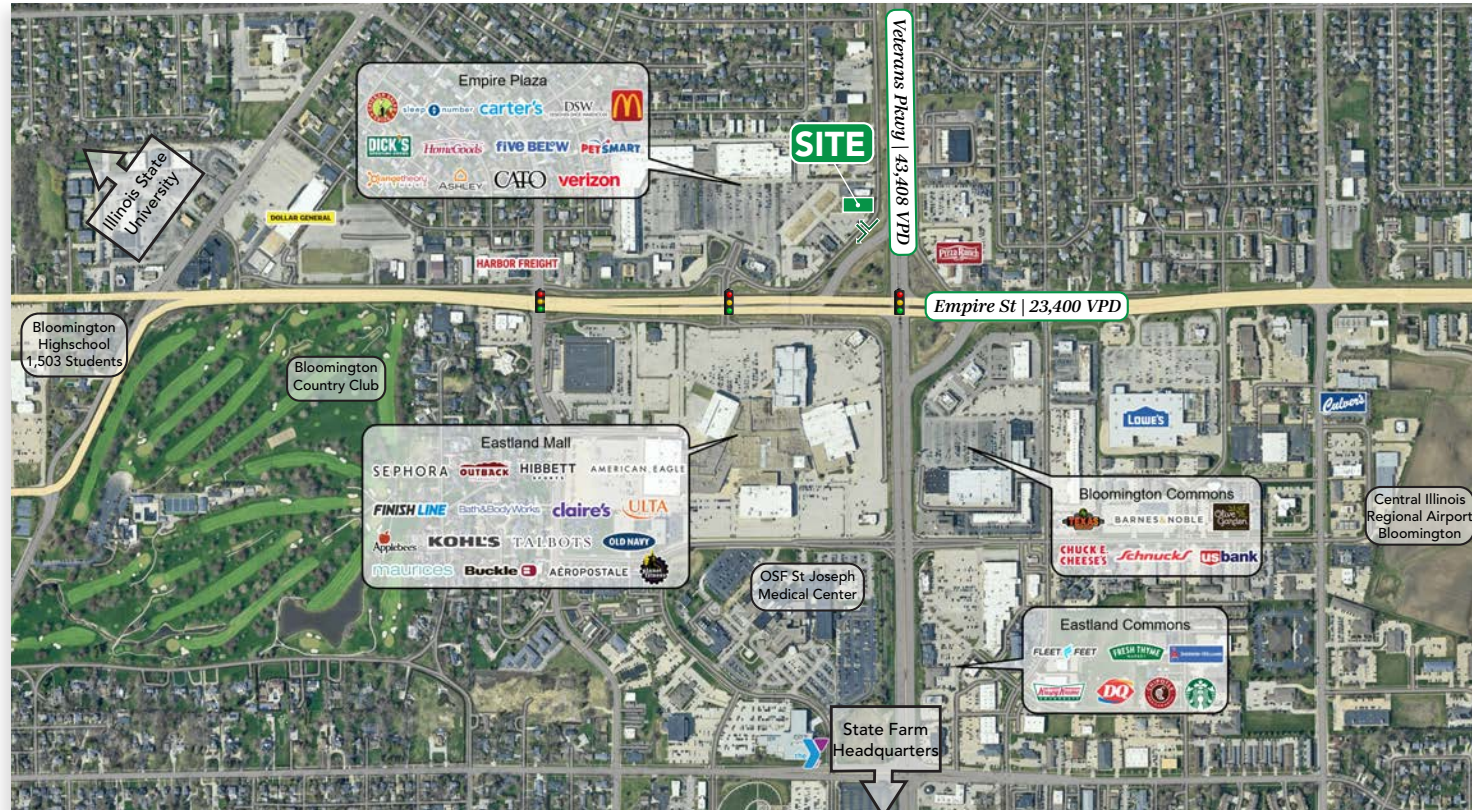
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LOCAL AERIAL



	Population	Median HH Income	No. of Households	Daytime Population	Employees In The Area	Businesses In The Area
1-mile	9,600	\$66,829	4,564	12,367	9,825	740
3-mile	92,961	\$75,672	38,822	69,709	39,770	3,077
5-mile	131,292	\$76,249	54,518	91,714	50,730	3,773

