



**BERKSHIRE
HATHAWAY**
HomeServices

Central Illinois REALTORS®



1312 E EMPIRE ST

1312 East Empire Street
Bloomington, IL 61701

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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1312 E EMPIRE ST

PROPERTY INFO:

PURCHASE PRICE:

\$1,950,000

PROPERTY ADDRESS:

1312 EAST EMPIRE STREET
BLOOMINGTON, IL 61701

PROPERTY SIZE

324,957 SQ. FT.

LAND SIZE

7.46 ACRES



**BERKSHIRE
HATHAWAY**
HomeServices

PROPERTY DESCRIPTION

Team Albee is pleased to offer this commercial zoned land in premier location with huge car count. 7.46 acres ready for development. Property is in the TIFF district! Utilities to site and ready to go! Central location in Bloomington-Normal with businesses & retail surrounding makes this a prime spot for retail or offices!



**BERKSHIRE
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PROPERTY PHOTOS



**BERKSHIRE
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PROPERTY PHOTOS



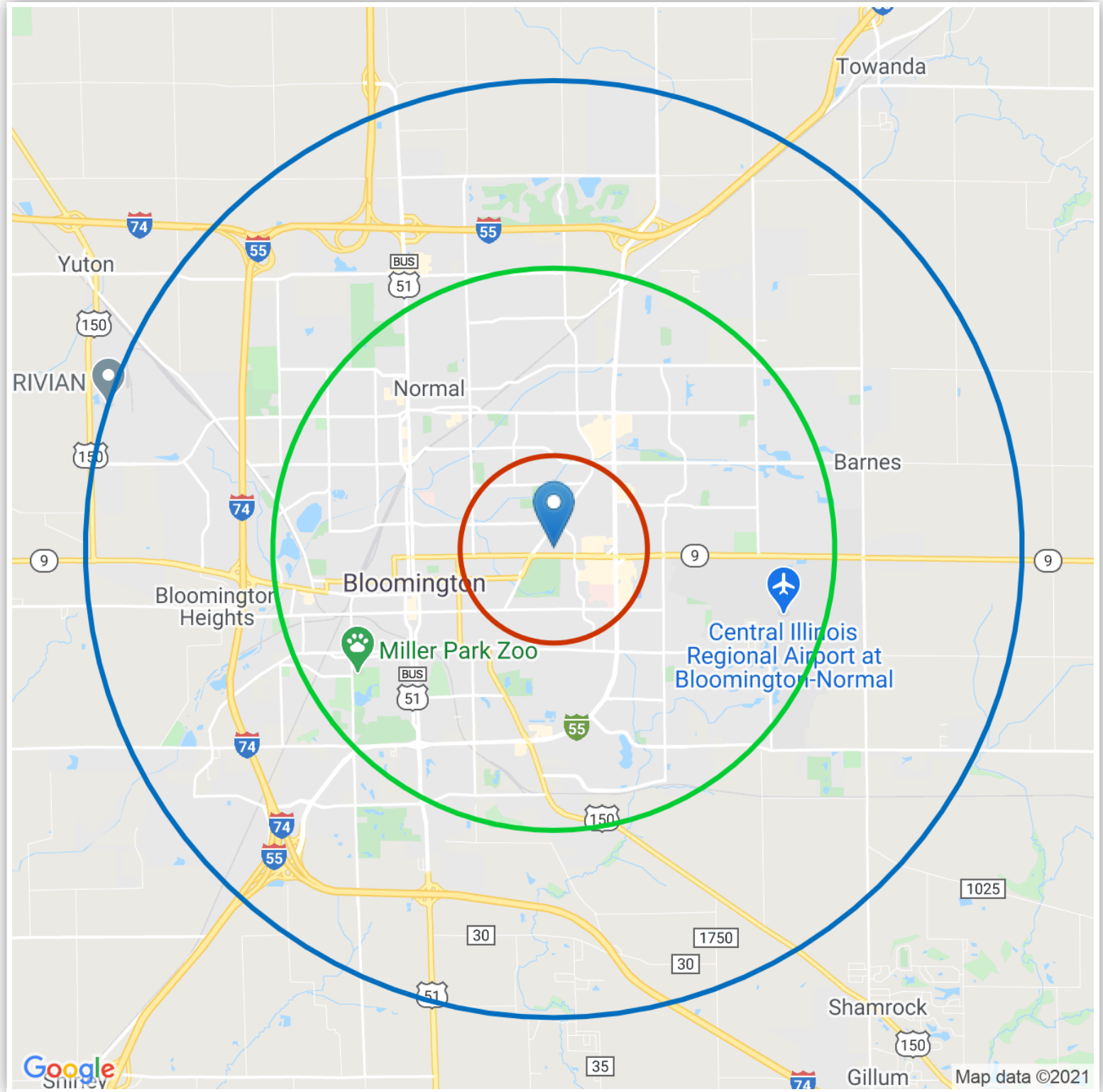
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1312 E EMPIRE ST

1312 East Empire Street, Bloomington, IL, 61701

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



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1 Brickyard Dr., Bloomington IL 61701

1312 E EMPIRE ST

1312 East Empire Street, Bloomington, IL, 61701

Infographic: Key Facts (Ring: 1 mile radius)

KEY FACTS

8,989

Population

41.8

Median Age



Average
Household Size

\$61,892

Median Household
Income

EDUCATION

3%

No High School
Diploma



22%

High School
Graduate



26%

Some College



48%

Bachelor's/Grad/Pr
of Degree

BUSINESS



556

Total Businesses



43,634

Total Employees

EMPLOYMENT



White Collar

69%



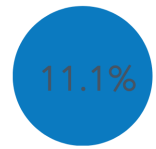
Blue Collar

14%



Services

16%



Unemployment
Rate

INCOME



\$61,892

Median Household
Income



\$39,499

Per Capita Income



\$90,361

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (22.2%)

The smallest group: \$150,000 - \$199,999 (5.9%)

Indicator	Value	Difference	
<\$15,000	11.6%	-2.6%	
\$15,000 - \$24,999	6.8%	+0.3%	
\$25,000 - \$34,999	9.8%	+0.8%	
\$35,000 - \$49,999	9.0%	+1.5%	
\$50,000 - \$74,999	22.2%	+4.6%	
\$75,000 - \$99,999	14.2%	+0.8%	
\$100,000 - \$149,999	14.1%	-2.5%	
\$150,000 - \$199,999	5.9%	-2.8%	
\$200,000+	6.5%	0	

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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1312 East Empire Street, Bloomington, IL, 61701

Infographic: Key Facts (Ring: 3 mile radius)

KEY FACTS

100,969

Population



Average
Household Size

30.7

Median Age

\$58,796

Median Household
Income

EDUCATION

4%

No High School
Diploma



23%

High School
Graduate



25%

Some College



48%

Bachelor's/Grad/Pr
of Degree

BUSINESS



3,511

Total Businesses



91,234

Total Employees

EMPLOYMENT



White Collar

72%



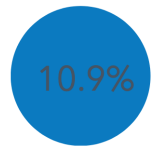
Blue Collar

13%



Services

15%



Unemployment
Rate

INCOME



\$58,796

Median Household
Income



\$30,902

Per Capita Income



\$44,686

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (17.9%)

The smallest group: \$200,000+ (5.1%)

Indicator	Value	Difference	
<\$15,000	17.1%	+2.9%	
\$15,000 - \$24,999	7.2%	+0.7%	
\$25,000 - \$34,999	10.0%	+1.0%	
\$35,000 - \$49,999	7.8%	+0.3%	
\$50,000 - \$74,999	17.9%	+0.3%	
\$75,000 - \$99,999	12.7%	-0.7%	
\$100,000 - \$149,999	15.0%	-1.6%	
\$150,000 - \$199,999	7.2%	-1.5%	
\$200,000+	5.1%	-1.4%	

Bars show deviation from
McLean County

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Infographic: Key Facts (Ring: 5 mile radius)

