



**BERKSHIRE
HATHAWAY**
HomeServices
Central Illinois REALTORS®



1603 MORRISSEY DR.

*1603 Morrissey Dr.
Bloomington, IL 61704*

Contact:

Melissa Dittbenner, John Albee, Brokers for
Team Albee

Phone: 309-275-5670

Email: Melissa@IL-Broker.com





**BERKSHIRE
HATHAWAY**
HomeServices

Central Illinois REALTORS®

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**1603 MORRISSEY
DR.**

PROPERTY INFO:

ANNUAL RENT:
CALL FOR RATE

PROPERTY ADDRESS:
*SUITE STE. A
1603 MORRISSEY DR.
BLOOMINGTON, IL 61704*

YEAR BUILT:
1993

RENTABLE AREA
8,180 SQ. FT.



**BERKSHIRE
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PROPERTY DESCRIPTION

Former restaurant space (Ned Kelly's/Skewers), 8,180 SF at \$8/SF NNN. (Net charges estimated at \$3.50/SF.) Super high traffic location on Veterans and Morrissey. Highly visible and anchored by Qik 'N' Ez, Dollar General, H&R Block, etc. Extremely versatile with tons of parking. Great location for restaurant, pub, or any kind of entertainment venue.



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PROPERTY PHOTOS



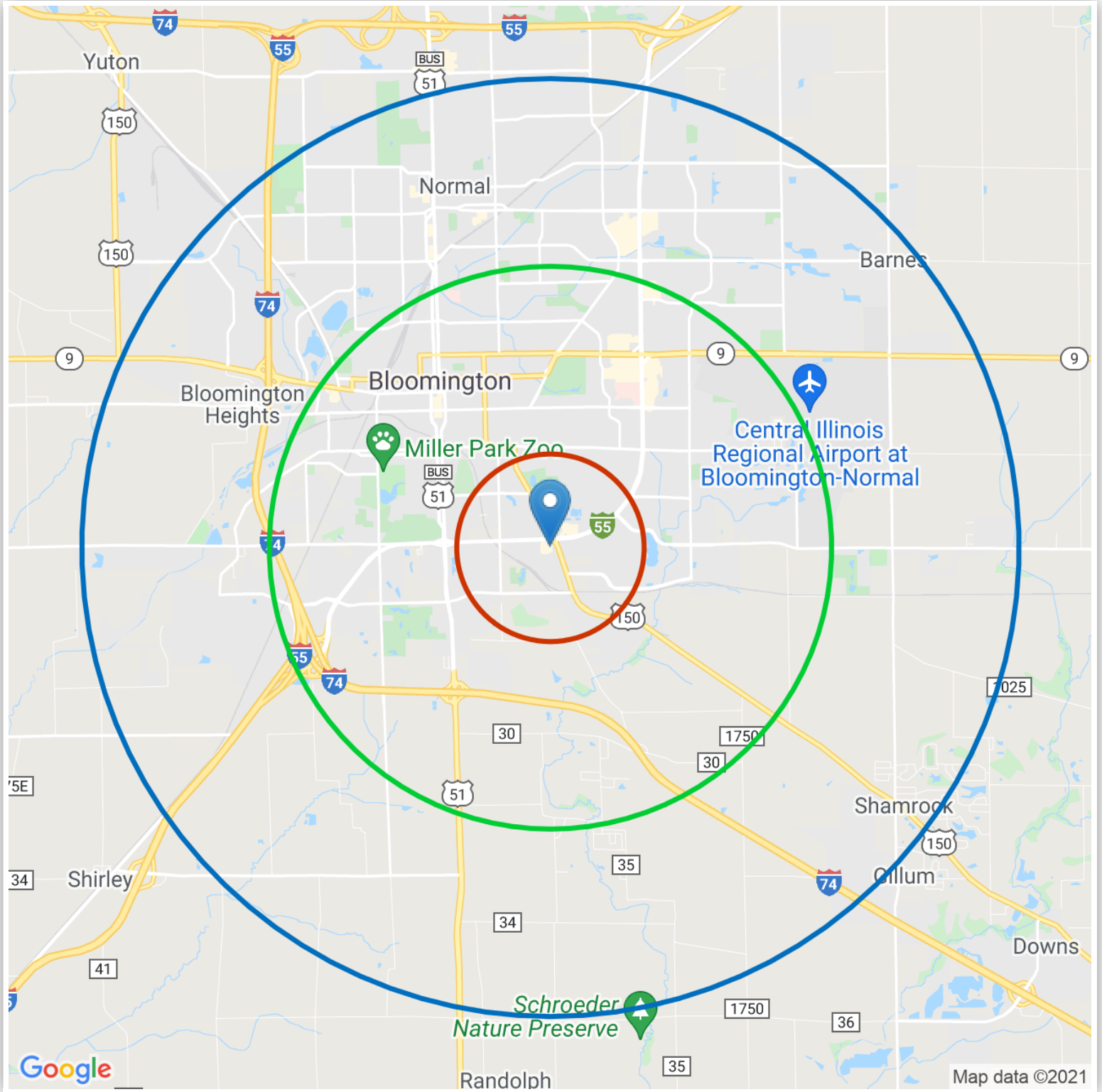
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Location/Study Area Map (Rings: 1, 3, 5 mile radius)



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1603 MORRISSEY DR.

