

# EMPIRE CROSSING



## BEST RETAIL POWER CENTER IN BLOOMINGTON, IL SUBMARKET



*HomeGoods*

DSW



Ashley  
HOMESTORE

five BELOW

Orangetheory  
FITNESS

### RARE, VALUE-ADD RETAIL OPPORTUNITY | 85% OCCUPANCY

Ability to Immediately Increase  
NOI Through Leasing

33K SF of Vacancy Across Nine  
Suites

+7% 5-Year CAGR

### STRONG TENANT PERFORMANCE & IDEAL ANCHOR SPACING

#1 Ranked HomeGoods  
in State of Illinois

No Competitive Chain  
Locations within 40 Miles

### PAD STRATEGY | ABILITY TO BIFURCATE

Ability to Sell Separately Parceled Pads



Available Pad Site Opportunity



# THE OFFERING

## ADDRESS

1500-1608 E EMPIRE ST, BLOOMINGTON, IL 61701

**YEAR 1 NOI**

+/- \$2,275,000

**STABILIZED NOI**

+/- \$3,200,000

**5-YEAR CAGR**

+ 7.0%

**OCCUPANCY**

85%

## ANCHORS

**DICK'S**  
SPORTING GOODS

*HomeGoods*

**Ashley**  
HOMESTORE

**five BELOW**

**PETSMART**  
(NAP)

**SUITES**

24

**VACANT SUITES**

EIGHT (8)

