

FOR SALE

1408 E. Empire—Bloomington, IL

TIF DISTRICT



Free Standing Office Building in TIF District

Rt. 9/East Empire Visibility

\$785,000

- Situated in front of new Empire Crossing Redevelopment Center, soon to be home to DSW Shoes, Dick's Sporting Goods, Home Goods, Five Below, Pet Smart and Carter Osh Kosh—including existing tenants—Ashley Furniture, Cato Fashions, Head 2 Toe Salon and others
- Across Street from Eastland Mall—retailers include Macy's, Bergner's, J C Penny, Sears, Kohl's and many others.

PROPERTY FEATURES

- Building 4,095 SF
- Lot 19,402 SF
- Traffic Count 21,850 vpd



"Selling your Business
....is our business"

Greg Schrof
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Registered Business Brokers
Real Estate Services
Property Management



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2303 E. Washington—Suite 5-A — Bloomington, IL 61704

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1 Mile

3 Mile

5 Mile

8,387 Est. Population	103,606 Est. Population	135,980 Est Population
79,019 Est. Average Income	77,682 Est. Average Income	80,098 Est. Average Income
47,814 No. of Employees	109,748 No. of Employees	120,864 No. of Employees



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