



**BERKSHIRE
HATHAWAY**
HomeServices

Central Illinois REALTORS®

1801 E EMPIRE

1801 E Empire St.
Bloomington, IL
61704



Melissa Dittbenner
John Albee, Brokers for Team Albee
Berkshire Hathaway HomeServices
309-275-5670
Melissa@IL-Broker.com



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HATHAWAY**
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1801 E Empire

1801 E Empire St.
Bloomington, IL 61704

1801
E EMPIRE

PROPERTY INFORMATION

Annual Rent

\$13.00 per SQ. FT.

Property Address

*1801 E Empire St.
Bloomington, IL 61704*

Year Built

2000

Rentable Area

5,000 Sq. Ft.

COMPANY DISCLAIMER



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PROPERTY

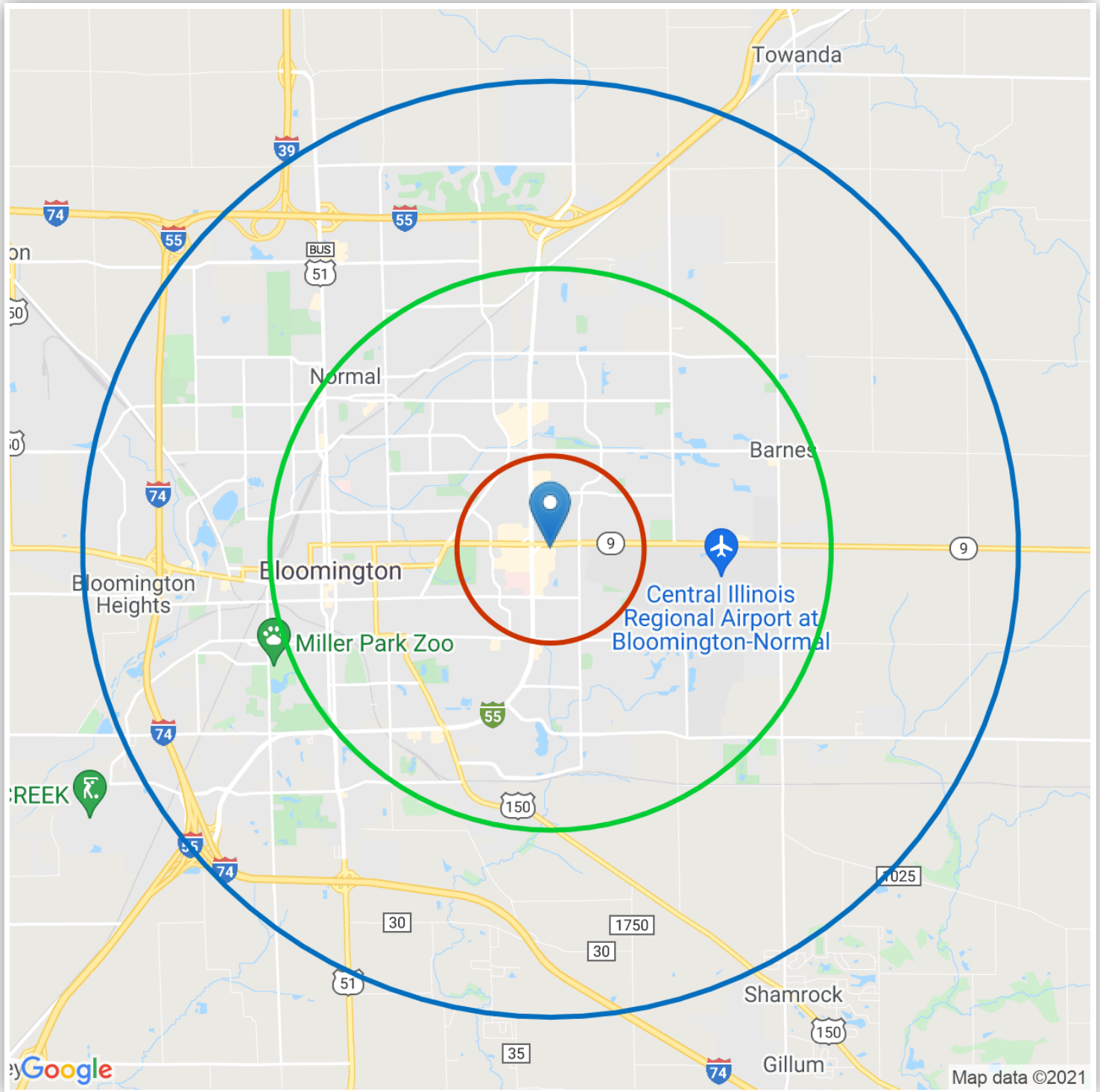
Great, spacious office space for rent! 5,000 SF of space for your business to flourish in. Right off of Veterans Pkwy, in heavy traffic area. Easily accessible from just about anyway!.