KEY FACTS

131,308

Population



Average
Household Size

31.7

Median Age

\$61,805

Median Household
Income

EDUCATION

4%

No High School
Diploma



23%

High School
Graduate



24%

Some College



49%

Bachelor's/Grad/Pr
of Degree

BUSINESS



4,262

Total Businesses



103,500

Total Employees

EMPLOYMENT



73%

White Collar



13%

Blue Collar



14%

Services

10.4%

Unemployment
Rate

INCOME



\$61,805

Median Household
Income



\$32,740

Per Capita Income



\$55,793

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (17.1%)

The smallest group: \$200,000+ (6.3%)

Indicator	Value	Difference	
<\$15,000	16.3%	+2.1%	
\$15,000 - \$24,999	7.1%	+0.6%	
\$25,000 - \$34,999	9.5%	+0.5%	
\$35,000 - \$49,999	7.5%	0	
\$50,000 - \$74,999	17.1%	-0.5%	
\$75,000 - \$99,999	12.6%	-0.8%	
\$100,000 - \$149,999	15.5%	-1.1%	
\$150,000 - \$199,999	8.1%	-0.6%	
\$200,000+	6.3%	-0.2%	

Bars show deviation from
McLean County

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Infographic: Community Profile (Ring: 1 mile radius)


COMMUNITY PROFILE

8,989 -0.4% 2.1 41.7 41.8 \$61,892 \$90,361 \$164,129 19% 60% 21%

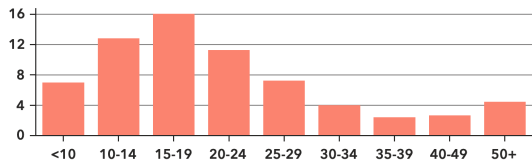
Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+


16.3%
Service Workers

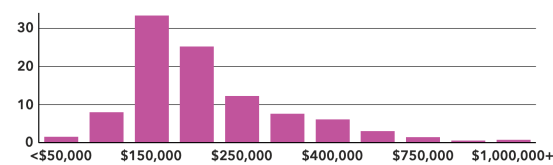

14.3%
Blue Collar Workers


69.4%
White Collar Worker

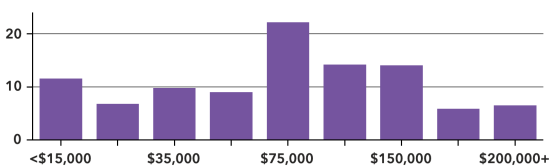
Mortgage as Percent of Salary



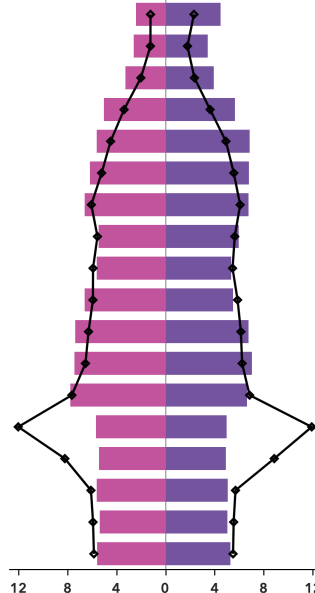
Home Value



Household Income

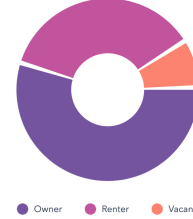


Age Profile: 5 Year Increments



Dots show comparison to McLean County

Home Ownership



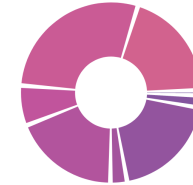
Owner Renter Vacant

Housing: Year Built



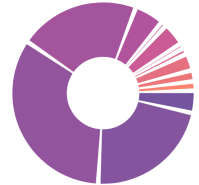
<1939 1940-49 1950-59
1960-69 1970-79 1980-89
1990-99 2000-09 2010-13
2014+

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 2018 and 2023



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Infographic: Community Profile (Ring: 3 mile radius)

COMMUNITY PROFILE

100,969 -0.2% 2.3 46.2 30.7 \$58,796 \$44,686 \$170,666 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+



15.4%
Service Workers

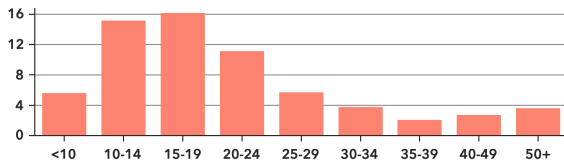


12.8%
Blue Collar Workers

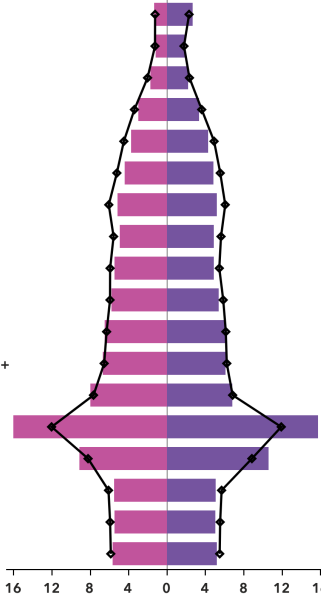


71.8%
White Collar Worker

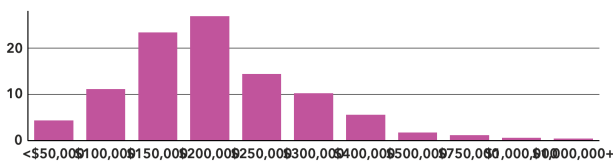
Mortgage as Percent of Salary



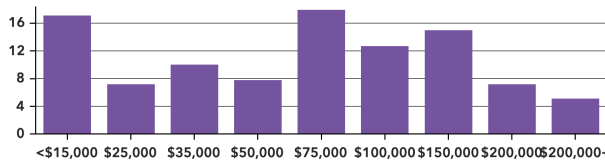
Age Profile: 5 Year Increments



Home Value



Household Income



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1312 East Empire Street, Bloomington, IL, 61701

Infographic: Community Profile (Ring: 5 mile radius)

COMMUNITY PROFILE

131,308 -0.2% 2.4 45.9 31.7 \$61,805 \$55,793 \$182,671 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+



14.1%
Service Workers

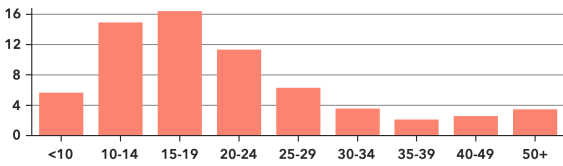


12.8%
Blue Collar Workers

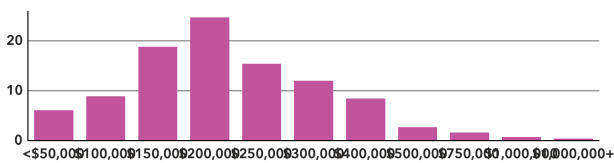


73.1%
White Collar Worker

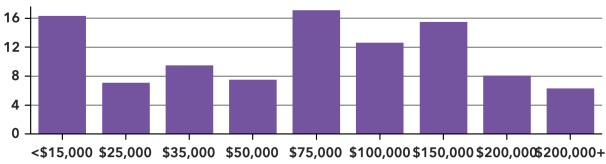
Mortgage as Percent of Salary



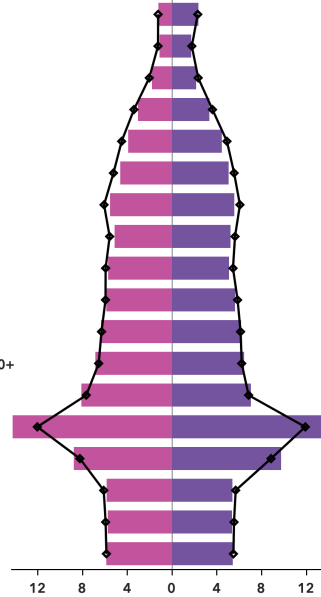
Home Value



Household Income

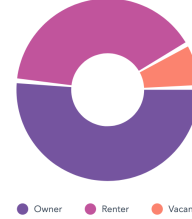


Age Profile: 5 Year Increments



Dots show comparison to McLean County

Home Ownership



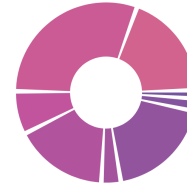
Owner Renter Vacant

Housing: Year Built



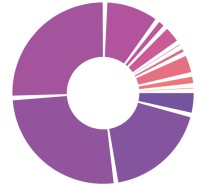
<1939 1940-49 1950-59
1960-69 1970-79 1980-89
1990-99 2000-09 2010-13
2014+