1603 Morrissey Dr., Bloomington, IL, 61704

Infographic: Key Facts (Ring: 1 mile radius)

KEY FACTS

4,890

Population



Average Household Size

40.7

Median Age

\$55,055

Median Household Income

EDUCATION

3%

No High School Diploma



29%

High School Graduate



28%

Some College



39%

Bachelor's/Grad/Pr of Degree

BUSINESS



295

Total Businesses



4,167

Total Employees

EMPLOYMENT



71%

White Collar



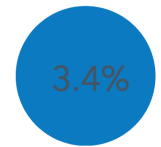
20%

Blue Collar



9%

Services



Unemployment Rate

INCOME



\$55,055

Median Household Income



\$34,783

Per Capita Income



\$75,450

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (24.2%)

The smallest group: \$200,000+ (2.2%)

| Indicator | Value | Difference | |
|-----------------------|-------|------------|--|
| <\$15,000 | 14.9% | +1.0% | |
| \$15,000 - \$24,999 | 10.0% | +3.2% | |
| \$25,000 - \$34,999 | 5.8% | -0.2% | |
| \$35,000 - \$49,999 | 12.3% | +2.0% | |
| \$50,000 - \$74,999 | 24.2% | +7.2% | |
| \$75,000 - \$99,999 | 12.2% | -0.8% | |
| \$100,000 - \$149,999 | 13.4% | -4.7% | |
| \$150,000 - \$199,999 | 5.0% | -2.4% | |
| \$200,000+ | 2.2% | -5.3% | |

Bars show deviation from McLean County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

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1603 MORRISSEY DR.

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Infographic: Key Facts (Ring: 3 mile radius)

KEY FACTS

55,600

Population



Average Household Size

37.3

Median Age

\$57,345

Median Household Income

EDUCATION

5%

No High School Diploma



26%

High School Graduate



26%

Some College



43%

Bachelor's/Grad/Pr of Degree

BUSINESS



2,463

Total Businesses



73,785

Total Employees

EMPLOYMENT



73%

White Collar



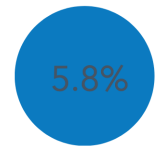
16%

Blue Collar



11%

Services



Unemployment Rate

INCOME



\$57,345

Median Household Income



\$34,170

Per Capita Income



\$73,647

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.0%)

The smallest group: \$200,000+ (5.5%)

| Indicator | Value | Difference | |
|-----------------------|-------|------------|--|
| <\$15,000 | 16.6% | +2.7% | |
| \$15,000 - \$24,999 | 8.3% | +1.5% | |
| \$25,000 - \$34,999 | 7.2% | +1.2% | |
| \$35,000 - \$49,999 | 11.0% | +0.7% | |
| \$50,000 - \$74,999 | 18.0% | +1.0% | |
| \$75,000 - \$99,999 | 12.5% | -0.5% | |
| \$100,000 - \$149,999 | 15.1% | -3.0% | |
| \$150,000 - \$199,999 | 5.8% | -1.6% | |
| \$200,000+ | 5.5% | -2.0% | |

Bars show deviation from McLean County

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KEY FACTS

119,497

Population



Average Household Size

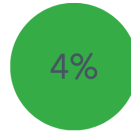


Median Age

\$62,704

Median Household Income

EDUCATION



No High School Diploma



22%

High School Graduate



25%

Some College



49%

Bachelor's/Grad/Pr of Degree

BUSINESS



4,057

Total Businesses



101,033

Total Employees

EMPLOYMENT



75%

White Collar



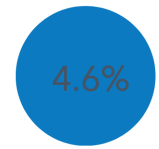
13%

Blue Collar



12%

Services



Unemployment Rate

INCOME



\$62,704

Median Household Income



\$33,338

Per Capita Income



\$88,731

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (16.9%)

The smallest group: \$25,000 - \$34,999 (6.5%)

| Indicator | Value | Difference | |
|-----------------------|-------|------------|--|
| <\$15,000 | 15.7% | +1.8% | |
| \$15,000 - \$24,999 | 7.3% | +0.5% | |
| \$25,000 - \$34,999 | 6.5% | +0.5% | |
| \$35,000 - \$49,999 | 10.4% | +0.1% | |
| \$50,000 - \$74,999 | 16.9% | -0.1% | |
| \$75,000 - \$99,999 | 13.0% | 0 | |
| \$100,000 - \$149,999 | 16.4% | -1.7% | |
| \$150,000 - \$199,999 | 6.7% | -0.7% | |
| \$200,000+ | 7.1% | -0.4% | |

Bars show deviation from McLean County

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COMMUNITY PROFILE

4,890 Population Total -0.5% Pop Growth 1.9 Average HH Size 49.1 Diversity Index 40.7 Median Age \$55,055 Median HH Income \$75,450 Median Net Worth \$119,750 Median Home Value 17% Under 18 61% Ages 18 to 65 22% Aged 66+



