

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 Eight 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 I 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

+/- \$2,265,000

STABILIZED NOI

+/- \$3,000,000

5-YEAR CAGR

7.50%

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 eight (8) 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 | 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

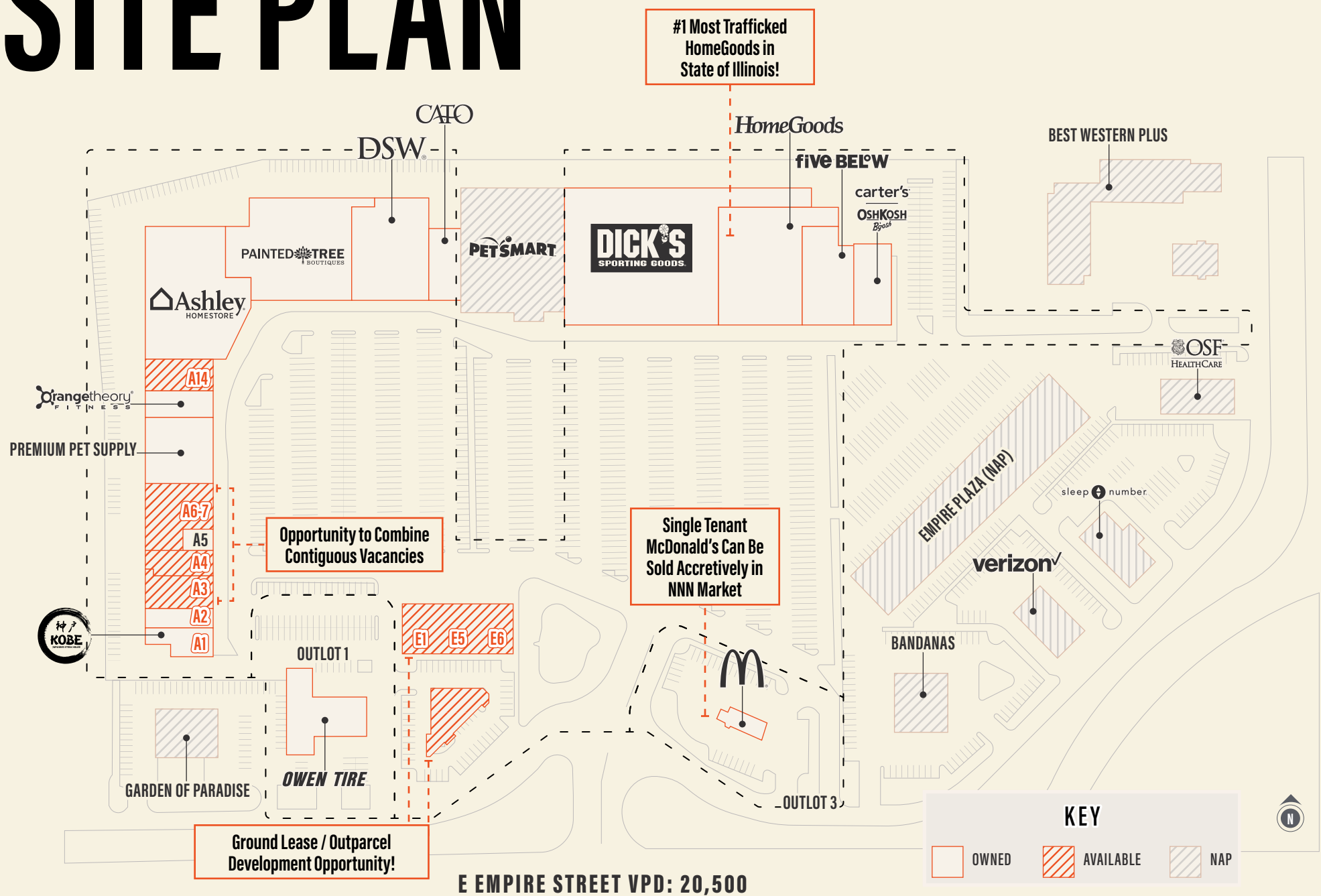
ZERO ANCHOR OR JR. ANCHOR VACANCY IN ENTIRE SUBMARKET

CONSUMER DRAW FROM NEARBY UNIVERSITY

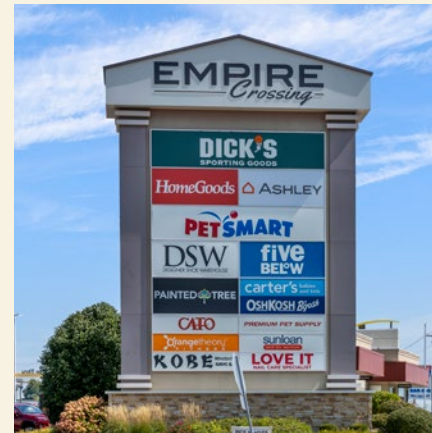
**Illinois State University | 22,000 Students |
3.0 Miles Away**

