



**Multiple Lots Available  
Zoned Commercial  
AVAILABLE FOR SALE**

For Sale →

CONTACT US

SEC OF MARKET ST & I-55/I-74 AT JC PKWY  
Bloomington, IL 61705

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## Property Details

- ▶ **Total Acres: ±71.74 Acres**
  - ▶ Can be Subdivided with minimum Lot Sizes 1 +/- Acres
- ▶ **Prime Location:** Situated on the southwest corner of I-55 and W Market Street, offering excellent visibility and high traffic counts.
- ▶ **Join QuikTrip, Walmart, Aldi's and More:** Positioned next to a brand-new QuikTrip Travel Center and across from Walmart, Aldi's & Blain's, ensuring strong customer traffic.
- ▶ **Ideal for Commercial Development:** Perfect for retail, hospitality, fast food, mixed-use, apartments, industrial or service-oriented businesses seeking access and exposure.
- ▶ **Easy Interstate Access:** Convenient on/off access to I-55 at Market Street.
- ▶ **High Visibility & Signage Potential:** Exceptional frontage & signage opportunities.
- ▶ **Strong Demographics:** Located in a growing commercial corridor with high daily traffic and strong consumer demand.
- ▶ **Utilities Available:** Essential infrastructure accessible for development.
- ▶ **For Sale:** Call Broker for Details!



## 2024 Demographics

RADIUS	POPULATION	DAYTIME POPULATION	AVG HH INCOME
1 Mile	1,186	2,573	\$93,637
3 Mile	43,770	41,302	\$80,719
5 Mile	96,534	120,588	\$83,236

## Traffic Counts

- ▶ **Market St: 17,500 VPD**
- ▶ **I-55/I-74 (N of Market St): 42,100 VPD**
- ▶ **I-55/I-74 (S of Market St): 43,100 VPD**