9.5%
Service Workers

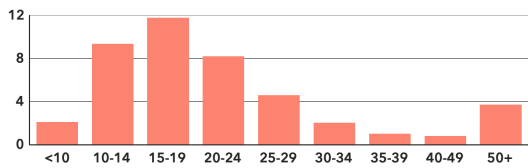


19.7%
Blue Collar Workers

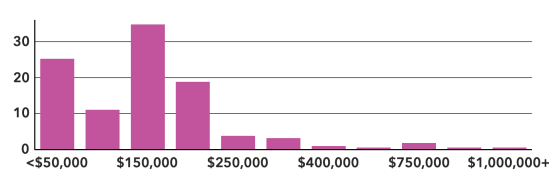


70.9%
White Collar Worker

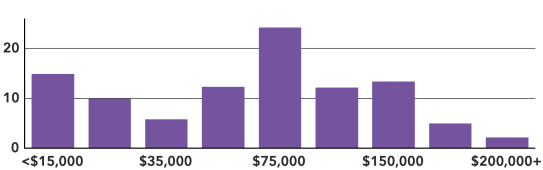
Mortgage as Percent of Salary



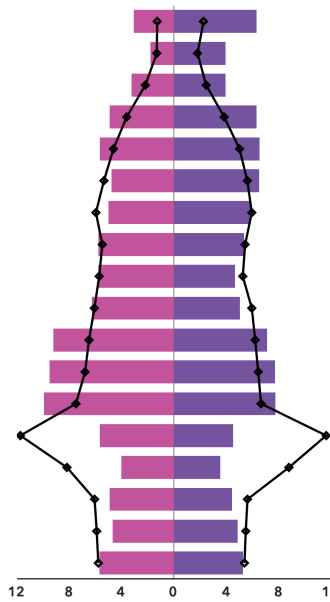
Home Value



Household Income

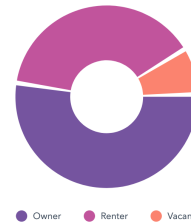


Age Profile: 5 Year Increments



Dots show comparison to McLean County

Home Ownership



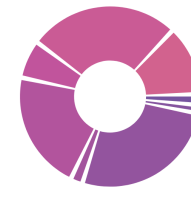
Owner Renter Vacant

Housing: Year Built



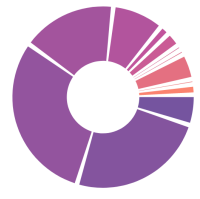
<1939 1940-49 1950-59
1960-69 1970-79 1980-89
1990-99 2000-09 2010-13
2014+

Educational Attainment



< 9th Grade HS Diploma Some College Bach Degree
No Diploma GED Assoc Degree Grad Degree

Commute Time: Minutes



< 5 5-9 10-14
15-19 20-24 25-29
30-34 35-39 40-44
45-59 60-89 90+

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026



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COMMUNITY PROFILE

55,600 -0.4% 2.2 50.8 37.3 \$57,345 \$73,647 \$162,319 20% 64% 15%

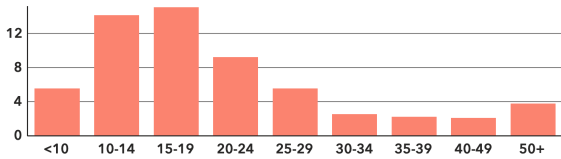
Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+


11.0%
Service Workers

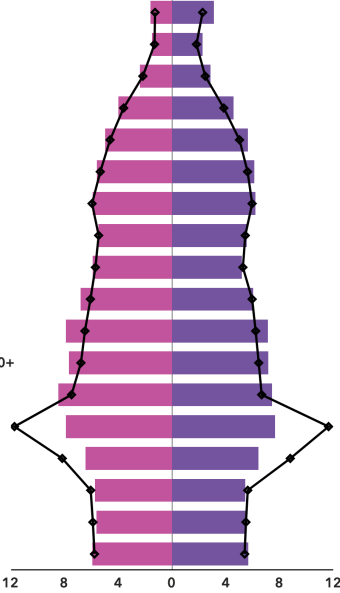

16.4%
Blue Collar Workers


72.6%
White Collar Worker

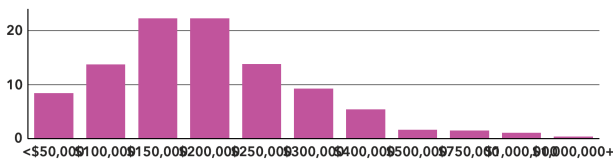
Mortgage as Percent of Salary



Age Profile: 5 Year Increments



Home Value



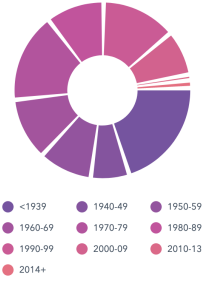
Household Income



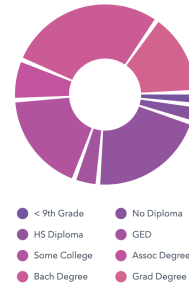
Home Ownership



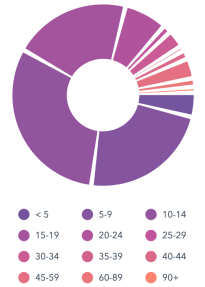
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Dots show comparison to McLean County

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026



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COMMUNITY PROFILE

119,497 -0.3% 2.4 46.1 32.3 \$62,704 \$88,731 \$184,429 20% 68% 12%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