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 2018 and 2023



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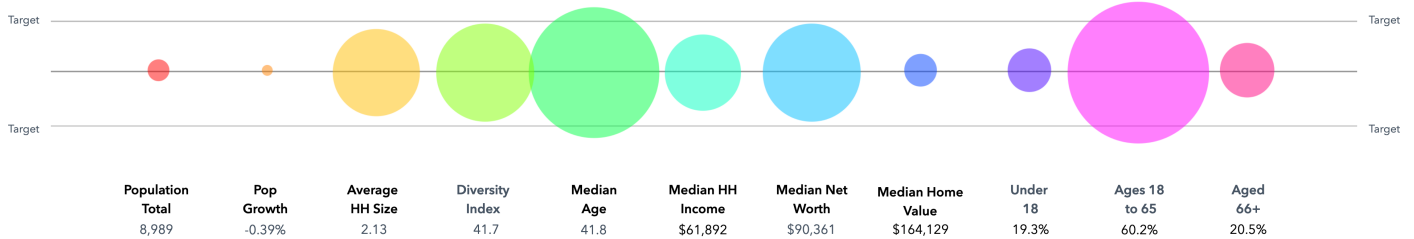
1312 E EMPIRE ST

1312 East Empire Street, Bloomington, IL, 61701

Infographic: Proportional Circles (Ring: 1 mile radius)

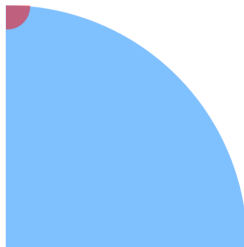
MARKET SUMMARY

1312 East Empire Street, Bloomington, IL, 61701
1-mile ring



No High School Diploma 3%

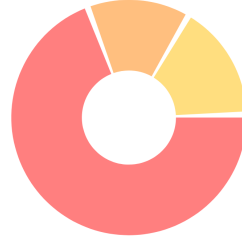
High School Graduate 22%



Bachelor's, Professional or Graduate Degree 48%

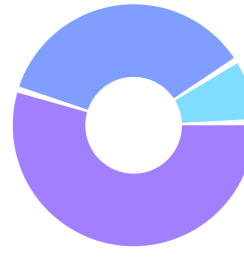


Some College 26%



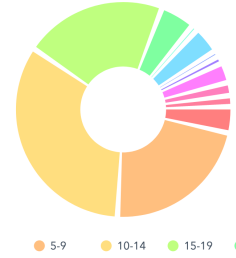
White Collar Blue Collar Services

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 2018 and 2022

Business Analyst



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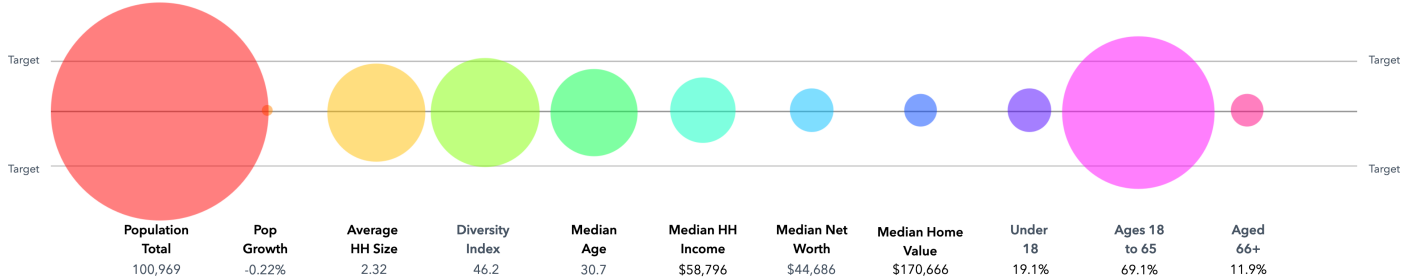
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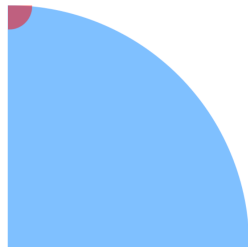
Infographic: Proportional Circles (Ring: 3 mile radius)

MARKET SUMMARY

1312 East Empire Street, Bloomington, IL, 61701
3-mile ring



No High School Diploma 4%



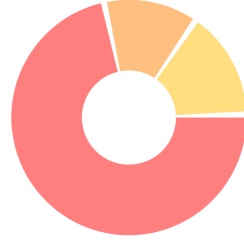
Bachelor's, Professional or Graduate Degree 48%

Educational Attainment

High School Graduate 23%



Some College 25%



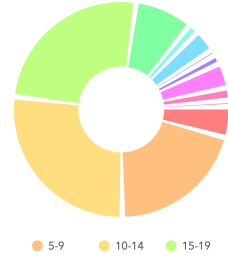
White Collar Blue Collar Services

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 2018 and 2022

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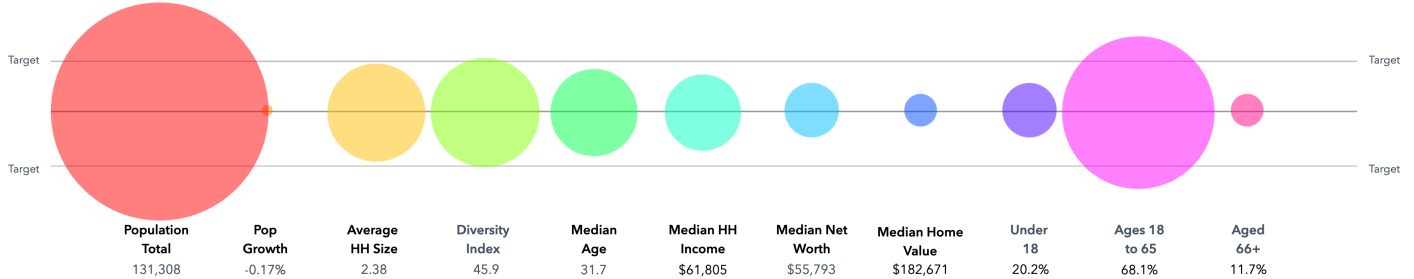
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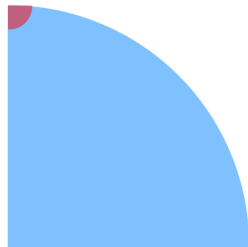
Infographic: Proportional Circles (Ring: 5 mile radius)

MARKET SUMMARY

1312 East Empire Street, Bloomington, IL, 61701
5-mile ring



No High School Diploma 4%



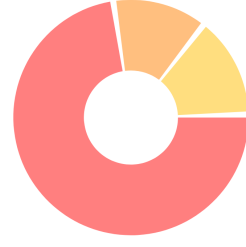
Bachelor's, Professional or Graduate Degree 49%

Educational Attainment

High School Graduate 23%

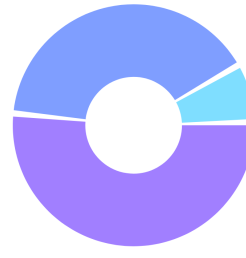


Some College 24%



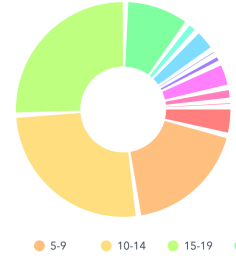
White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership



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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 2018 and 2022