1801

E EMPIRE

**1801 E Empire St.
Bloomington, IL 61704**

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

9,159

Population



Average
Household Size

35.7

Median Age

\$65,485

Median Household
Income

EDUCATION

4%

No High School
Diploma



23%

High School
Graduate



25%

Some College



48%

Bachelor's/Grad/Pr
of Degree

BUSINESS



831

Total Businesses



47,604

Total Employees

EMPLOYMENT



White Collar

76%



Blue Collar

11%



Services

12%

3.1%

Unemployment
Rate

INCOME



\$65,485

Median Household
Income



\$34,759

Per Capita Income



\$67,146

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.3%)

The smallest group: \$200,000+ (3.9%)

Indicator	Value	Difference	
<\$15,000	12.0%	-1.9%	
\$15,000 - \$24,999	6.3%	-0.5%	
\$25,000 - \$34,999	7.5%	+1.5%	
\$35,000 - \$49,999	10.5%	+0.2%	
\$50,000 - \$74,999	19.3%	+2.3%	
\$75,000 - \$99,999	15.8%	+2.8%	
\$100,000 - \$149,999	18.8%	+0.7%	
\$150,000 - \$199,999	5.8%	-1.6%	
\$200,000+	3.9%	-3.6%	

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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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

86,343

Population



Average
Household Size

31.4

Median Age

\$63,664

Median Household
Income

EDUCATION

4%

No High School
Diploma



20%

High School
Graduate



24%

Some College



53%

Bachelor's/Grad/
of Degree

BUSINESS



3,344

Total Businesses



89,392

Total Employees

EMPLOYMENT



76%

White Collar



12%

Blue Collar



12%

Services

4.3%

Unemployment
Rate

INCOME



\$63,664

Median Household
Income



\$34,085

Per Capita Income



\$86,812

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (17.0%)

The smallest group: \$25,000 - \$34,999 (6.3%)

Indicator	Value	Difference	
<\$15,000	15.8%	+1.9%	
\$15,000 - \$24,999	7.1%	+0.3%	
\$25,000 - \$34,999	6.3%	+0.3%	
\$35,000 - \$49,999	10.0%	-0.3%	
\$50,000 - \$74,999	17.0%	0	
\$75,000 - \$99,999	12.3%	-0.7%	
\$100,000 - \$149,999	17.0%	-1.1%	
\$150,000 - \$199,999	6.9%	-0.5%	
\$200,000+	7.5%	0	

Bars show deviation from
McLean County

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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

129,797

Population



Average
Household Size

32.1

Median Age

\$62,744

Median Household
Income

EDUCATION

4%

No High School
Diploma



22%

High School
Graduate



25%

Some College



50%

Bachelor's/Grad/Pr
of Degree

BUSINESS



4,203

Total Businesses



103,736

Total Employees

EMPLOYMENT



76%

White Collar



13%

Blue Collar



11%

Services

4.5%

Unemployment
Rate

INCOME



\$62,744

Median Household
Income



\$33,604

Per Capita Income



\$88,128

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (16.6%)

The smallest group: \$25,000 - \$34,999 (6.4%)

Indicator	Value	Difference	
<\$15,000	15.9%	+2.0%	
\$15,000 - \$24,999	7.5%	+0.7%	
\$25,000 - \$34,999	6.4%	+0.4%	
\$35,000 - \$49,999	10.3%	0	
\$50,000 - \$74,999	16.6%	-0.4%	
\$75,000 - \$99,999	12.6%	-0.4%	
\$100,000 - \$149,999	16.5%	-1.6%	
\$150,000 - \$199,999	6.9%	-0.5%	
\$200,000+	7.4%	-0.1%	

Bars show deviation from
McLean County

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INFOGRAPHIC: COMMUNITY PROFILE (RING: 1 MILE RADIUS)

COMMUNITY PROFILE

9,159 **-0.5%** **2.2** **60.4** **35.7** **\$65,485** **\$67,146** **\$165,373** **24%** **63%** **13%**
 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+



