

FOR LEASE | 2,450 SF - 5,199 SF
1328 E. Empire, Bloomington, IL



THE REAL ESTATE GROUP



PROPERTY HIGHLIGHTS

- Rt. 9/Empire Street
- Empire and Veterans Parkway one of the highest trafficked intersections outside of Cook County
- Located on the frontage road between Fairway Drive and Towanda Avenue
- Across from Eastland Mall and down the road from the planned re-development of the former Kmart and Colonial Plaza shopping center
- Shared building with Twin City Vapor, Mes Amis Salon & Spa and Minerva Promotions
- Pylon Signage available
- Great for a new or growing business

PROPERTY OVERVIEW

LEASE PRICE: \$5.00 - 8.25/SF Mod. Gross

SF AVAILABLE: 2,450 SF upstairs unit
2,739 SF first floor unit
5,199 SF combined

FOR MORE DETAILS CONTACT:

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304 N. Hershey Rd, Bloomington, IL 61704

www.coldwellhomes.com

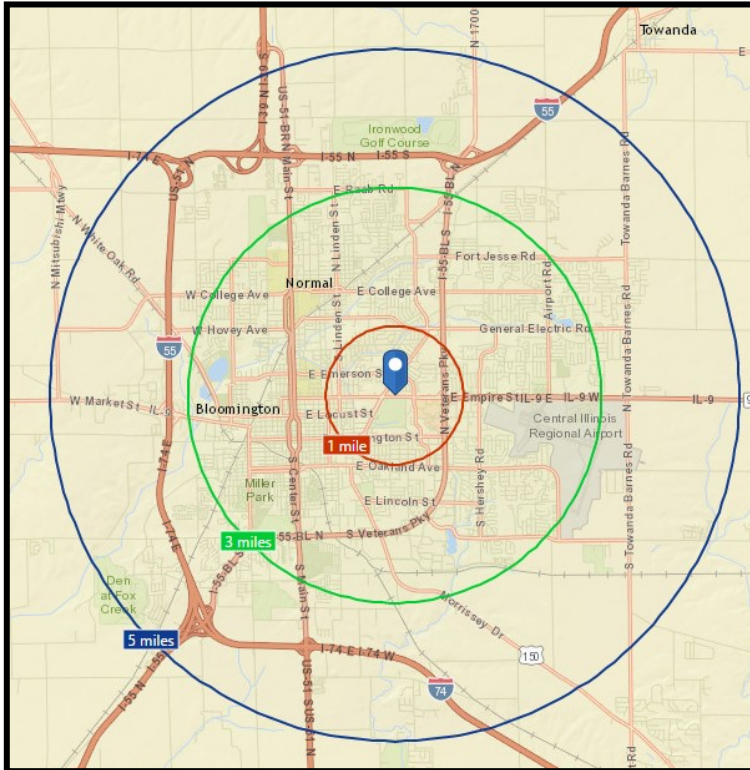
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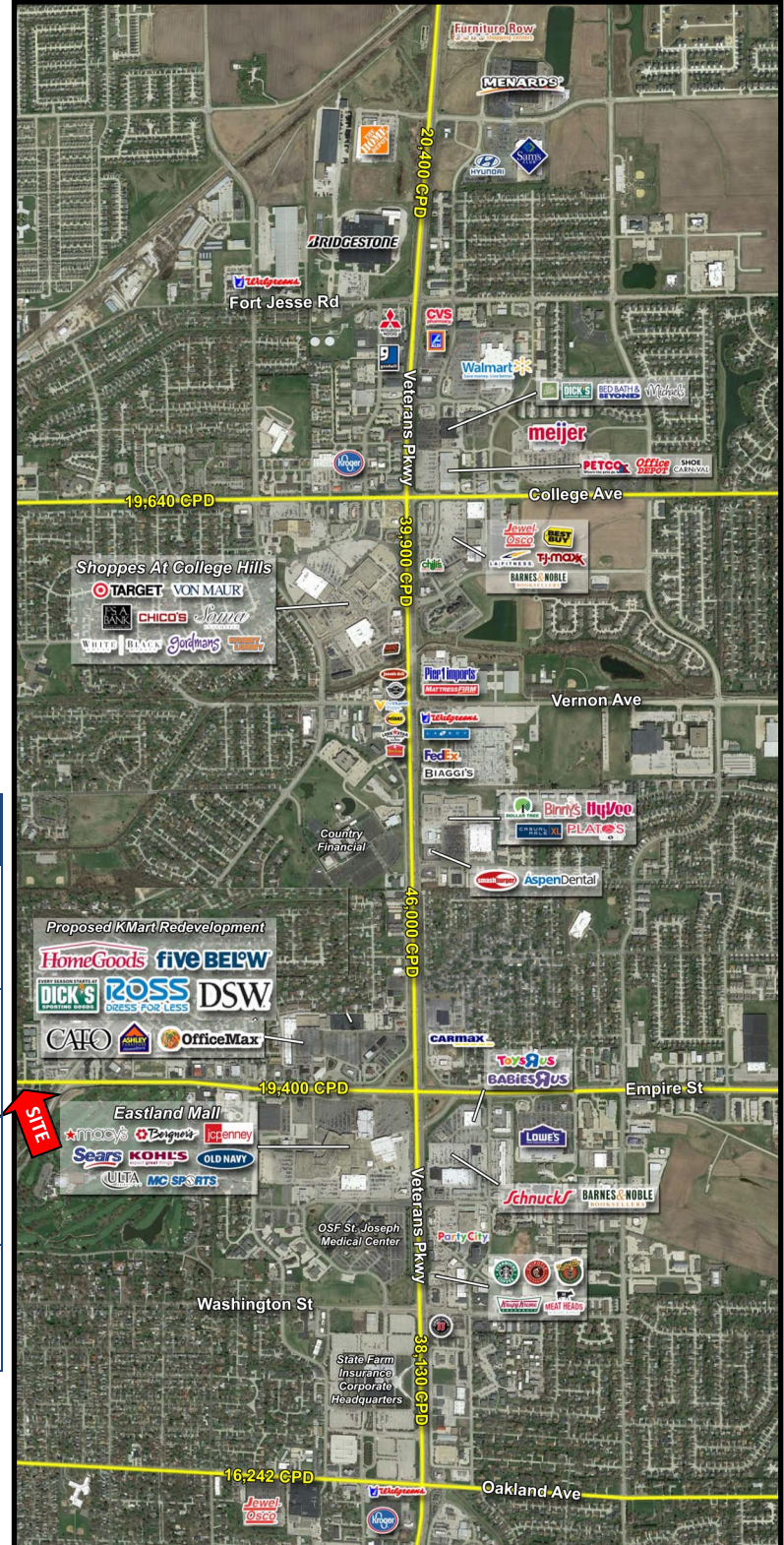
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1 MILE	3 MILE	5 MILE
9,390	104,832	135,560
Est. Population	Est. Population	Est. Population
\$79,087	\$71,470	\$75,827
Est. Average Income	Est. Average Income	Est. Average Income
46,996	118,275	130,685
No. of Employees	No. of Employees	No. of Employees
708	4,509	5,281
No. of Businesses	No. of Businesses	No. of Businesses



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