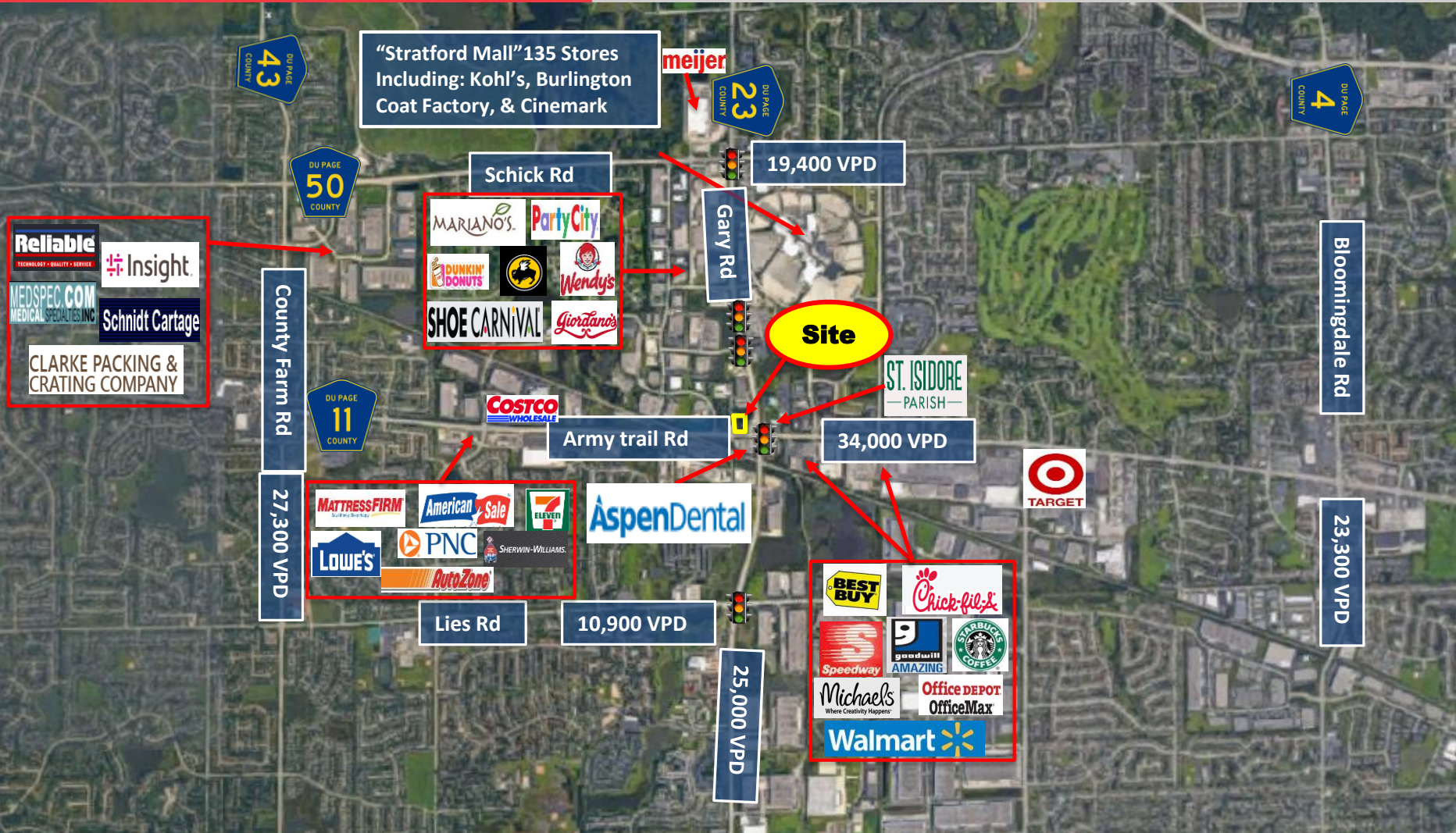




Bloomington, IL

NEC Army Trail & Old Gary



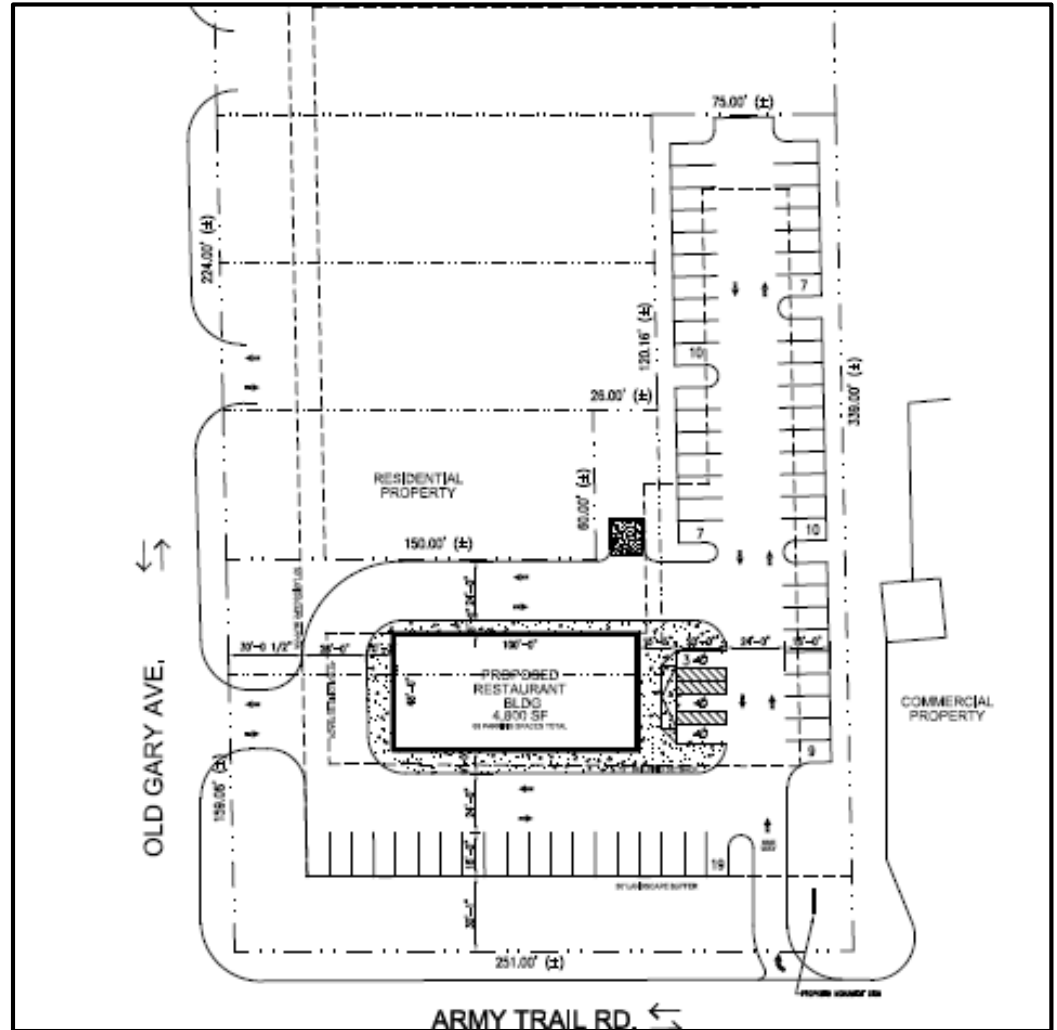


NEC Army Trail & Old Gary



Proposed Site Plan

- **Land Size:** 1.29 Acres.
- **GLA:** Shown 4,800 square foot Restaurant; Drive thru use can be accommodated
- **Parking:** +/- 65 Spaces.
- **Access:** Full access from Old Gary Avenue & right in from Army Trail Road.
- **Signage:** Abutting Army Trail Road





NEC Army Trail & Old Gary

Site Benefits

- Perfect development opportunity just south of super regional mall, Statford Square
- Ideal for restaurant looking to capitalize on immense consumer driven population
- Excellent frontage on the main going home route for commuters westbound on Army Trail
- Great visibility from the signalized intersection of Gary & Army Trail
- Tremendous traffic of 59,000 VPD at intersection
- 53,000 Employees within 3-miles

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Demographics	1-mile	3-mile	5-mile
Population	6,979	108,238	262,265
Avg. HHI	\$105,584	\$97,567	\$101,346