12.5%
Service Workers

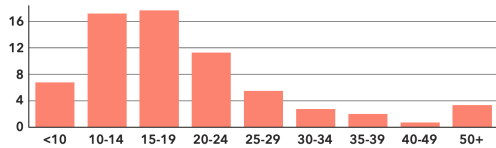


11.4%
Blue Collar Workers

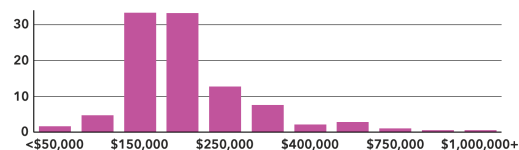


76.2%
White Collar Worker

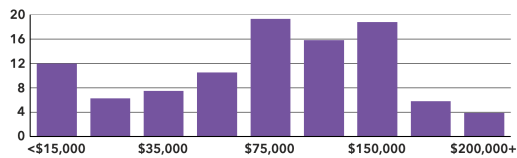
Mortgage as Percent of Salary



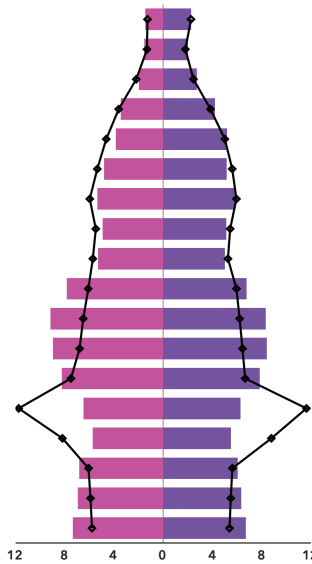
Home Value



Household Income

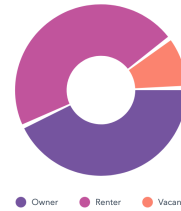


Age Profile: 5 Year Increments



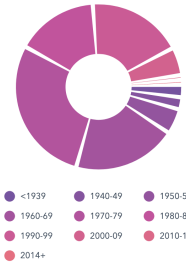
Dots show comparison to McLean County

Home Ownership



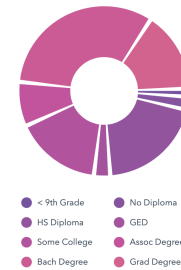
Owner Renter Vacant

Housing: Year Built



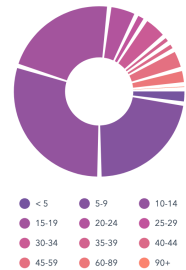
• <1939 • 1940-49 • 1950-59
 • 1960-69 • 1970-79 • 1980-89
 • 1990-99 • 2000-09 • 2010-13
 • 2014+

Educational Attainment



• < 9th Grade • No Diploma
 • HS Diploma • GED
 • Some College • Assoc Degree
 • Bach 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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INFOGRAPHIC: COMMUNITY PROFILE (RING: 3 MILE RADIUS)

COMMUNITY PROFILE

86,343 **-0.3%** **2.3** **45.3** **31.4** **\$63,664** **\$86,812** **\$188,964** **19%** **69%** **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