**PROPERTY SIZE**

229,971 SF

**YR. BUILT/RENOVATED**

1962 / 1990

**PARKING/RATIO**

867 / 3.92



# DOMINANT REGIONAL POWER CENTER IN MAJOR COLLEGE TOWN ENCOMPASSING WIDE TRADE AREA





# INVESTMENT HIGHLIGHTS



## BEST POWER CENTER WITHIN 40-MILE RADIUS

**Making Empire Crossing the predominant destination for retailers entering the market**

**#1 HOMEGOODS IN THE STATE OF ILLINOIS**

**90% NATIONAL TENANCY**

## SIGNIFICANT VALUE-ADD POTENTIAL IN SUBMARKET'S PREMIER POWER CENTER

**33K SF of vacancy across nine (9) suites allows for immediate cash flow upside through leasing**

**ABILITY TO COMBINE CONTIGUOUS SPACES TO  
CREATE 15- 19K SF VACANCY**

**ABILITY TO DEVELOP PAD SITE**



## **RECENT LEASING MOMENTUM I THREE (3) NEW LEASES ACROSS 32K SF**

**New 10-Year Lease with Painted Tree**

**New 5-Year Lease with Kobe Revolving Sushi Bar**

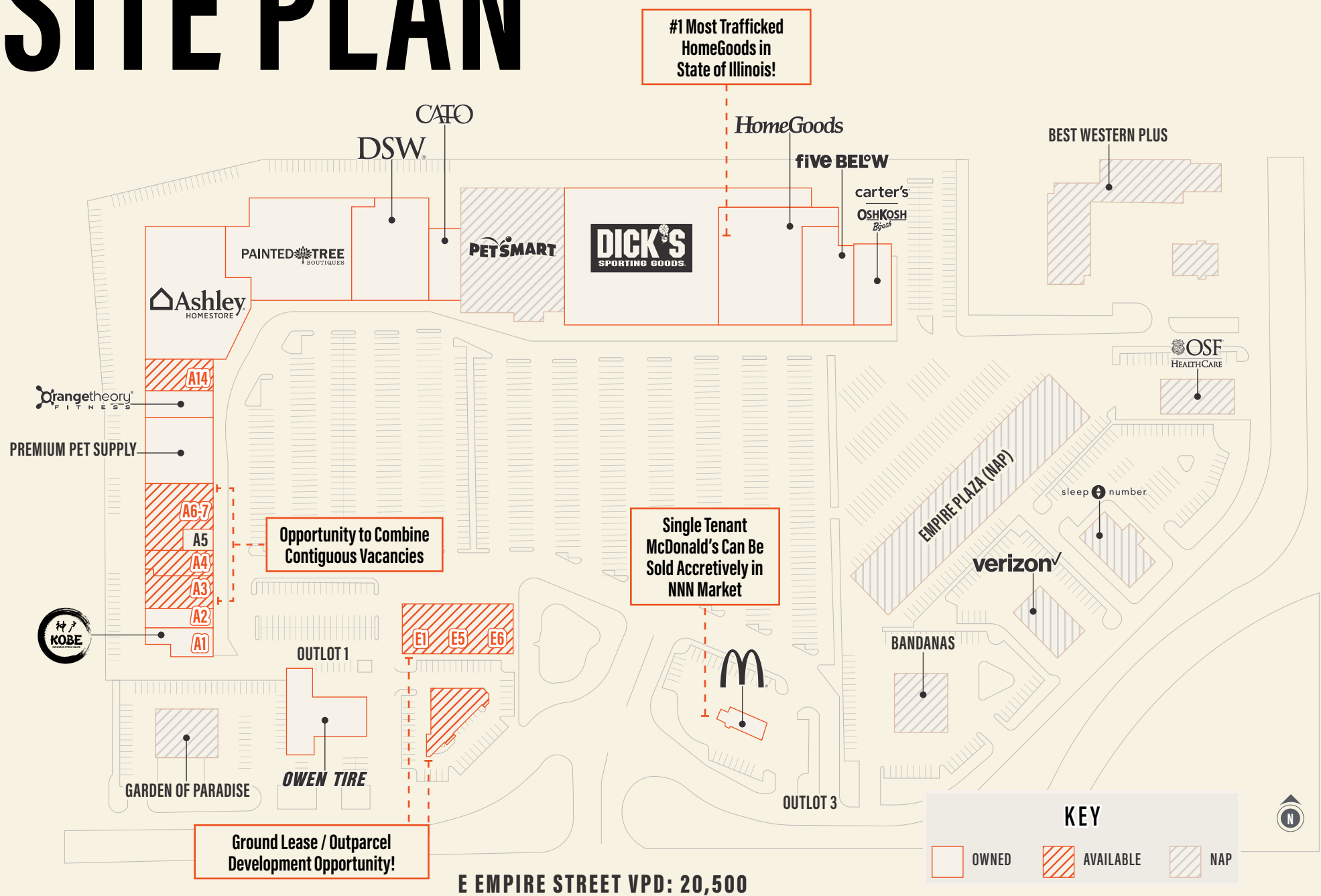
**New 5-Year Lease with Love It Nail Salon**

## **CONSUMER DRAW FROM NEARBY UNIVERSITY**

**Illinois State University | 22,000 Students |  
3.0 Miles Away**

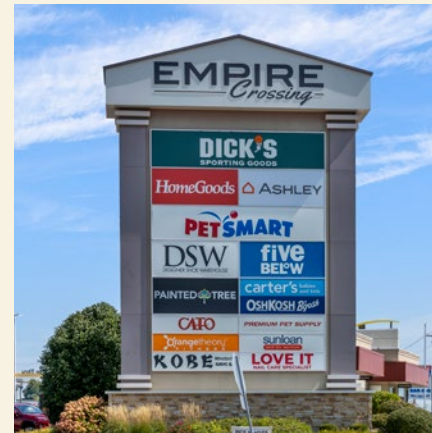
**Veterans Parkway & Empire Street See Combined  
VPD of over 60,000**

# SITE PLAN





TENANT	SUITE	SF	LEASE EXPIRATION
Owen Tire & Auto	01-01	8,696	Sep-28
McDonald's	01-03	3,596	Dec-27
Kobe Sushi Bar	01A1	3,374	Nov-29
Orangetheory Fitness	01A13	3,016	Mar-27
Love It Nail Salon	01A2	3,000	Sep-30
Sun Loan	01A5	1,525	Jul-26
Ashley Furniture Homestore	01B1	31,573	Sep-29
Painted Tree	01B2	26,013	Nov-35
Dsw Shoe Warehouse	01B3	16,315	Apr-27
CATO	01B4	4,500	Jan-28
Dick's Sporting Goods	01D1	49,957	Jan-27
Homegoods	01D2	22,120	Sep-26
Five Below	01D3	10,015	Feb-27
Carter's	01D4	3,512	Jan-27
Osh Kosh	01D5	3,492	Jan-27
Premium Pet	1A8A9	6,531	Oct-28
Vacant	01-02	4,200	n/a
Vacant	01A14	4,528	n/a
Vacant	01A3	4,994	n/a
Vacant	01A4	4,200	n/a
Vacant	01E1	4,264	n/a
Vacant	01E5	1,056	n/a
Vacant	01E6	1,056	n/a
Vacant	0aA6/7	8,438	n/a
TOTAL		229,971	