Business Analyst



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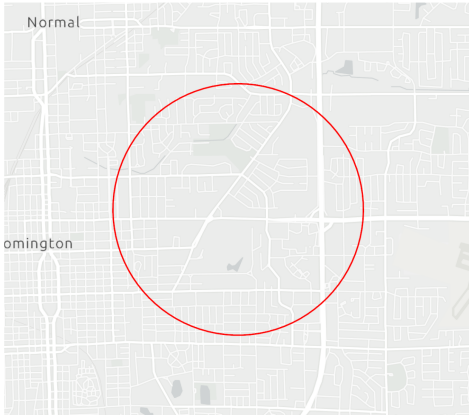
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Infographic: Population Trends (Ring: 1 mile radius)



POPULATION TRENDS AND KEY INDICATORS

1-mile ring

8,989	4,191	2.13	41.8	\$61,892	\$164,129	99	165	42
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



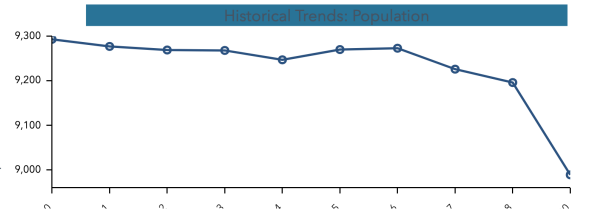
\$9,493

Avg Spent on Mortgage & Basics

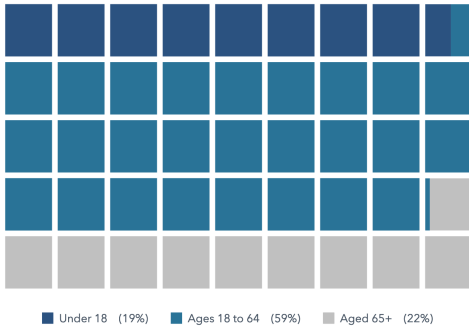


11.1%

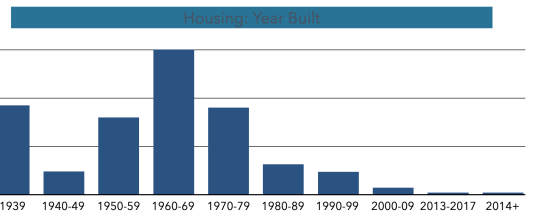
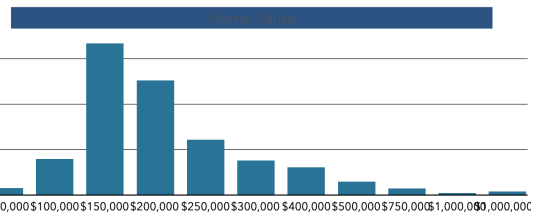
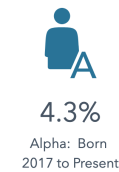
Percent of Income for Mortgage



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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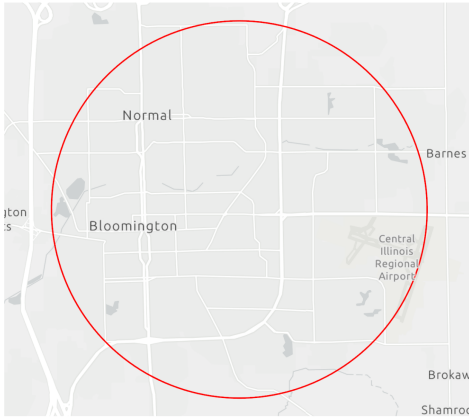
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1312 East Empire Street, Bloomington, IL, 61701

Infographic: Population Trends (Ring: 3 mile radius)



POPULATION TRENDS AND KEY INDICATORS

3 mile ring

100,969	39,418	2.32	30.7	\$58,796	\$170,666	79	152	46
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$8,253

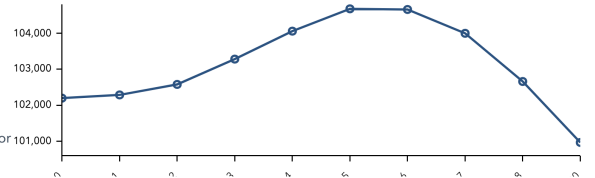
Avg Spent on Mortgage & Basics



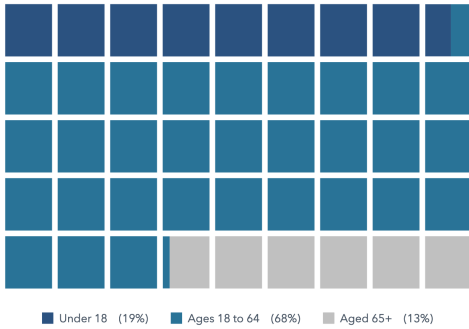
12.1%

Percent of Income for 101,000 Mortgage

Historical Trends: Population



POPULATION BY AGE



POPULATION BY GENERATION



5.6%

Greatest Gen:
Born 1945/Earlier



16.0%

Baby Boomer:
Born 1946 to 1964



16.7%

Generation X:
Born 1965 to 1980



26.9%

Millennial:
Born 1981 to 1998



30.6%

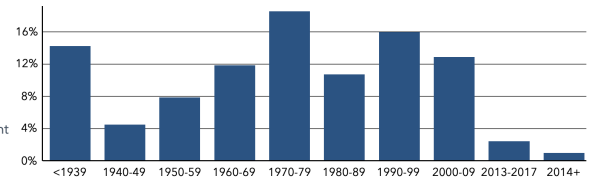
Generation Z:
Born 1999 to 2016



4.3%

Alpha: Born
2017 to Present

Housing: Year Built



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



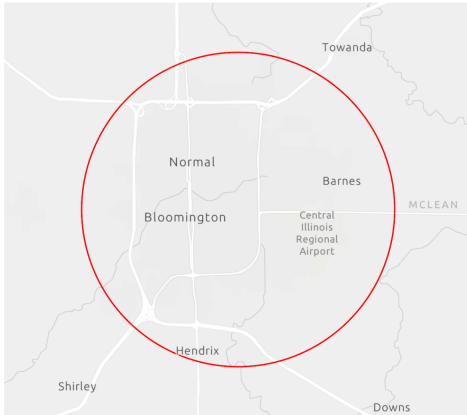
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Infographic: Population Trends (Ring: 5 mile radius)



POPULATION TRENDS AND KEY INDICATORS

5 mile ring

131,308	50,903	2.38	31.7	\$61,805	\$182,671	90	149	46
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$8,994