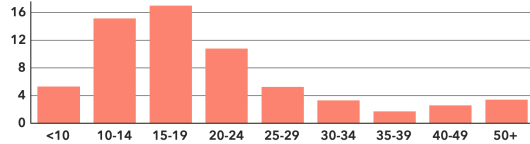


12.0%
Blue Collar Workers

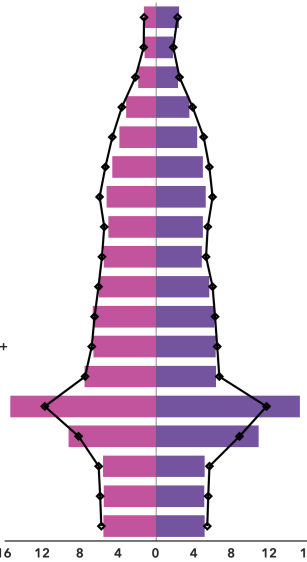


76.3%
White Collar Worker

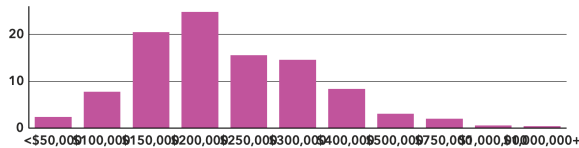
Mortgage as Percent of Salary



Age Profile: 5 Year Increments



Home Value



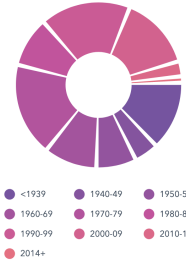
Household Income



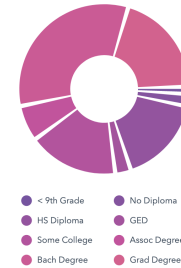
Home Ownership



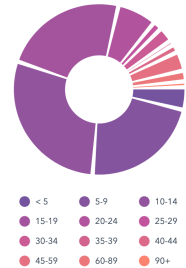
Housing: Year Built



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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INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

COMMUNITY PROFILE

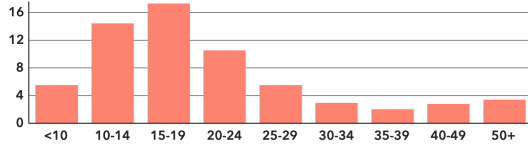
129,797 -0.3% 2.4 45.9 32.1 \$62,744 \$88,128 \$189,986 20% 68% 12%
 Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+


11.4%
 Service Workers

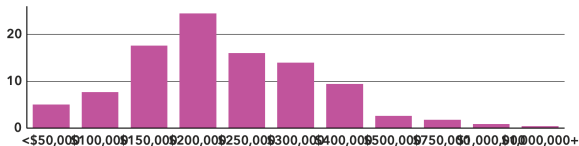

12.8%
 Blue Collar Workers


75.8%
 White Collar Worker

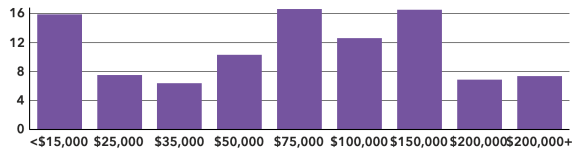
Mortgage as Percent of Salary



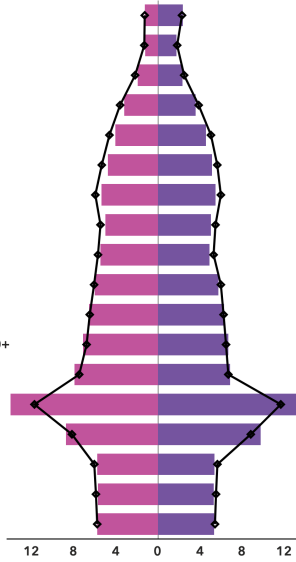
Home Value



Household Income

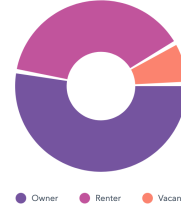


Age Profile: 5 Year Increments

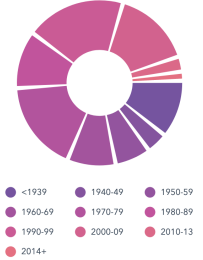


Dots show comparison to McLean County

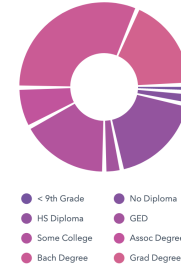
Home Ownership



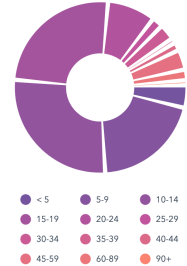
Housing: Year Built



Educational Attainment



Commute Time: Minutes



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



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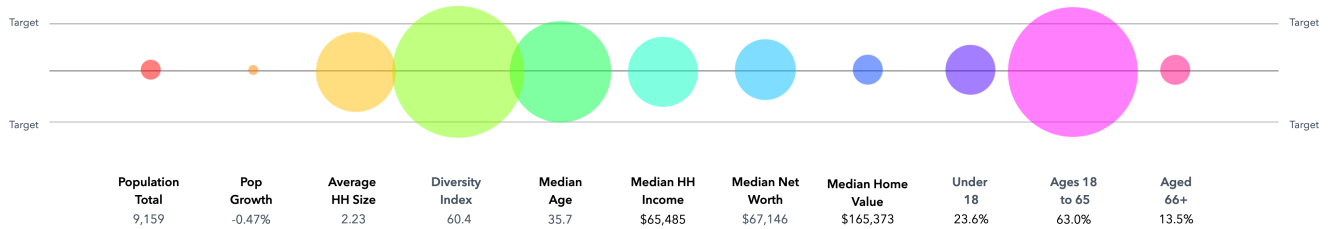