11.7%
Service Workers

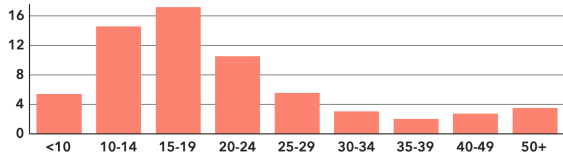


12.9%
Blue Collar Workers

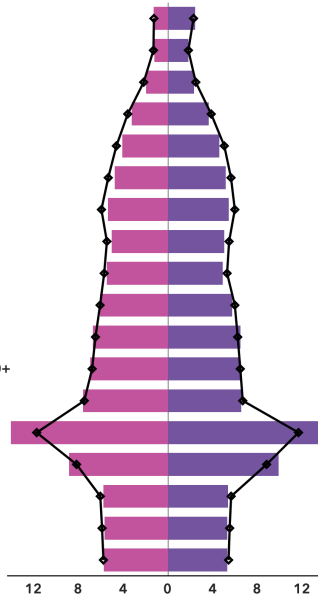


75.4%
White Collar Worker

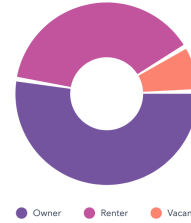
Mortgage as Percent of Salary



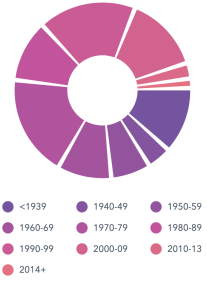
Age Profile: 5 Year Increments



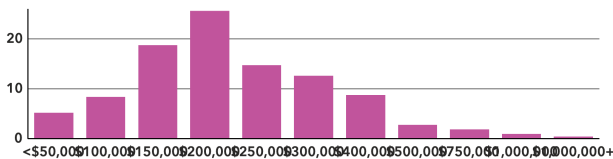
Home Ownership



Housing: Year Built



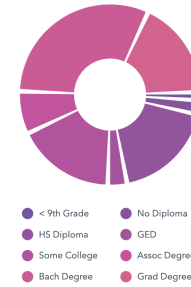
Home Value



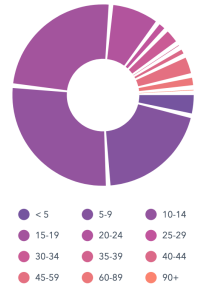
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to McLean County

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026



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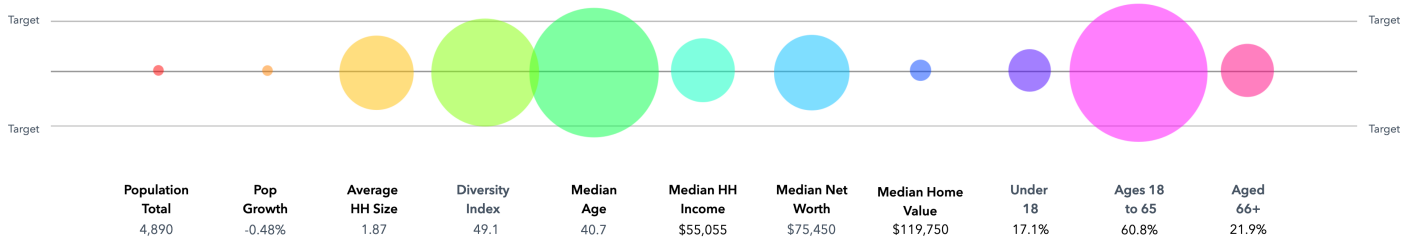


1603 MORRISSEY DR.

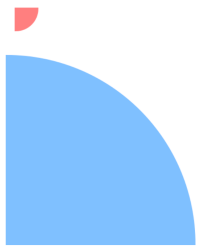
1603 Morrissey Dr., Bloomington, IL, 61704

Infographic: Proportional Circles (Ring: 1 mile radius)

MARKET SUMMARY 1603 Morrissey Dr., Bloomington, IL, 61704 1-mile ring



No High School Diploma 3%

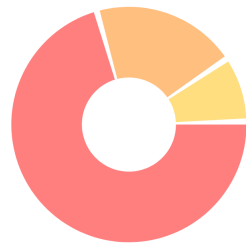


Bachelor's, Professional or Graduate Degree 39%

High School Graduate 29%

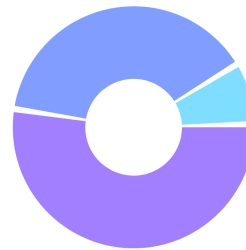


Some College 28%



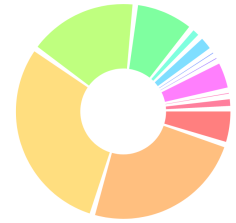
White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership

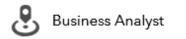


● < 5 ● 5-9 ● 10-14 ● 15-19 ● 20-24
● 25-29 ● 30-34 ● 35-39 ● 40-44 ● 45-59
● 60-89 ● 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2024.



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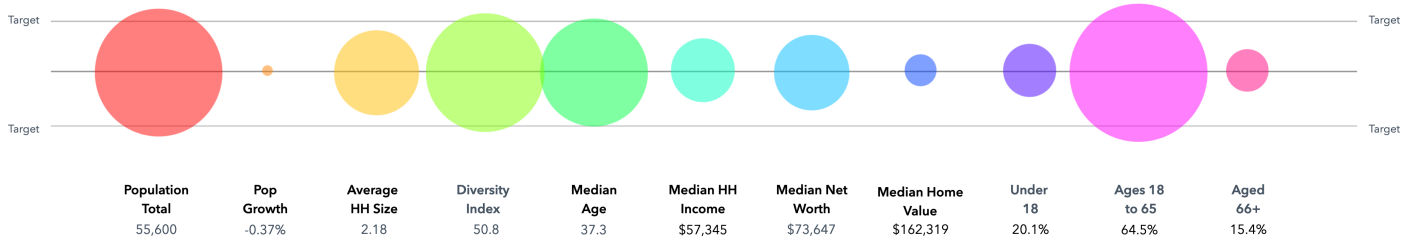


1603 MORRISSEY DR.

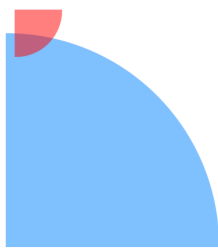
1603 Morrissey Dr., Bloomington, IL, 61704