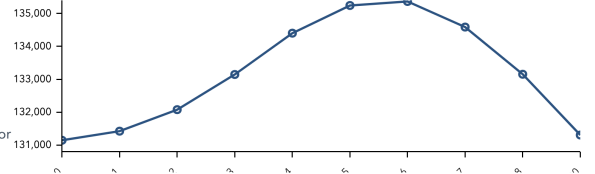
Avg Spent on Mortgage & Basics



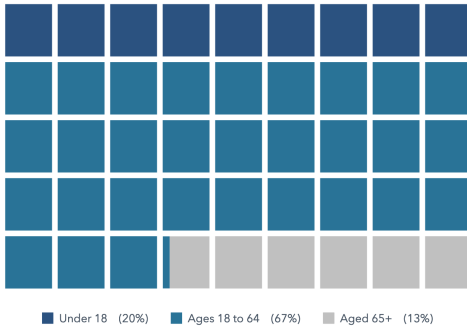
12.3%

Percent of Income for Mortgage

Historical Trends: Population



POPULATION BY AGE



POPULATION BY GENERATION



5.2%

Greatest Gen:
Born 1945/Earlier



16.7%

Baby Boomer:
Born 1946 to 1964



17.4%

Generation X:
Born 1965 to 1980



26.8%

Millennial:
Born 1981 to 1998



29.4%

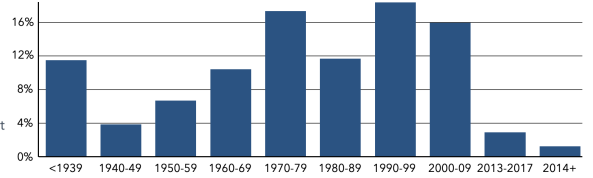
Generation Z:
Born 1999 to 2016



4.5%

Alpha: Born
2017 to Present

Housing: Year Built



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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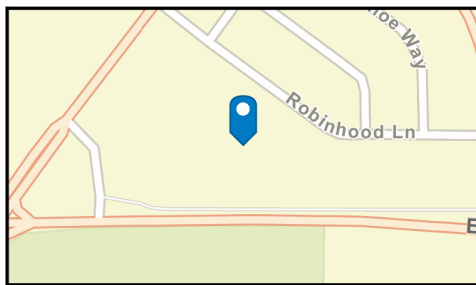
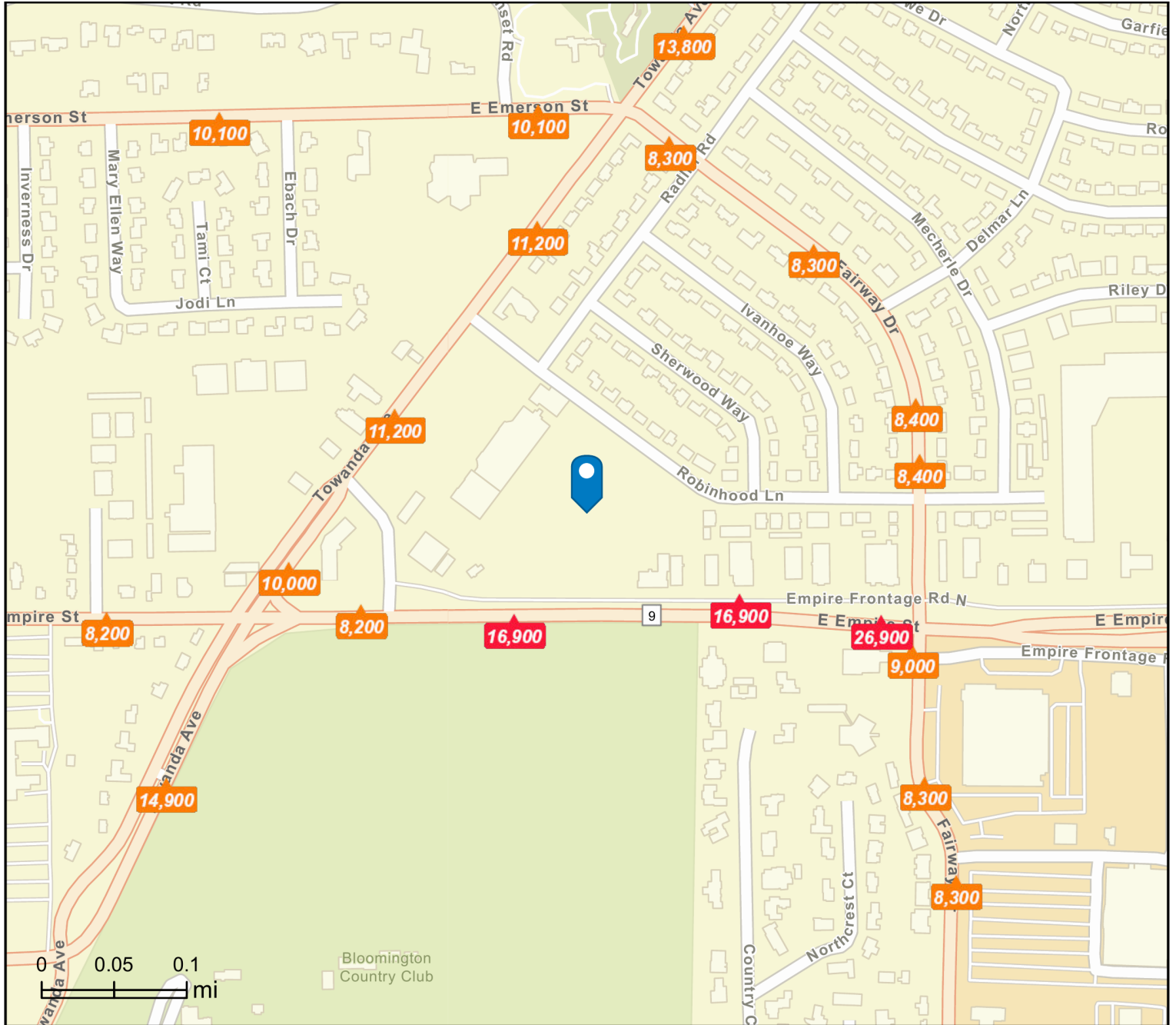
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Traffic Count Map - Close-up



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q4 2020).



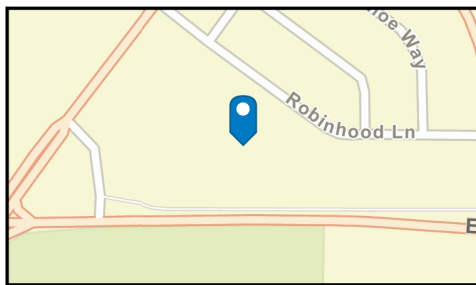
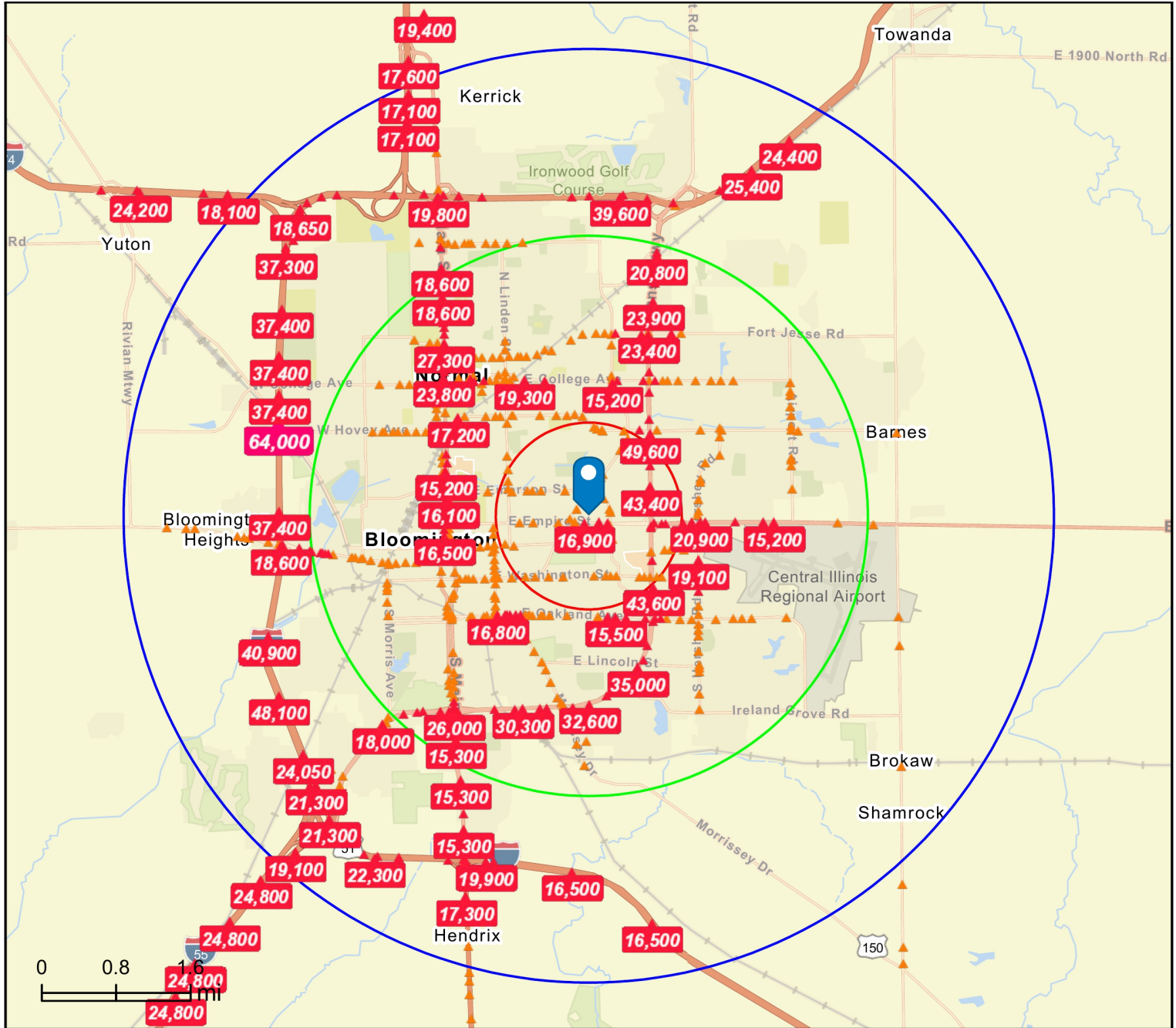
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Traffic Count - Study Area (Rings: 1, 3, 5 mile radius)



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q4 2020).