# MARKET DOMINANT DESTINATION RETAIL CAPTURING EXPANSIVE TRADE AREA

## ANCHOR SPACING

TENANT	NEAREST LOCATION	DESTINATION
Ashley Furniture	East Peoria, IL	+40 Miles
Dick's Sporting Goods	Peoria, IL	+50 Miles
HomeGoods	Peoria, IL	+50 Miles
PetSmart	Champaign, IL	+50 Miles
DSW	Peoria, IL	+50 Miles
Painted Tree	Naperville, IL	+100 Miles

30% OF VISITS

50% OF VISITS

70% OF VISITS

Population	65,377	106,777	140,644
Population Density	4,185	2,730	1,418
Area (Sq. Mile)	15.62	39.11	99.18

## DESTINATION RETAIL

50%

OF VISITORS TRAVEL OVER  
3-MILES

35%

OF VISITORS TRAVEL  
OVER 5-MILES

30%

OF VISITORS TRAVEL  
OVER 10-MILES

**EMPIRE CROSSING  
TRADE AREA  
EXTENDS WELL  
BEYOND TRADITIONAL  
3-MILE RADIUS!**



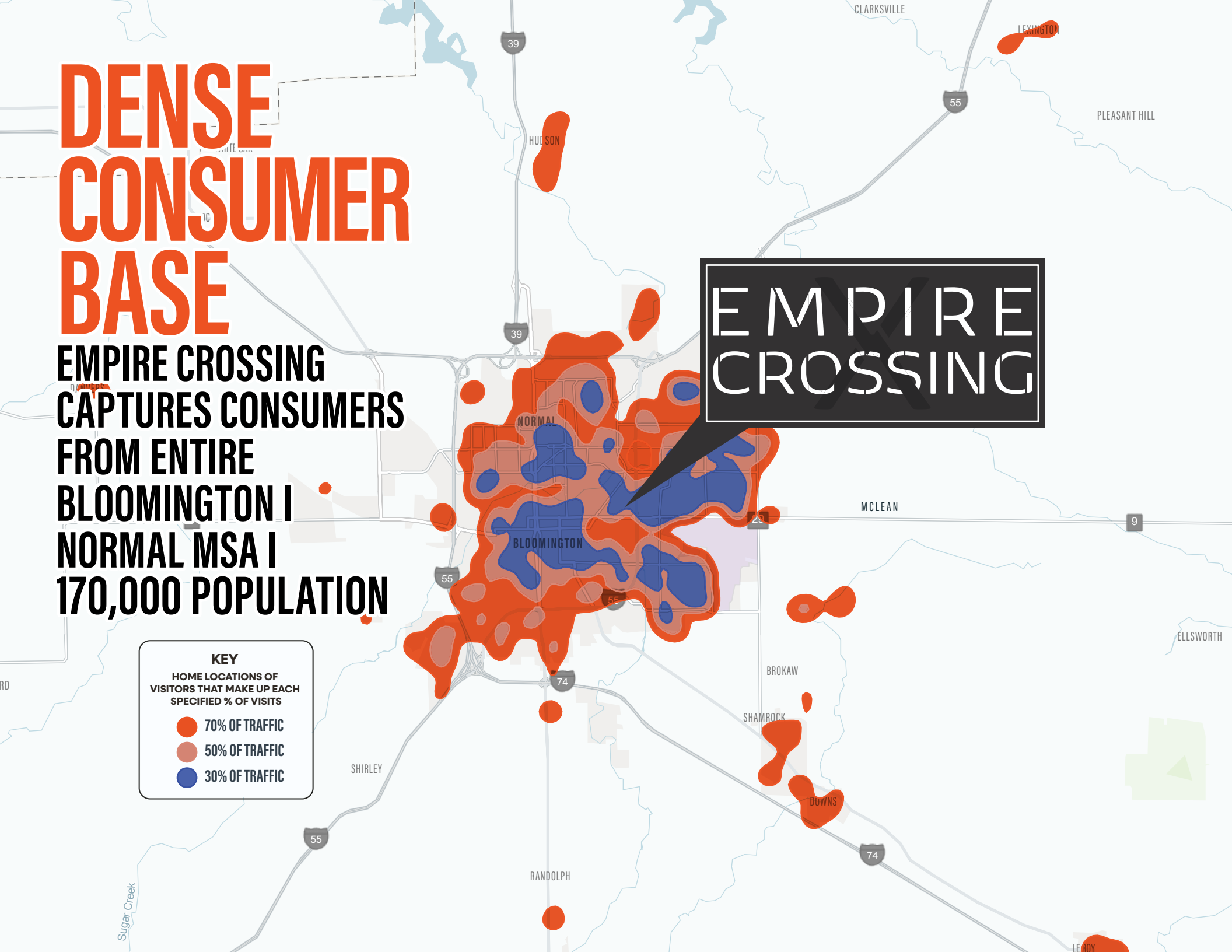
# DENSE CONSUMER BASE

EMPIRE CROSSING  
CAPTURES CONSUMERS  
FROM ENTIRE  
BLOOMINGTON I  
NORMAL MSA I  
170,000 POPULATION

**KEY**  
HOME LOCATIONS OF  
VISITORS THAT MAKE UP EACH  
SPECIFIED % OF VISITS

- 70% OF TRAFFIC
- 50% OF TRAFFIC
- 30% OF TRAFFIC

EMPIRE  
CROSSING



# TRADE AREA

## BLOOMINGTON | NORMAL

Bloomington – Normal offers residents a high quality of life, ranking as one of the most affordable cities in Illinois with a strong job market driven by employers such as State Farm and Rivian. The region is also home to top-ranked educational institutions anchored by Illinois State University, and a variety of shopping, dining, and entertainment options.

#1

MOST AFFORDABLE CITY IN ILLINOIS  