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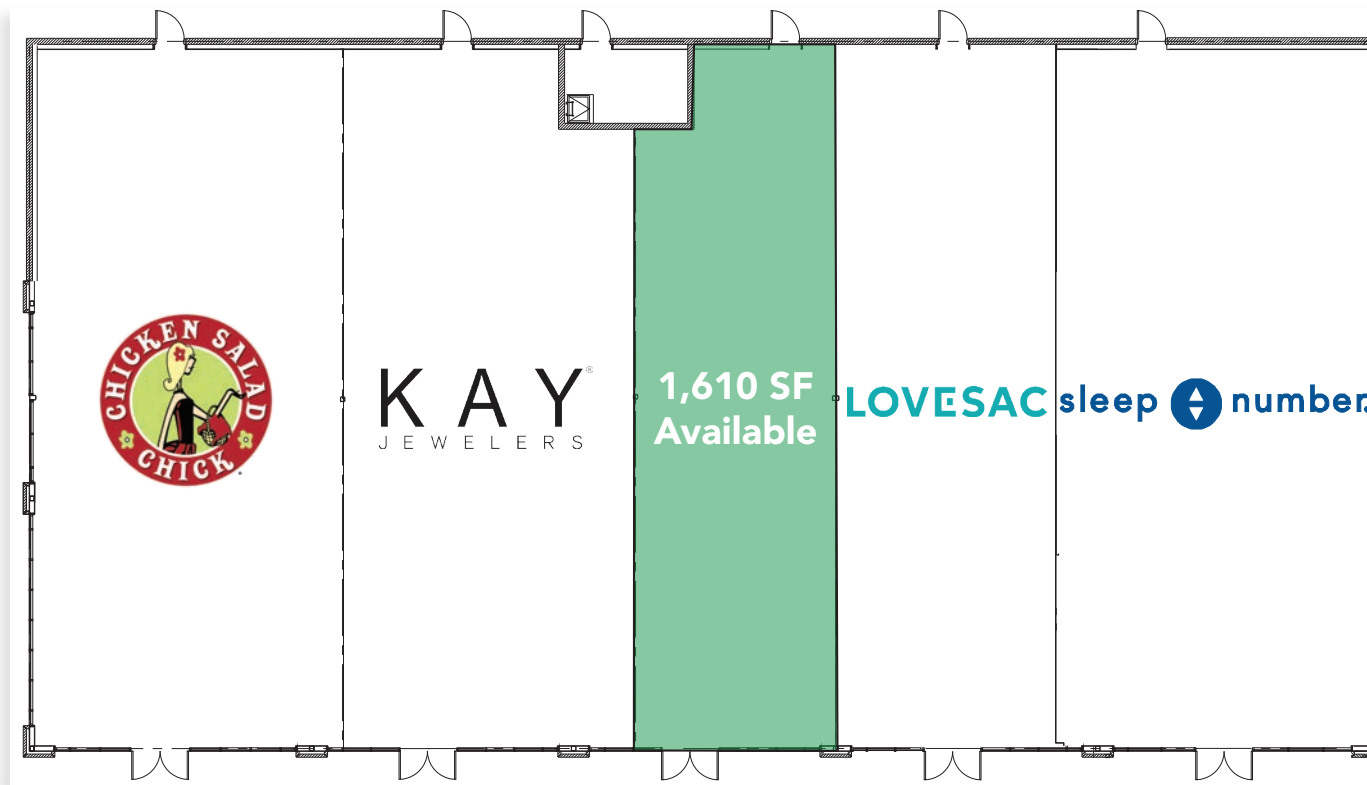
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SITE PLAN



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PLACER.AI May 26

Placer.ai Software offers transformative benefits for businesses by providing real-time, location-based consumer insights that drive smarter decision-making. With its robust data analytics capabilities, ACCESS uses it to help business owners glean insight into foot traffic, understand customer behavior, and analyze competitive trends with unparalleled accuracy. Whether optimizing site selection, tailoring marketing strategies, or measuring the effectiveness of campaigns, we use Placer.ai to equip businesses with actionable intelligence to stay ahead in dynamic markets. Its intuitive interface and visual reports make complex data accessible, empowering teams to make data-driven decisions that enhance operational efficiency and boost ROI.



KOHL'S

0.4 Miles from Site



VISITS  
589,400  
in the last 12 months



RANKING  
87th  
percentile nationwide

HomeGoods

0.2 Miles from Site



VISITS  
496,800  
in the last 12 months



RANKING  
97th  
percentile nationwide



1.2 Miles from Site



VISITS  
548,200  
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 is responsible for all business development and brokerage activities for ACCESS and affiliated companies. He 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) and the Entrepreneurs Organization (EO).



### Rocky Pryor Broker Associate

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.

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



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