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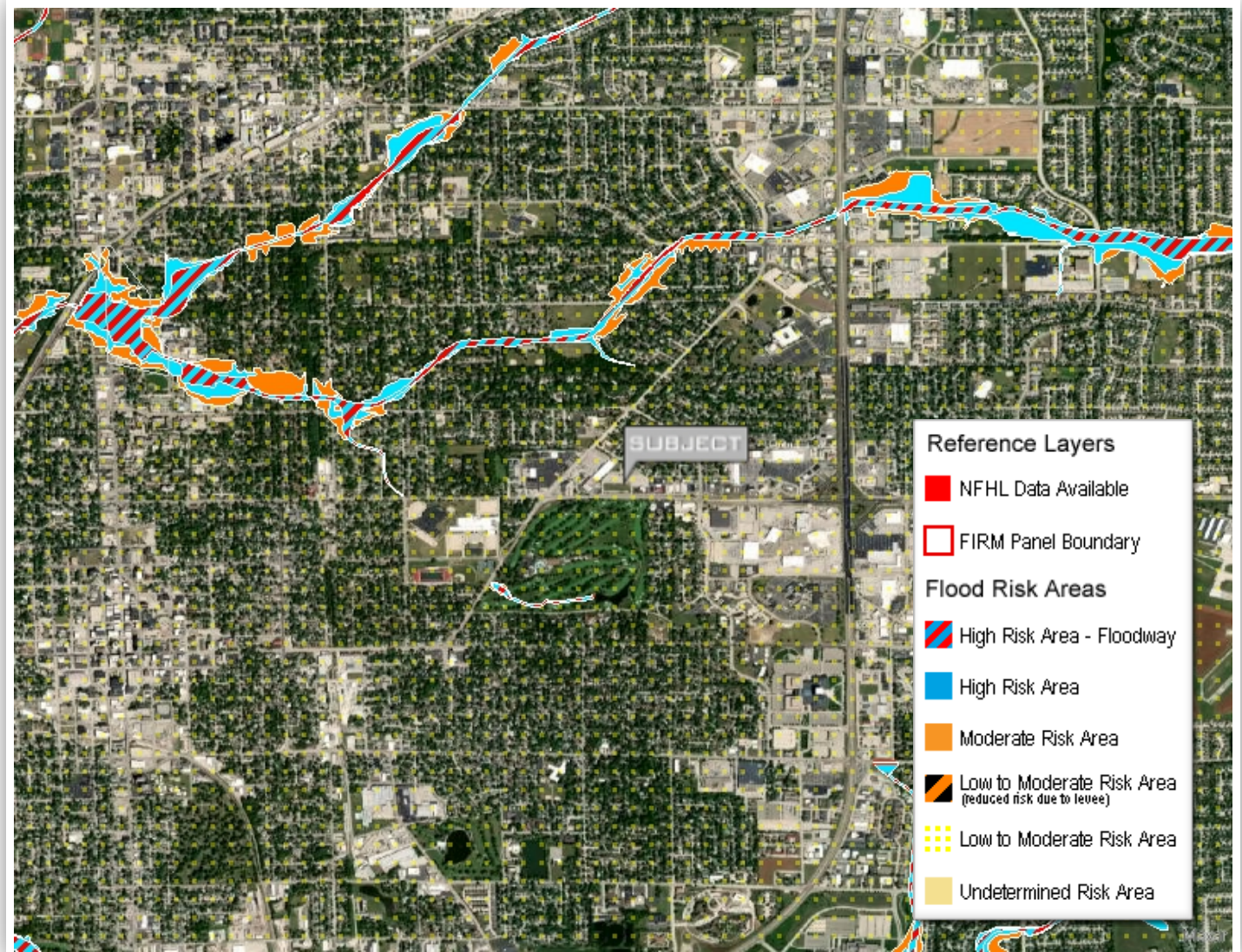
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LOCATION RISK ANALYSIS

Flood Risk Analysis

FEMA Map Last Updated: 2019-05-22



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Flood Hazard Designations

FEMA Map Last Updated: 2019-05-22

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.



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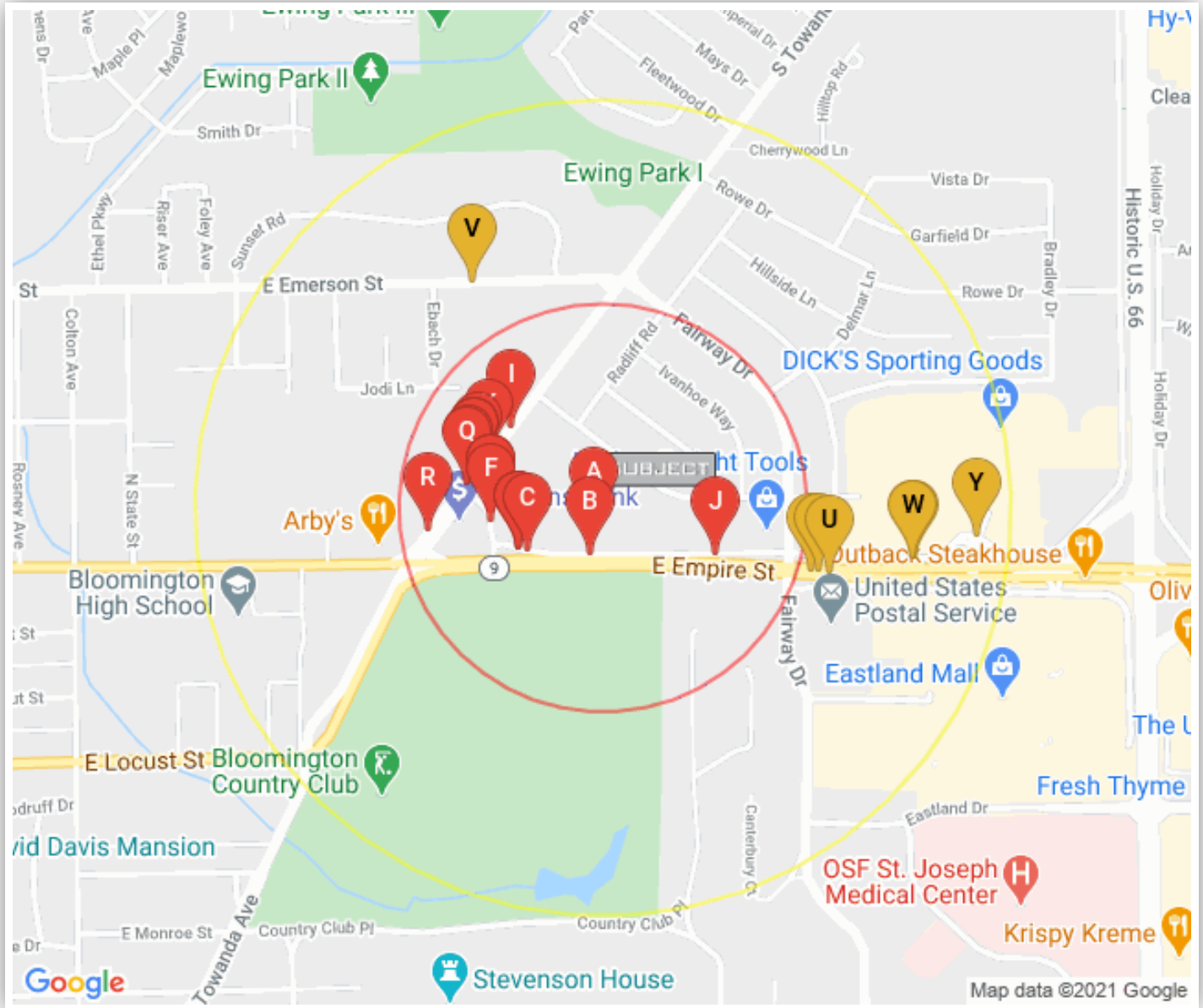
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LOCATION RISK ANALYSIS