(COST OF LIVING)

TOP 100

BEST PLACES TO LIVE  
IN UNITED STATES

TOP 10

BEST PLACES TO LIVE  
IN ILLINOIS

### 5-MILE DEMOGRAPHICS:

130,141

POPULATION

55,092

HOUSEHOLDS

139,877

DAYTIME POPULATION

\$101,989

AVERAGE HOUSEHOLD INCOME

\$5.5B

BUYING POWER

### NEARBY MAJOR DEMAND DRIVERS



CORPORATE HEADQUARTERS

1 MILE AWAY

LEADING EMPLOYER IN  
BLOOMINGTON – NORMAL WITH OVER  
14,000 LOCAL EMPLOYEES



3 MILES AWAY

CURRENT ENROLLMENT OF ALMOST  
22,000 STUDENTS PROVIDES BUILT  
IN CONSUMER BASE



RIVIAN

INVESTING \$120M

INTO DEVELOPING 1.2M SF  
SUPPLIER PARK, EXPECTED TO SEVERAL  
HUNDRED SUPPLIER JOBS AND 100  
DIRECT RIVIAN JOBS



3 MILES AWAY | 22,000 STUDENTS







# CENTRAL ILLINOIS' DOMINANT REGIONAL CORRIDOR

EMPIRE  
CROSSING

ALDI SIERRA ROSS  
petco Michaels

PARKWAY SHOPPING CENTER

TJ-maxx BEST BUY Jewel  
Osco

SHOPS AT COLLEGE HILLS  
target HOBBY LOBBY VON MAUR

Kroger urbanAir

Walmart meijer

LAKEWOOD PLAZA

Binny's HyVee AspenDental

BLOOMINGTON COMMONS

Schnucks BARNES & NOBLE

LOWE'S

EAST EMPIRE STREET VPD:

OSF HEALTHCARE  
Saint Anthony  
Medical Center

EASTLAND COMMONS  
SHOPPING CENTER

FRESH THYME  
MARKET  
the  
great  
escape

EASTLAND MALL

ULTA OLD NAVY  
AMERICAN EAGLE

State Farm™

CORPORATE HEADQUARTERS  
14,000 EMPLOYERS  
LARGEST EMPLOYER IN BLOOMINGTON

NORTH VETERANS PARKWAY VPD:



# EMPIRE CROSSING

## RETAIL INVESTMENT ADVISORY

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