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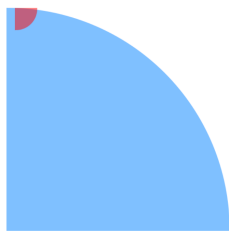
INFOGRAPHIC: PROPORTIONAL CIRCLES (RING: 1 MILE RADIUS)

MARKET SUMMARY

1801 E Empire St., Bloomington, IL, 61704
1-mile ring



No High School Diploma 4%



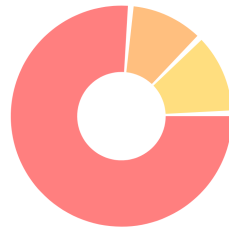
Bachelor's, Professional or Graduate Degree 48%

High School Graduate 23%



Some College 25%

Educational Attainment



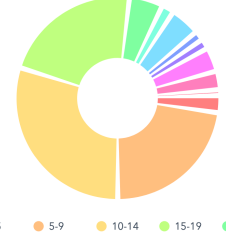
White Collar Blue Collar Services

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 2022.



Business Analyst

1801 E EMPIRE

1801 E EMPIRE ST., BLOOMINGTON, IL, 61704

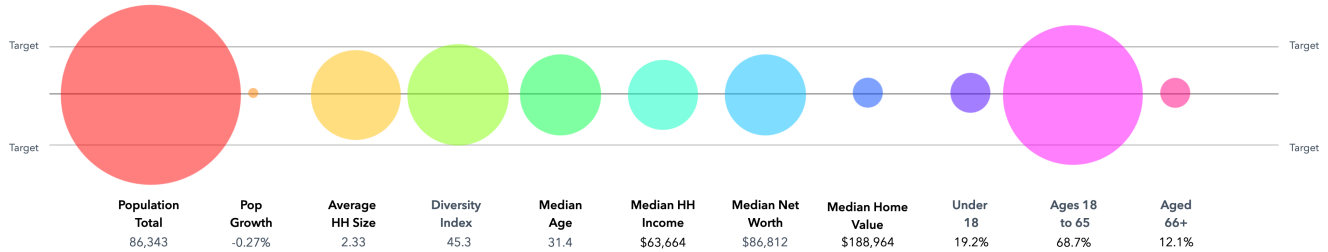


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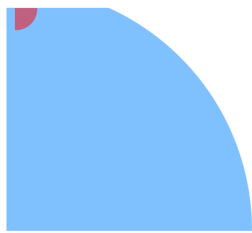
INFOGRAPHIC: PROPORTIONAL CIRCLES (RING: 3 MILE RADIUS)

MARKET SUMMARY

1801 E Empire St., Bloomington, IL, 61704
3-mile ring



No High School Diploma 4%



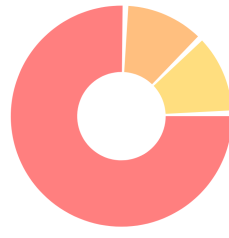
Bachelor's, Professional or Graduate Degree 53%

High School Graduate 20%



Some College 24%

Educational Attainment



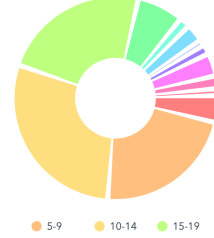
White Collar Blue Collar Services

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 2022



Business Analyst

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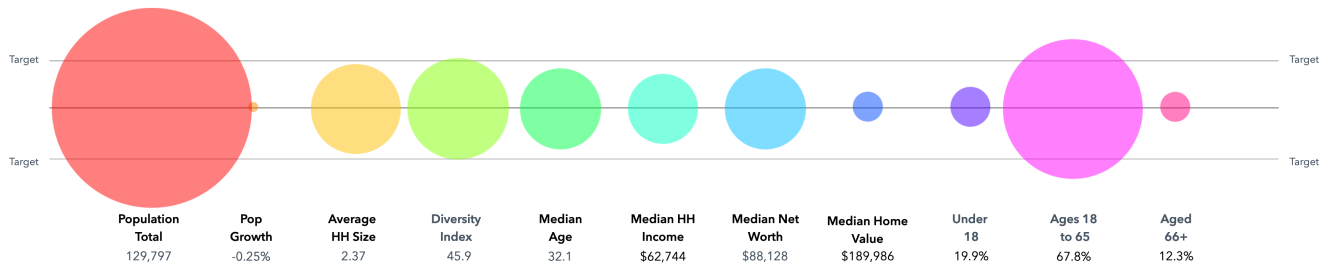