Infographic: Proportional Circles (Ring: 3 mile radius)

MARKET SUMMARY 1603 Morrissey Dr., Bloomington, IL, 61704 3-mile ring



No High School Diploma 5%

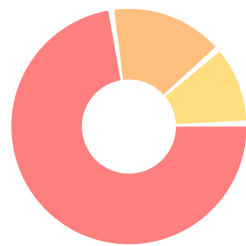


Bachelor's, Professional or Graduate Degree 43%

High School Graduate 26%

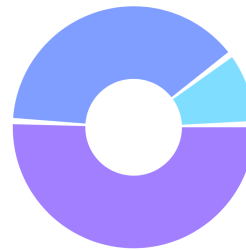


Some College 26%



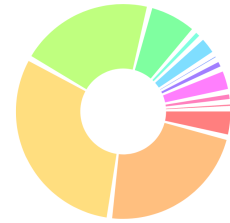
White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership



< 5 5-9 10-14 15-19 20-24
25-29 30-34 35-39 40-44 45-59
60-89 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2024.



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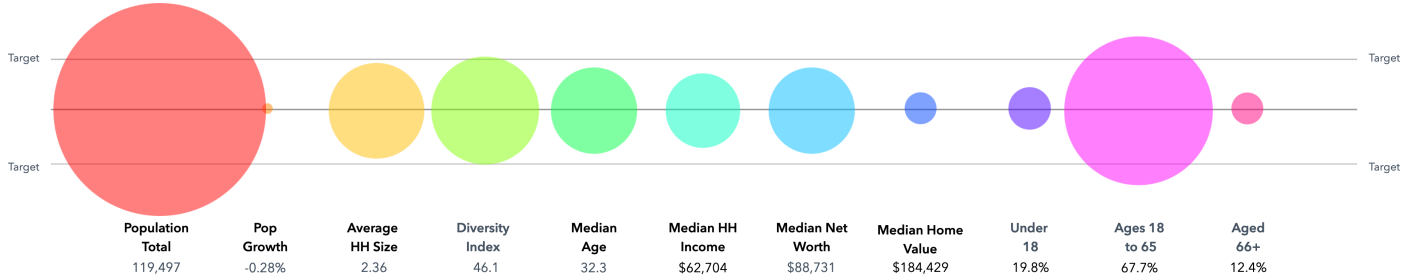


1603 MORRISSEY DR.

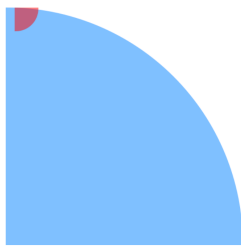
1603 Morrissey Dr., Bloomington, IL, 61704

Infographic: Proportional Circles (Ring: 5 mile radius)

MARKET SUMMARY 1603 Morrissey Dr., Bloomington, IL, 61704 5-mile ring



No High School Diploma 4%



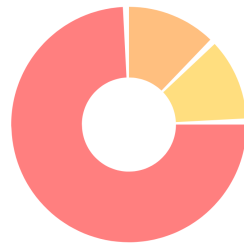
Bachelor's, Professional or Graduate Degree 49%

Educational Attainment

High School Graduate 22%

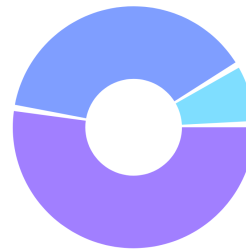


Some College 25%



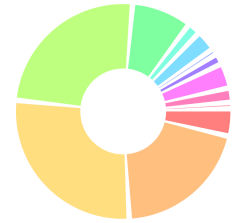
White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership

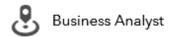


< 5 5-9 10-14 15-19 20-24
25-29 30-34 35-39 40-44 45-59
60-89 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2024.



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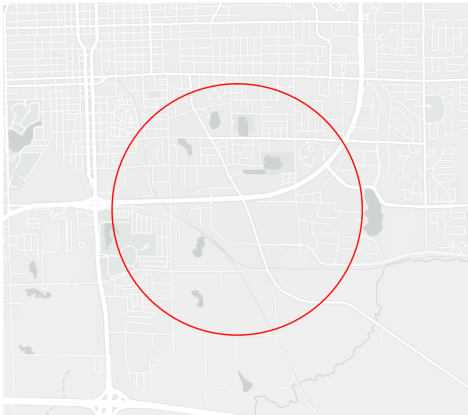


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1603 Morrissey Dr., Bloomington, IL, 61704

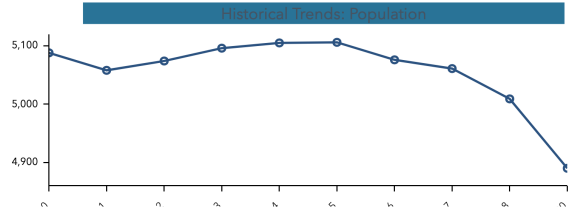
Infographic: Population Trends (Ring: 1 mile radius)

POPULATION TRENDS AND KEY INDICATORS

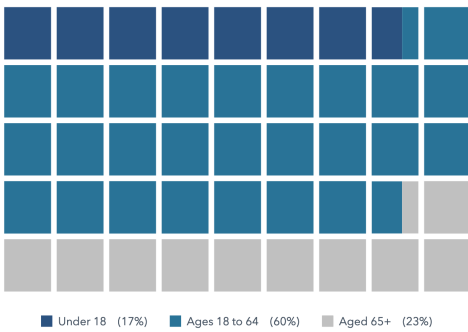


| | | | | | | | | |
|--------------|--------------|--------------------|-------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| 4,890 | 2,592 | 1.87 | 40.7 | \$55,055 | \$119,750 | 54 | N/A | 49 |
| Population | Households | Avg Size Household | Median Age | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