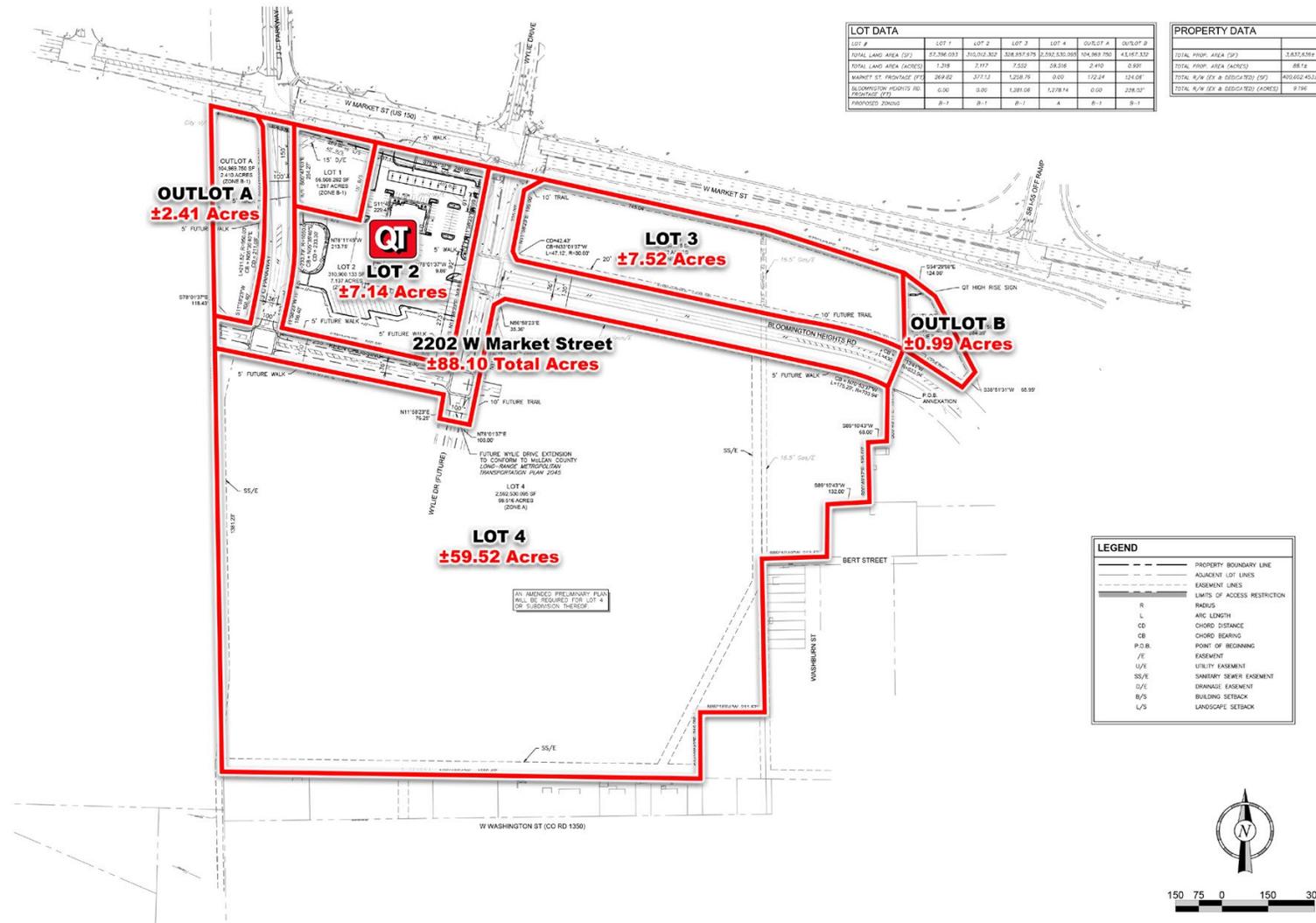
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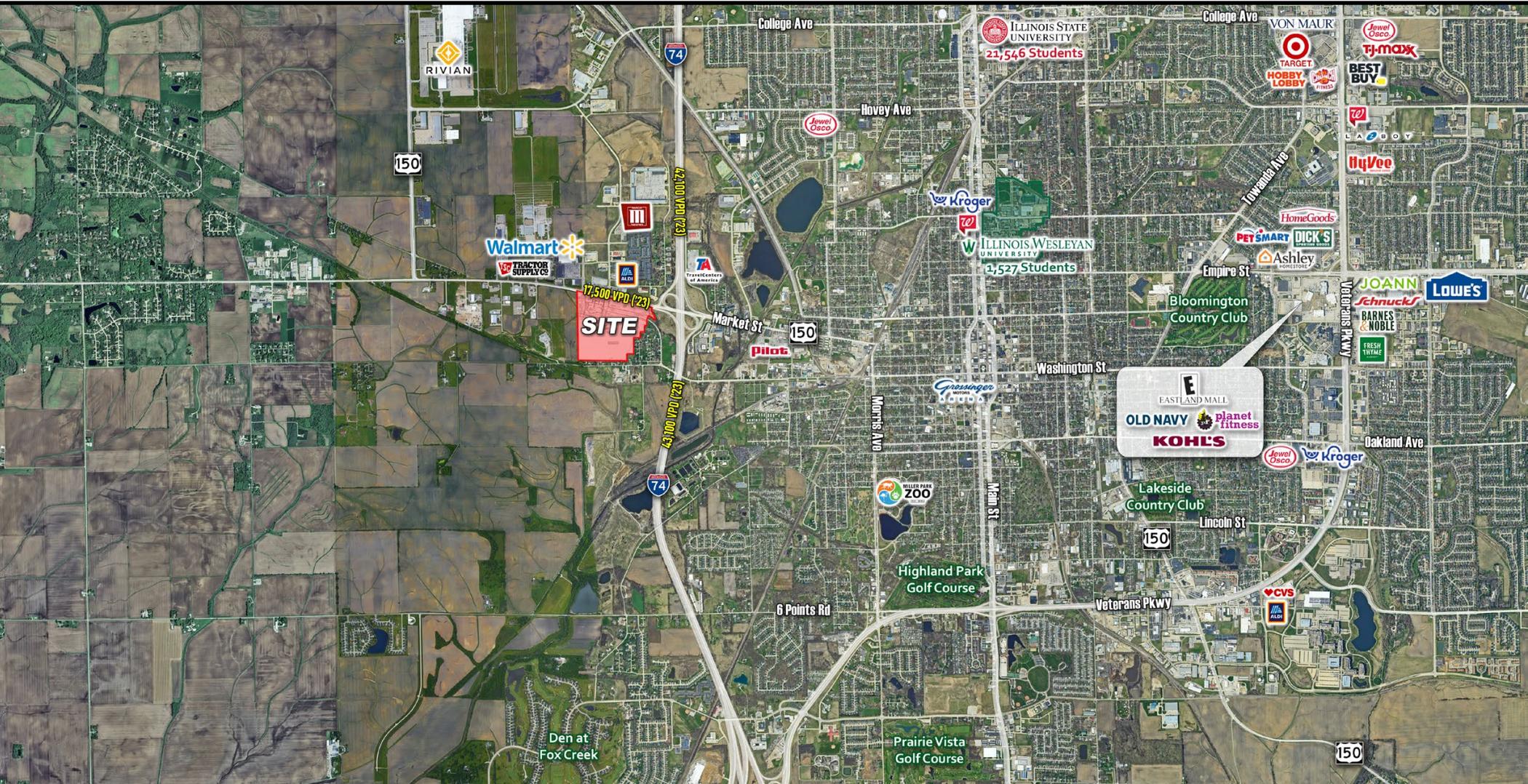
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