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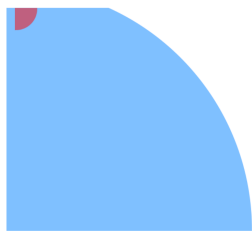
INFOGRAPHIC: PROPORTIONAL CIRCLES (RING: 5 MILE RADIUS)

MARKET SUMMARY

1801 E Empire St., Bloomington, IL, 61704
5-mile ring



No High School Diploma 4%



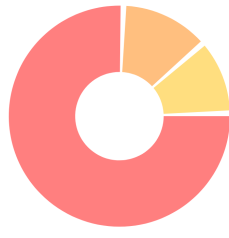
Bachelor's, Professional or Graduate Degree 50%

High School Graduate 22%



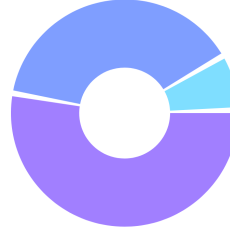
Some College 25%

Educational Attainment



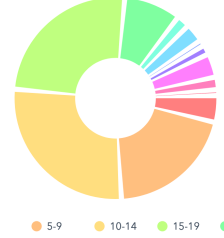
White Collar Blue Collar Services

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 2022.

 Business Analyst

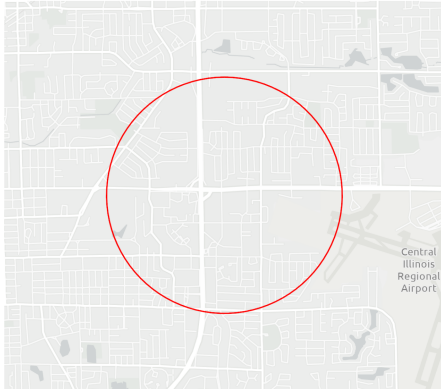
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INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)



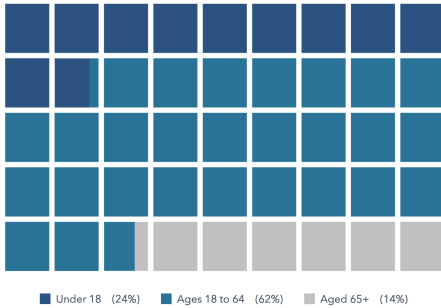
POPULATION TRENDS AND KEY INDICATORS

9,159	4,095	2.23	35.7	\$65,485	\$165,373	66	N/A	60
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

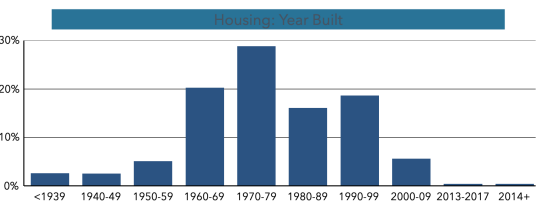
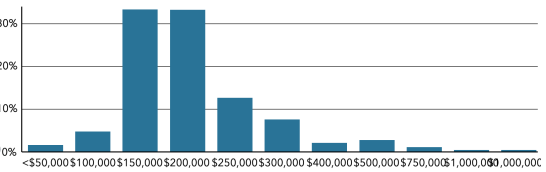
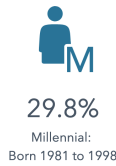
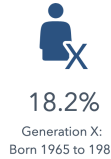
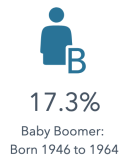
MORTGAGE INDICATORS



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.
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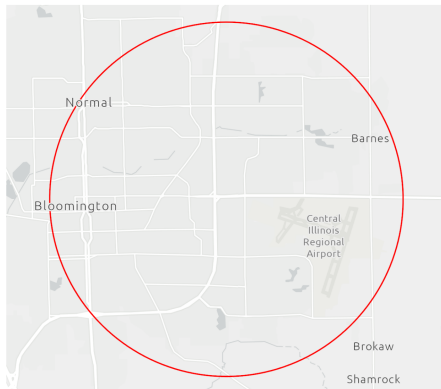
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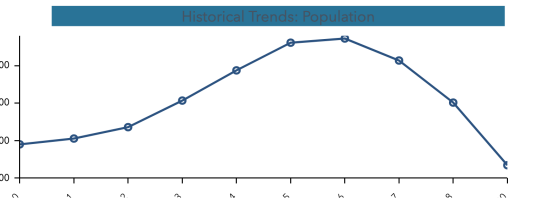
INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)