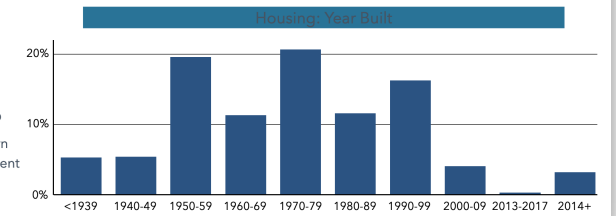
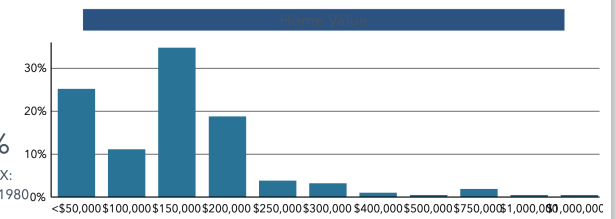
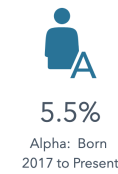
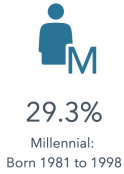
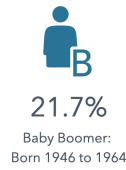
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2020, 2025. © 2020 Esri



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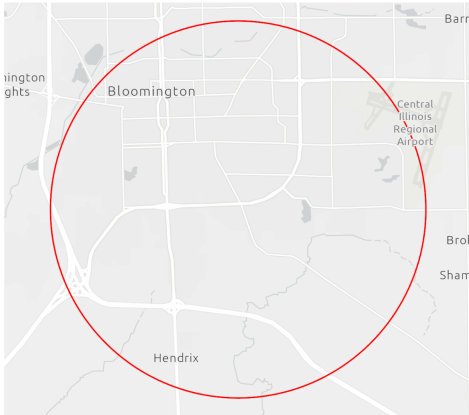


1603 MORRISSEY DR.

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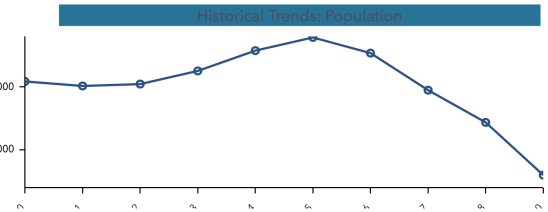
Infographic: Population Trends (Ring: 3 mile radius)

POPULATION TRENDS AND KEY INDICATORS

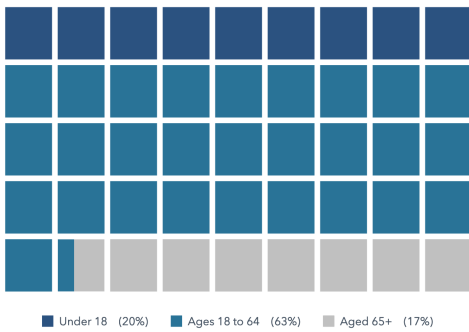


| | | | | | | | | |
|---------------|---------------|--------------------|-------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| 55,600 | 24,542 | 2.18 | 37.3 | \$57,345 | \$162,319 | 74 | N/A | 51 |
| Population | Households | Avg Size Household | Median Age | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

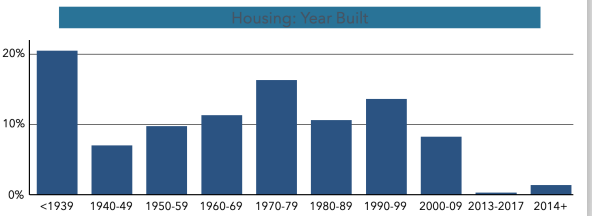
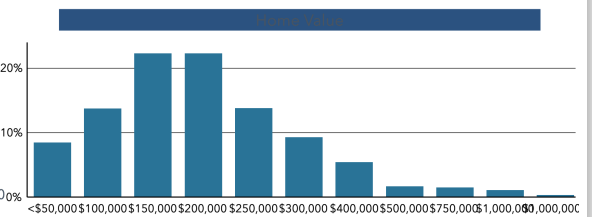
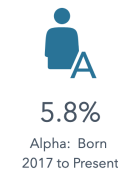
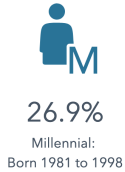
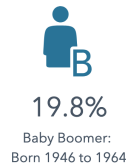
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



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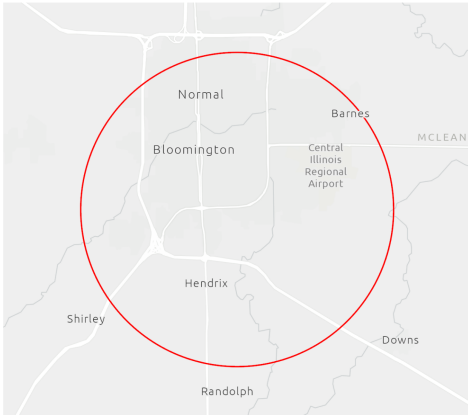


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Infographic: Population Trends (Ring: 5 mile radius)

