



**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

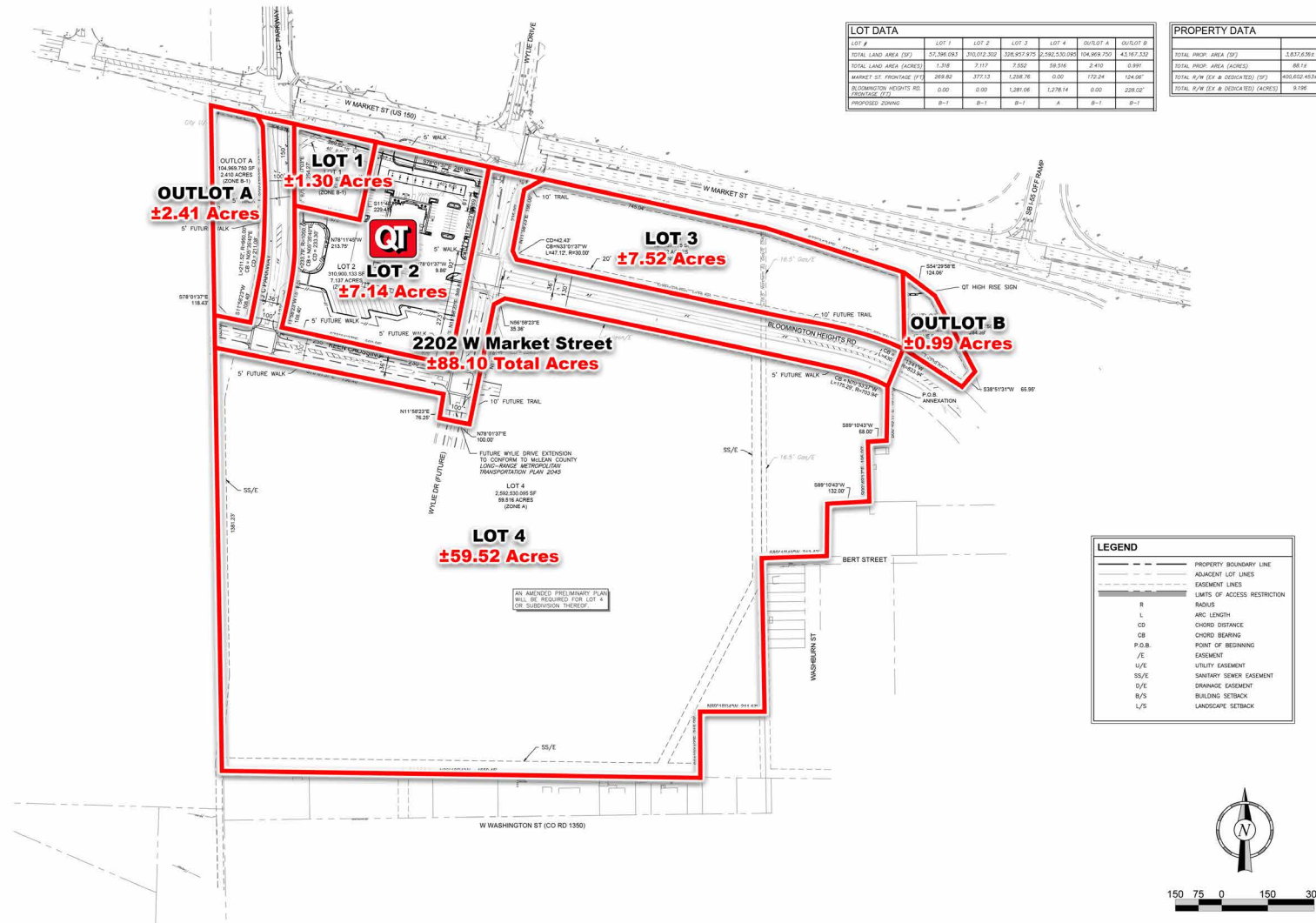
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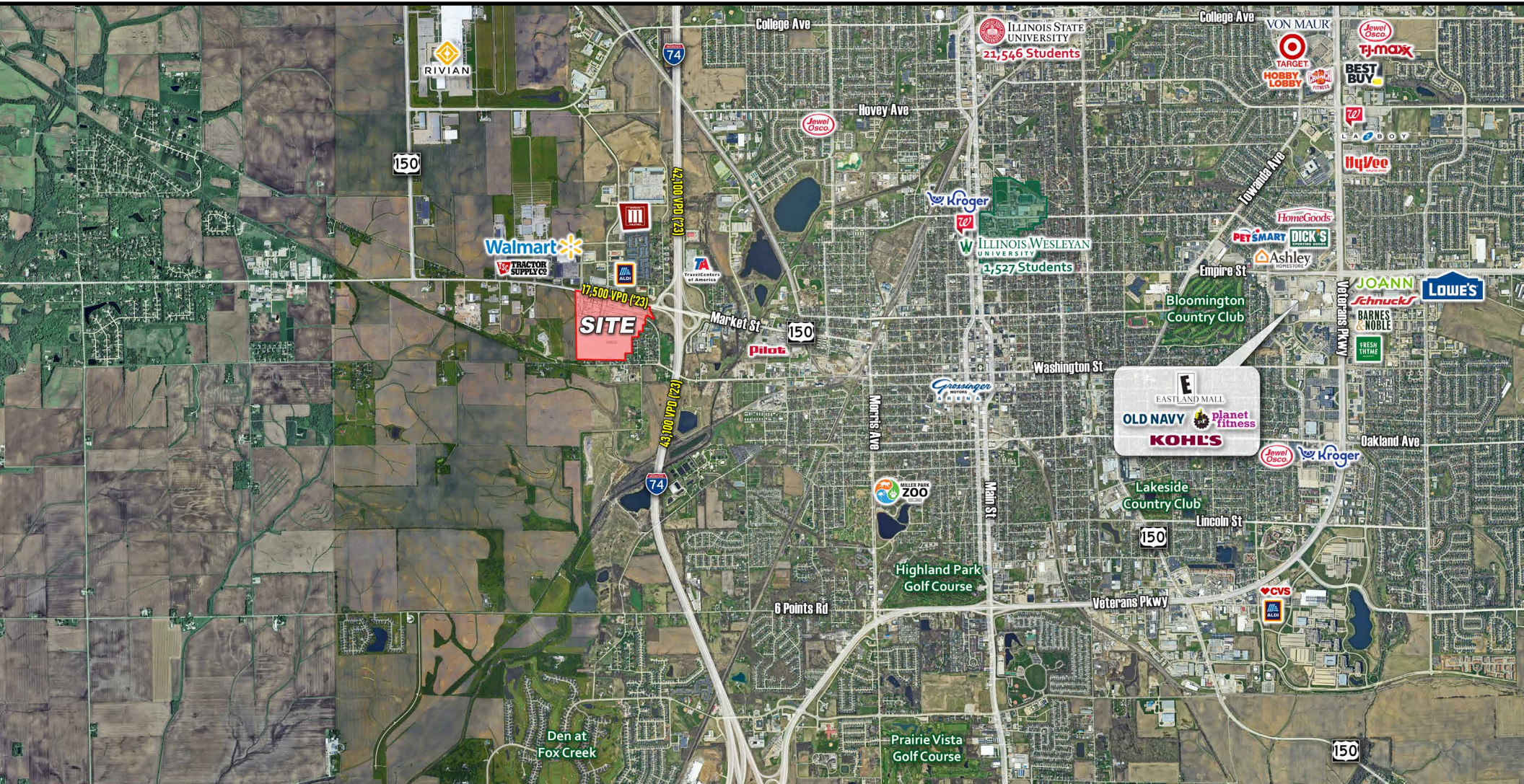
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The information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of the information. Sellers and brokers make no representation as to the environmental or other condition of the property and recommend that purchaser/tenant investigate fully.



