



Zoning:
Last Updated: Sep 30, 2024

Economic Development Contact

Casey Peterson
B-N Economic Development Council
200 W. College Avenue, Suite 402
Normal, IL 61716
(309) 452-8437 | casey@bnedc.org

Realtor/Owner Contact

Jay Sikorski
| jas@cbcdr.com

Property and Area Description

Located on Veterans Parkway, a major commercial corridor in Bloomington-Normal. 3.5 miles from State Farm Corporate Headquarters, less than 3 miles Illinois State University. Just off of I-55. Excellent demographics with a 72,852 population within 3 miles. Average house hold income of \$892,619. Traffic Counts: Veterans Pkwy.: 20,900 AADT Shepard Rd.: 9,550 AADT The site is undeveloped at this time, consisting of 11.49 acres adjacent to the Home depot in Normal, IL. Detention is on the site as well as all utilities. Ready for construction.

Population

	145,481	179,359	276,680
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	60,982	74,586	114,415
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Transportation

Rail Served: Yes
Rail Served By: Union Pacific Railroad
Rail Accessible: Yes
Rail Infrastructure in Place: Unknown
Rail Contact: Ryan Wee
Rail Contact Phone: 262-277-8725
Rail Contact Email: rwwee@up.com