POPULATION TRENDS AND KEY INDICATORS



| | | | | | | | | |
|----------------|---------------|--------------------|-------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| 119,497 | 46,570 | 2.36 | 32.3 | \$62,704 | \$184,429 | 88 | N/A | 46 |
| Population | Households | Avg Size Household | Median Age | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

MORTGAGE INDICATORS



\$9,133

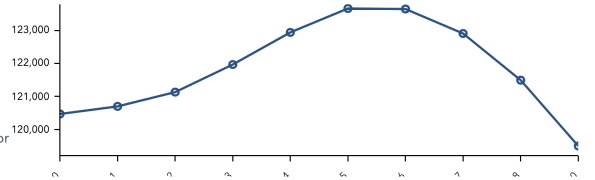
Avg Spent on Mortgage & Basics



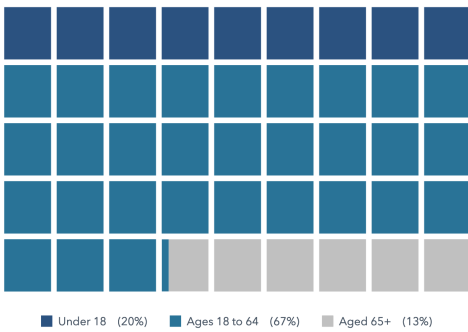
12.3%

Percent of Income for Mortgage

Historical Trends: Population



POPULATION BY AGE



POPULATION BY GENERATION



5.0%

Greatest Gen:
Born 1945/Earlier



16.5%

Baby Boomer:
Born 1946 to 1964



17.0%

Generation X:
Born 1965 to 1980



24.7%

Millennial:
Born 1981 to 1998



31.2%

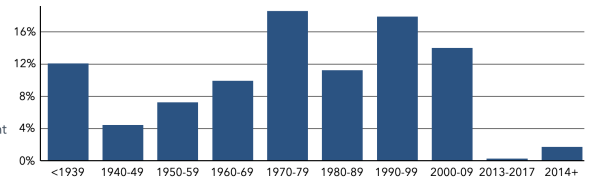
Generation Z:
Born 1999 to 2016



5.5%

Alpha: Born
2017 to Present

Housing: Year Built



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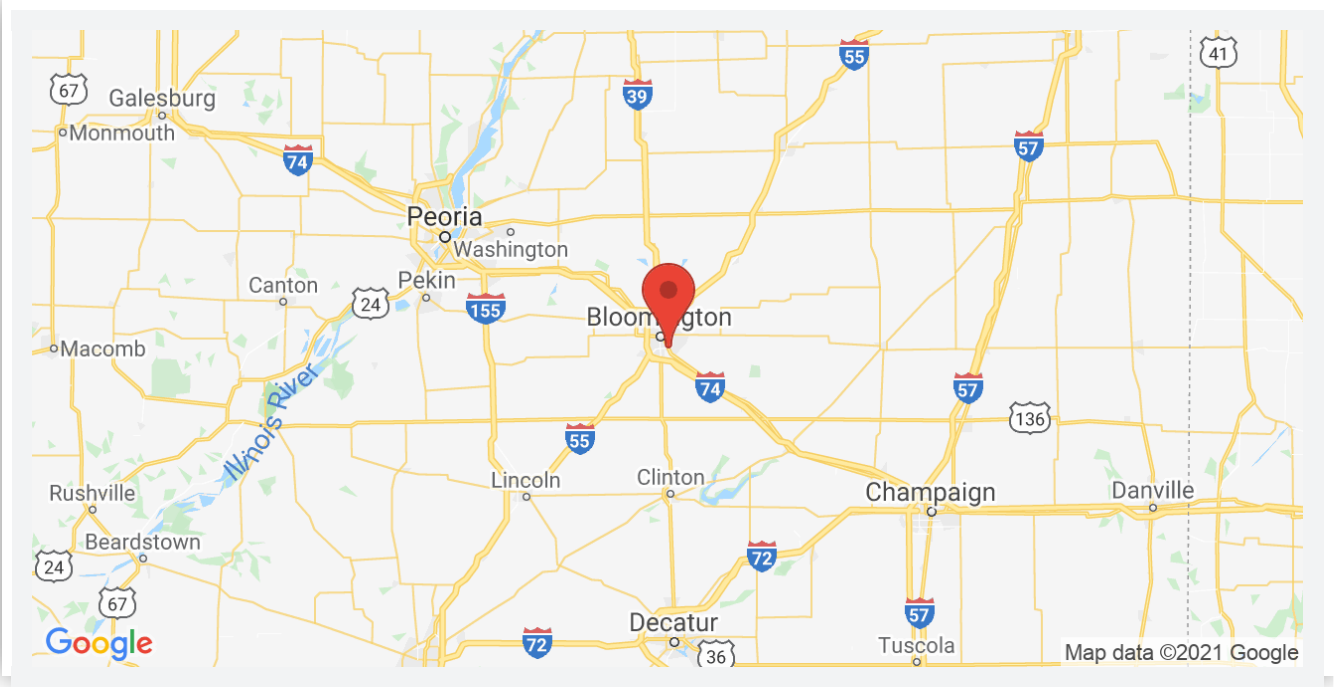