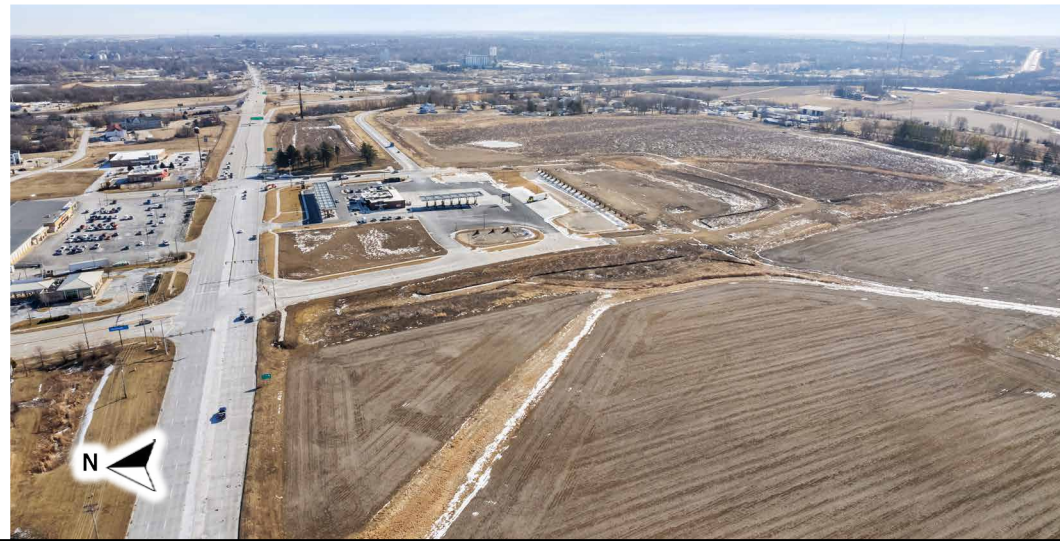
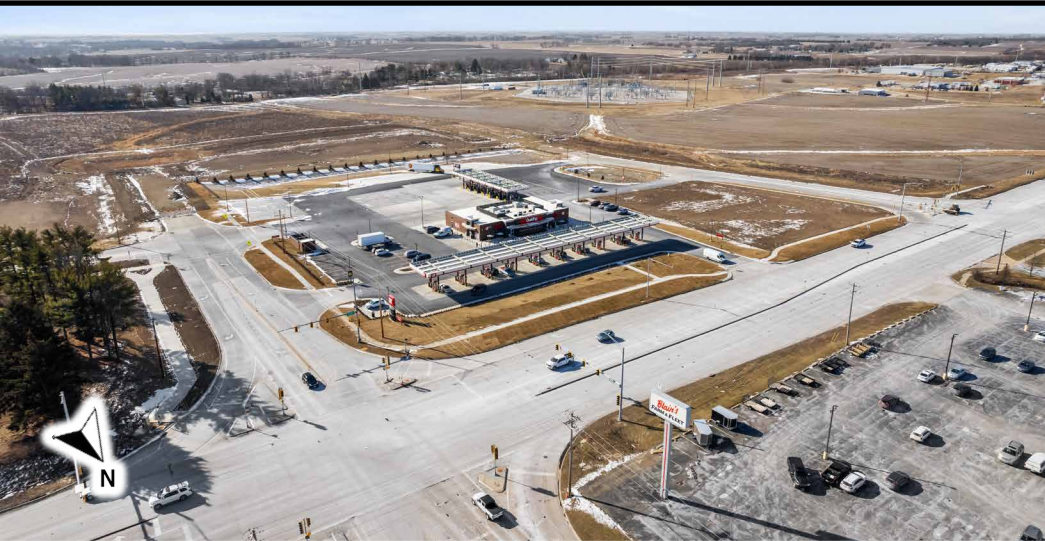
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