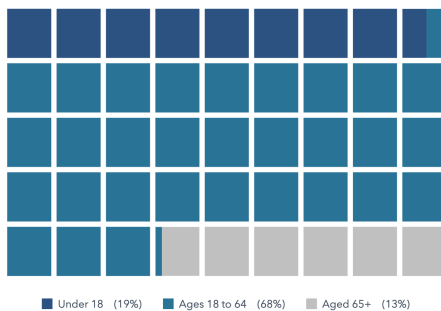
POPULATION TRENDS AND KEY INDICATORS

86,343	33,661	2.33	31.4	\$63,664	\$188,964	92	N/A	45
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

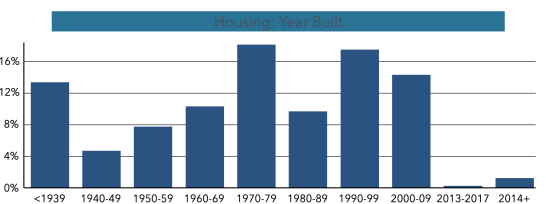
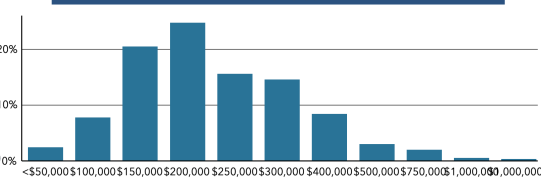
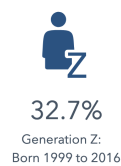
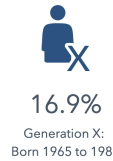
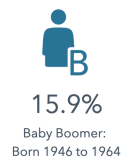
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



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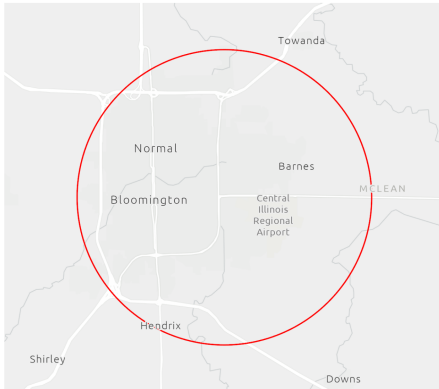
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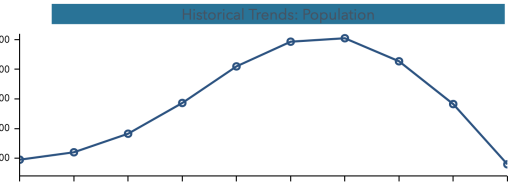
INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



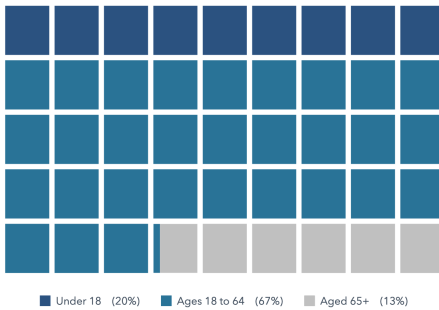
POPULATION TRENDS AND KEY INDICATORS

129,797	50,483	2.37	32.1	\$62,744	\$189,986	91	N/A	46
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

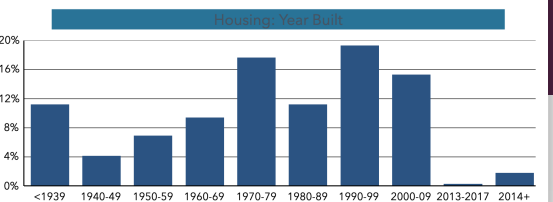
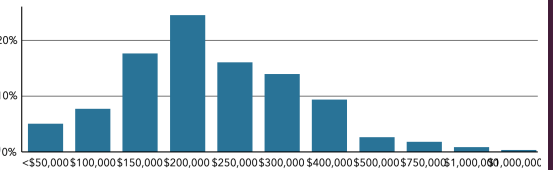
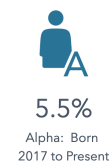
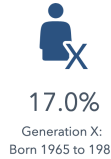
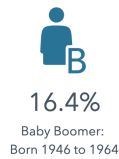
MORTGAGE INDICATORS