ENVIRONMENTAL RISK ANALYSIS



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LOCATION RISK ANALYSIS

Locations within 0.25 mile of Subject

HENSON DISPOSAL INC Latest Update: 01-Jun-2017

Site Type: STATIONARY **Address:** 1312 EMPIRE ST
County: MC LEAN **Facility Detail Report:** [110043699888](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
AIR MINOR	AIRSAFS			
AIR MINOR	AIR			
STATE MASTER	ACES			

1316 E EMPIRE Latest Update: 29-Dec-2014

Site Type: STATIONARY **Address:** 1316 E EMPIRE
County: MCLEAN **Facility Detail Report:** [110031464993](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	ACES			

CARLSON CLEANERS Latest Update: 26-Jan-2012

Site Type: STATIONARY **Address:** 1308 E EMPIRE
County: MCLEAN **Facility Detail Report:** [110007532063](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO			
STATE MASTER	ACES			

HENSON DISPOSAL INC Latest Update: 09-Jan-2015

Site Type: STATIONARY **Address:** 1312 E EMPIRE ST
County: MC LEAN **Facility Detail Report:** [110045949248](#)
Country: UNITED STATES



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LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
AIR MINOR	AIR			
AIR MINOR	AIRSAFS			
STATE MASTER	ACES			



GTE

Latest Update: 22-Mar-2011

Site Type: STATIONARY
County: MCLEAN
Country: UNITED STATES
Address: 1312 E EMPIRE ST
Facility Detail Report: [110018461911](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	ACES			



BLOOMINGTON AUTO TRUCK PLZ

Latest Update: 26-Jan-2012

Site Type: STATIONARY
County: MCLEAN
Country: UNITED STATES
Address: I55 AND I74 AT RT 9
Facility Detail Report: [110007550131](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO			
CESQG	RCRAINFO			



FJ VOLLMER

Latest Update: 15-May-2006

Site Type: STATIONARY
County: MCLEAN
Country: UNITED STATES
Address: 3 TOWANDA SERVICE RD
Facility Detail Report: [110018461706](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	ACES			



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LOCATION RISK ANALYSIS

VOLLMER F J

Latest Update: 26-Jan-2012

Site Type: STATIONARY
County: MCLEAN
Country: UNITED STATES

Address: 3 TOWANDA SERVICE RD
Facility Detail Report: [110005805931](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO			
CESQG	RCRAINFO			

TOWANDA PLAZA MOBIL

Latest Update: 26-Jan-2012

Site Type: STATIONARY
County: MCLEAN
Country: UNITED STATES

Address: 1220 TOWANDA AVE
Facility Detail Report: [110006407110](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	ACES			
UNSPECIFIED UNIVERSE	RCRAINFO			

1332 E EMPIRE

Latest Update:

Site Type: STATIONARY
County: MCLEAN
Country: UNITED STATES

Address: 1332 E EMPIRE
Facility Detail Report: [110062848110](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	ACES			

DOLLAR GENERAL STORE 9247

Latest Update: 30-Jun-2014

Site Type: STATIONARY
County: MCLEAN
Country: UNITED STATES

Address: 1209 TOWANDA AVE
Facility Detail Report: [110059729370](#)



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LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	ACES			
UNSPECIFIED UNIVERSE	RCRAINFO			
CESQG	RCRAINFO			

IDENTITY SEED & GRAIN CO Latest Update: 17-Mar-2006

Site Type: STATIONARY
County: MCLEAN
Country: UNITED STATES

Address: 1226 TOWANDA AVE
Facility Detail Report: [110018124689](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	ACES			

SPEEDWAY STATION 5148 Latest Update: 09-Jan-2015

Site Type: STATIONARY
County: MCLEAN
Country: UNITED STATES

Address: 1205 TOWANDA AVE.
Facility Detail Report: [110001347301](#)

Interest Type	Source	Contact Role	Contact Name	Phone
AIR MINOR	AIR			
AIR MINOR	AIRSAFS			

EMRO MARKETING-FORMERLY Latest Update: 19-Jul-2011

Site Type: STATIONARY
County: MCLEAN
Country: UNITED STATES

Address: 1205 TOWANDA AVE
Facility Detail Report: [110018446298](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	ACES			



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LOCATION RISK ANALYSIS



EMRO MARKETING NO 5148

Latest Update: 10-Apr-2020

Site Type: STATIONARY
County: MCLEAN
Country: UNITED STATES

Address: 1205 TOWANDA AVE
Facility Detail Report: [110009376380](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO			



AREA WIDE SERVICES, LLC

Latest Update: 03-May-2015

Site Type: STATIONARY
County: MCLEAN
Country:

Address: 1214 TOWANDA AVENUE
Facility Detail Report: [110055648330](#)

Interest Type	Source	Contact Role	Contact Name	Phone
ENFORCEMENT COMPLIANCE ACTIVITY	ICIS			



B & B AWARDS AND RECOGNITION INC

Latest Update:

Site Type: STATIONARY
County: MCLEAN COUNTY
Country:

Address: 1210 TOWANDA AVE STE 9
Facility Detail Report: [110070359808](#)

Interest Type	Source	Contact Role	Contact Name	Phone
AIR MINOR	AIR			



KEY ONE HOUR CLEANERS

Latest Update: 26-Jan-2012

Site Type: STATIONARY
County: MCLEAN
Country: UNITED STATES

Address: 1202 TOWANDA AVE
Facility Detail Report: [110007535532](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO			
STATE MASTER	ACES			



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LOCATION RISK ANALYSIS

Locations within 0.50 mile of Subject

UNITED STATES POSTAL SERV-BLOOMINGTON Latest Update: 09-Jan-2015

Site Type: STATIONARY **Address:** 1511 EMPIRE ST
County: MCLEAN **Facility Detail Report:** [110018122459](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
CESQG	RCRAINFO			
AIR MINOR	AIRSAFS			
AIR MINOR	AIR			
STATE MASTER	ACES			
UNSPECIFIED UNIVERSE	RCRAINFO			

TALBOTS INC, THE 290 Latest Update:

Site Type: STATIONARY **Address:** 1515 E EMPIRE BLVD
County: MCLEAN **Facility Detail Report:** [110063269500](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	ACES			

MOBIL, FANNINS EASTLAND Latest Update: 29-Dec-2014

Site Type: STATIONARY **Address:** 1521 E EMPIRE ST
County: MCLEAN **Facility Detail Report:** [110018123350](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	ACES			



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LOCATION RISK ANALYSIS

CHURCH

Latest Update:

Site Type: STATIONARY
County: MCLEAN
Country: UNITED STATES
Address: 1613 E EMERSON
Facility Detail Report: [110046146372](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	ACES			

OWEN TIRE & AUTO CTR

Latest Update: 26-Jan-2012

Site Type: STATIONARY
County: MCLEAN
Country: UNITED STATES
Address: 1502 E EMPIRE
Facility Detail Report: [110005893426](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO			
STATE MASTER	ACES			
CESQG	RCRAINFO			

EFF INC

Latest Update: 29-Dec-2014

Site Type: STATIONARY
County: MCLEAN
Country: UNITED STATES
Address: 1500 E EMPIRE
Facility Detail Report: [110018122351](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	ACES			

USE 1130205105

Latest Update: 20-Dec-2011

Site Type: STATIONARY
County: MCLEAN
Country: UNITED STATES
Address: 1608 E EMPIRE ST SEC B
Facility Detail Report: [110018122556](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	ACES			



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Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