1603 MORRISSEY DR.

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AREA LOCATION MAP

1603 Morrissey Dr. 1603 Morrissey Dr., Bloomington, IL, 61704



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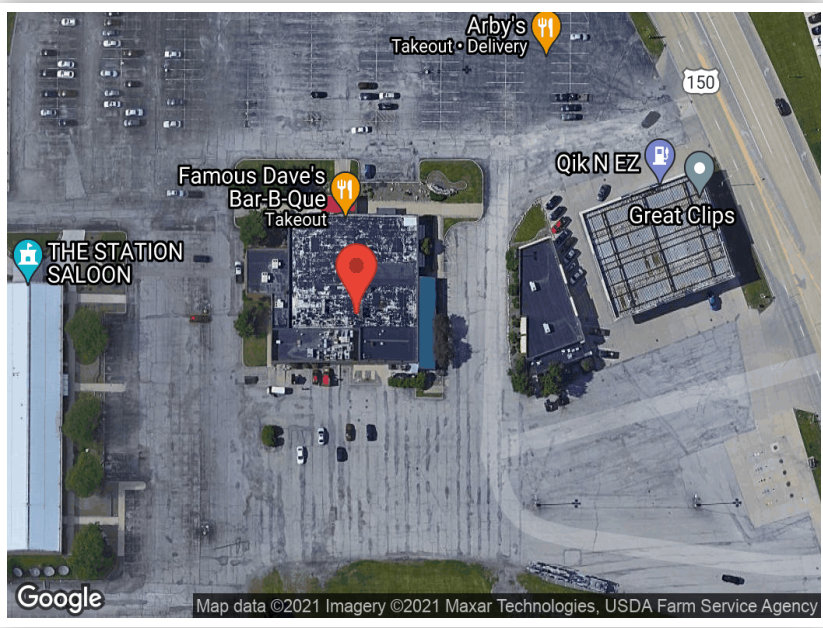
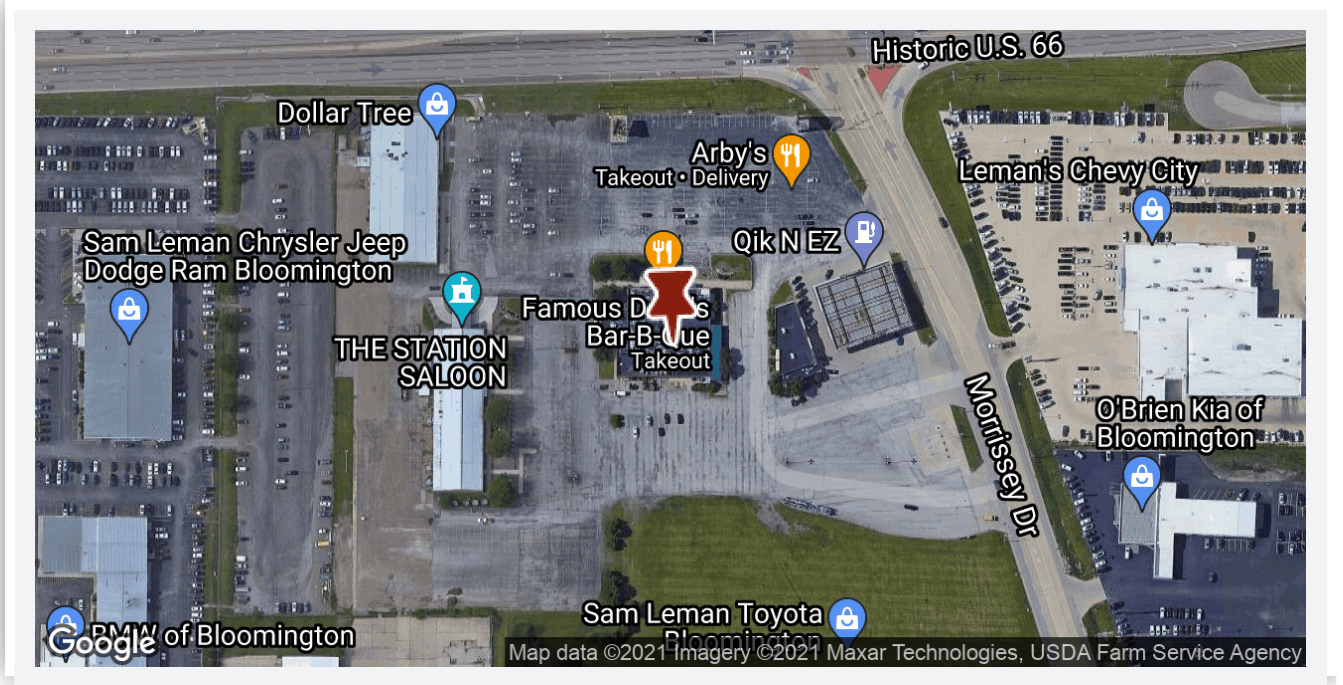


1603 MORRISSEY DR.

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AERIAL ANNOTATION MAP

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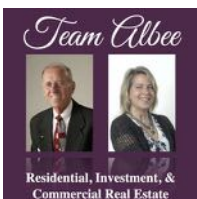


Commercial Real Estate Services

On Team Albee we are lifelong residents of Central IL! John has been a Real Estate Broker in McLean County for 47 years. Melissa worked behind the scenes in Real Estate for over 20 years becoming licensed in 2017. With this extensive experience in the Real Estate Profession, our knowledge of the market & processes involved for buyers & sellers is a competitive advantage for clients. Real Estate is often one of the largest investments of a lifetime so we are always honored to assist Buyers, Sellers, Landlords, & Tenants through the process. Contact Team Albee for ALL your Real Estate needs!



Local Knowledge | Regional Expertise
National Reach | Strength of the Brand



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