POPULATION BY AGE



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AREA LOCATION MAP



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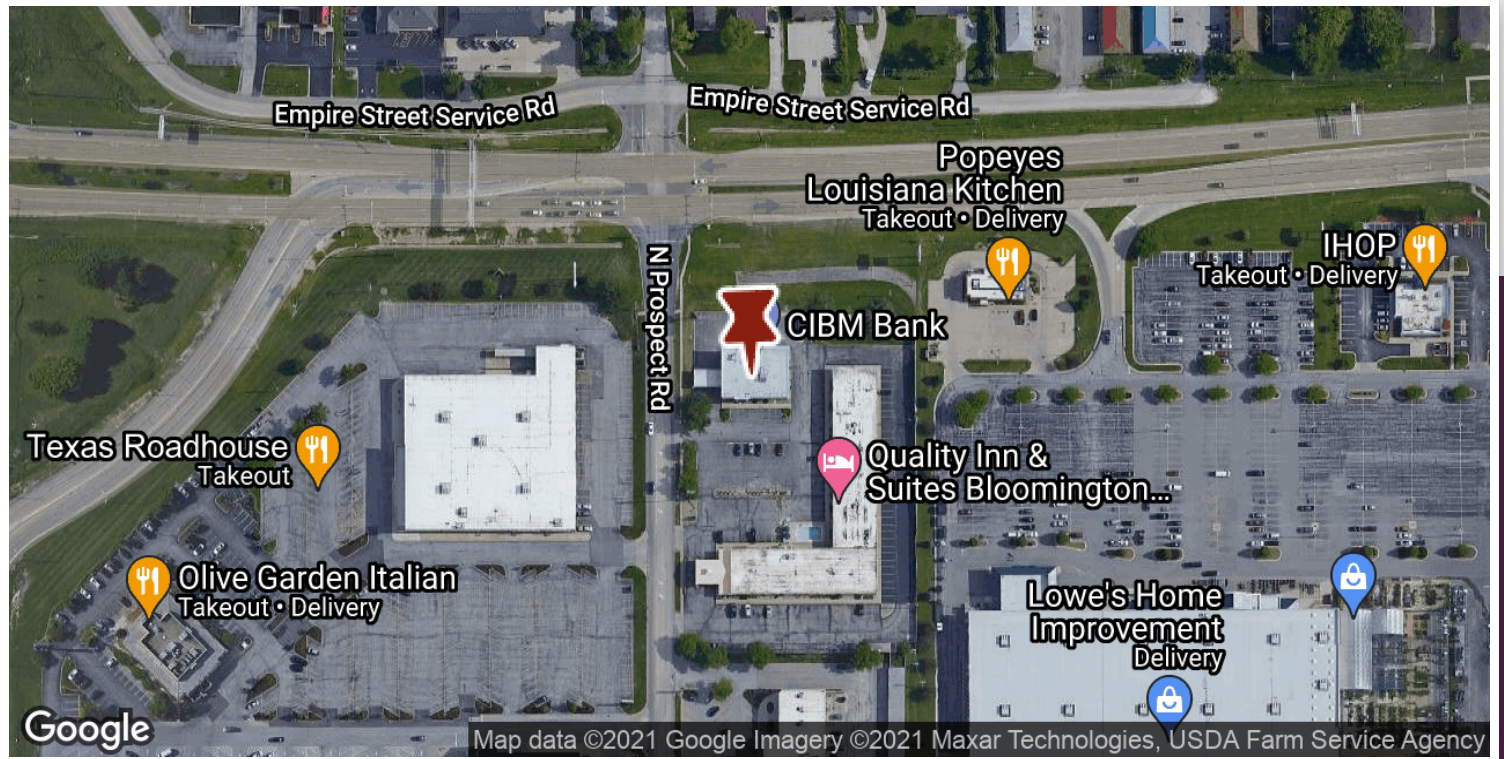
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AERIAL ANNOTATION MAP



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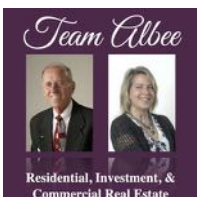


Commercial Real Estate Services

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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