Disclaimer

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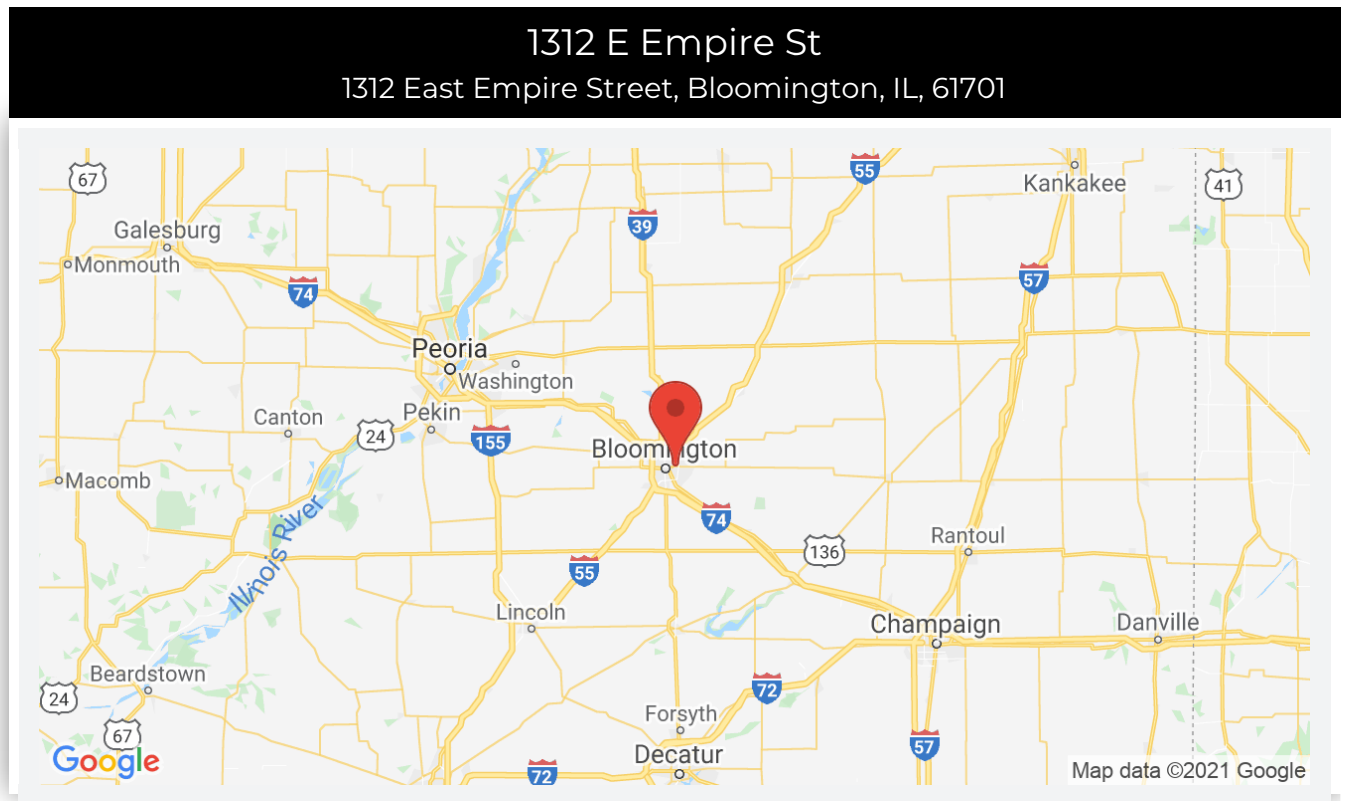
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AREA LOCATION MAP



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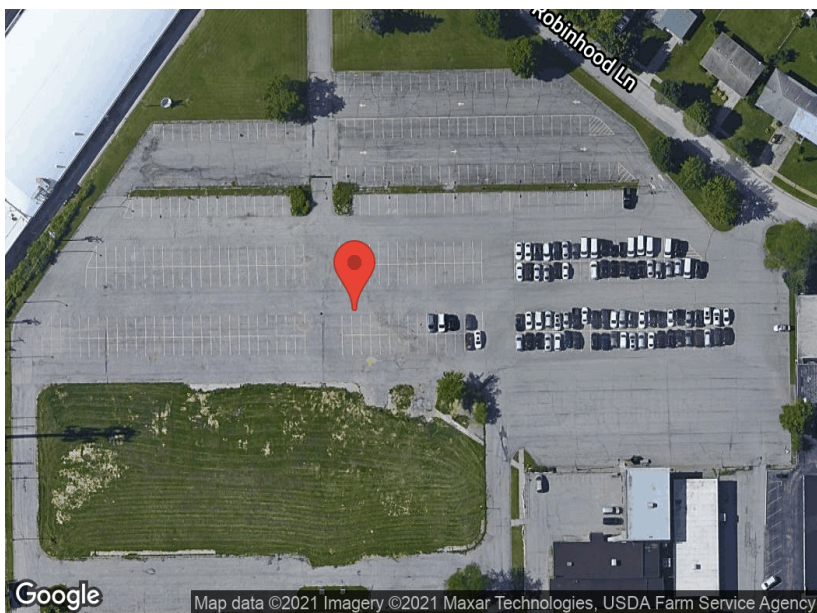
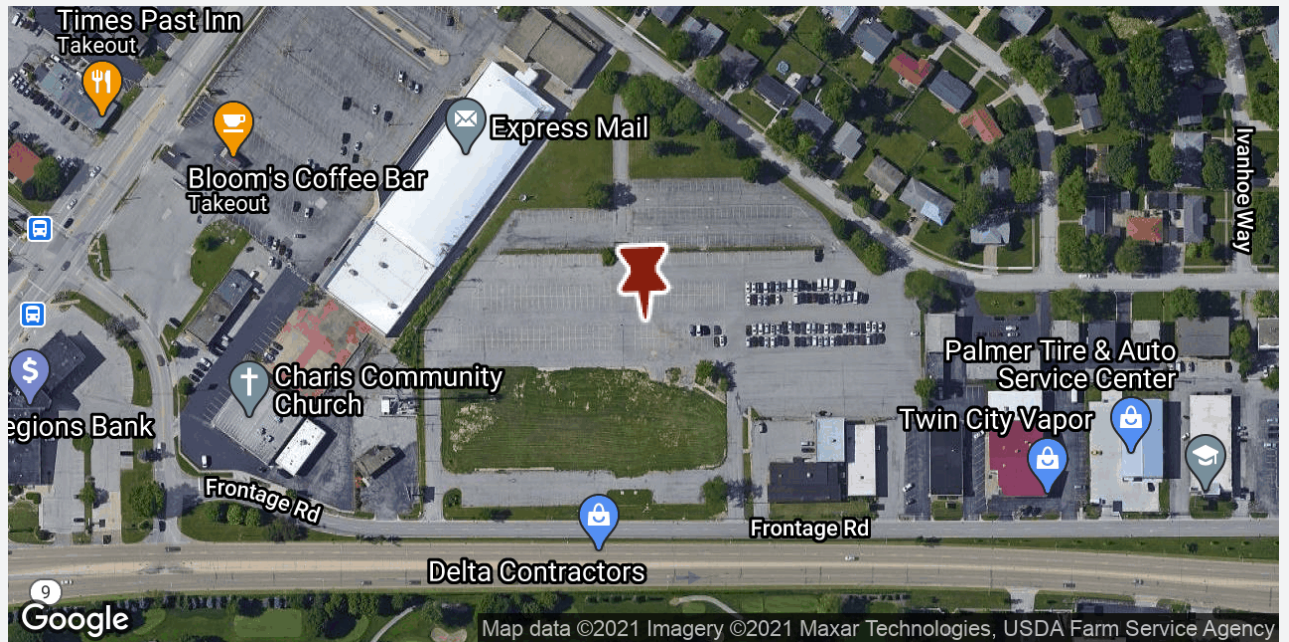
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AERIAL ANNOTATION MAP

1312 E Empire St

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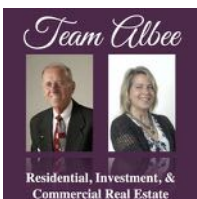


Commercial Real Estate Services

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
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Melissa Dittbenner For Team Albee

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