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

SITE PLAN



TENANT	SUITE	SF	LEASE EXPIRATION
Owen Tire & Auto	01	8,696	Sep-28
McDonald's	03	3,596	Dec-27
Kobe Sushi Bar	A1	3,374	Nov-29
Love It Nail Salon	A2	3,000	Sep-30
Sun Loan	A5	1,525	Jul-26
Premium Pet	A8A9	6,531	Oct-28
Orangetheory Fitness	A13	3,016	Mar-27
Ashley Furniture Homestore	B1	31,573	Sep-29
Painted Tree	B2	26,013	Nov-35
Dsw Shoe Warehouse	B3	16,315	Apr-27
CATO	B4	4,500	Jan-28
Dick's Sporting Goods	D1	49,957	Jan-27
HomeGoods	D2	22,120	Sep-26
Five Below	D3	10,015	Feb-27
Carter's	D4	3,512	Jan-27
Osh Kosh	D5	3,492	Jan-27
Vacant	02	4,200	n/a
Vacant	A14	4,528	n/a
Vacant	A3	4,994	n/a
Vacant	A4	4,200	n/a
Vacant	E1	4,264	n/a
Vacant	E5	1,056	n/a
Vacant	E6	1,056	n/a
Vacant	A6/7	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



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

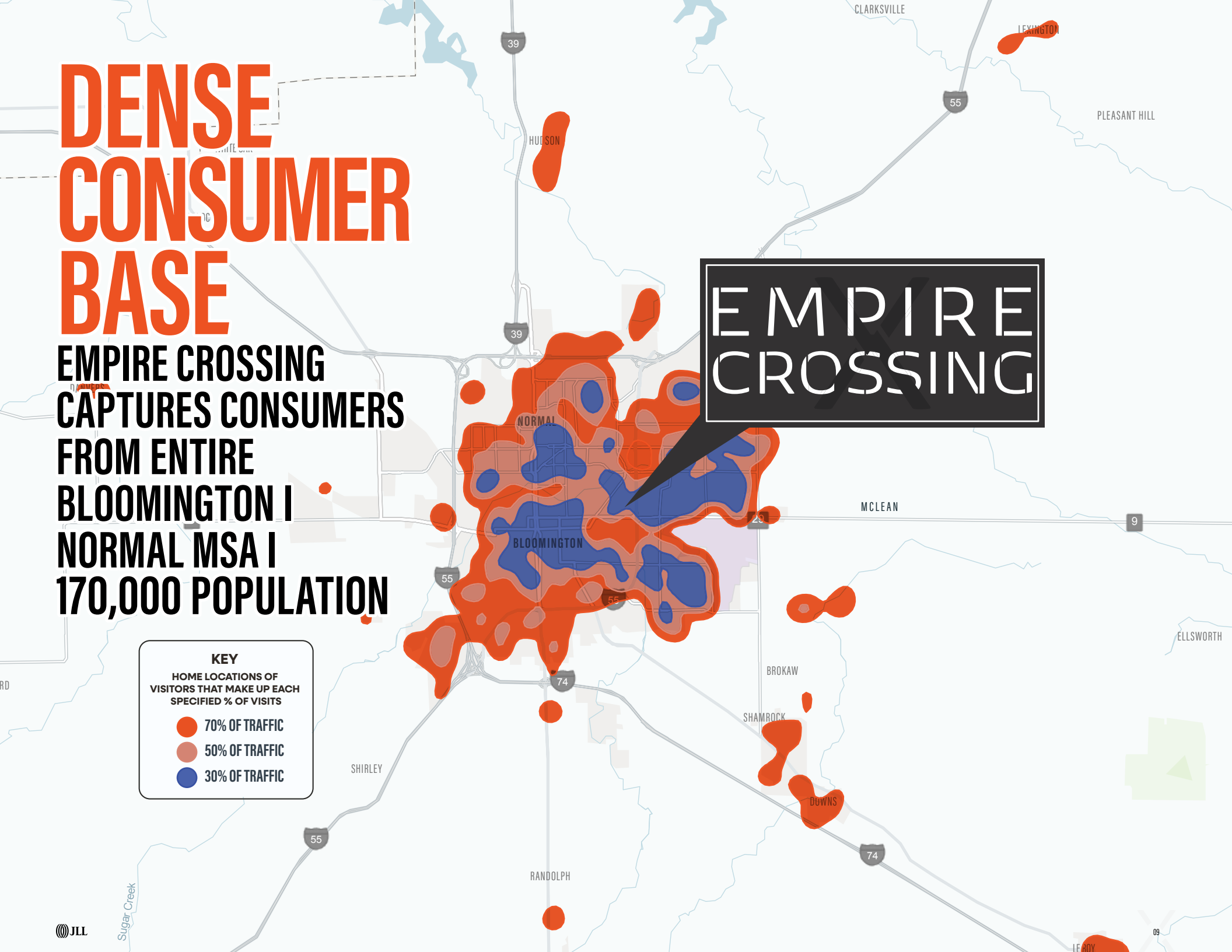
DENSE CONSUMER BASE

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

EAST EMPIRE STREET VPD: 20,500

NORTH VETERANS PARKWAY

SHOPS AT COLLEGE HILLS
target HOBBY LOBBY VON MAUR

ALDI SIERRA ROSS
petco Michaels

Kroger urbanAir

PARKWAY SHOPPING CENTER
TJ-maxx BEST BUY Jewel Osco

Walmart meijer

LAKEWOOD PLAZA
Binny's HyVee AspenDental

BLOOMINGTON COMMONS
Schnucks BARNES & NOBLE

Lowe's

EASTLAND COMMONS
SHOPPING CENTER
FRESH THYME MARKET
the great escape

OSF HEALTHCARE
Saint Anthony
Medical Center

EASTLAND MALL
ULTA BEAUTY OLD NAVY
AMERICAN EAGLE

State Farm
CORPORATE HEADQUARTERS
14,000 EMPLOYERS
LARGEST EMPLOYER IN BLOOMINGTON

EMPIRE CROSSING

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