FREESTANDING PROFESSIONAL OFFICE FOR SALE

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY



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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to offer for sale 1324 E. Empire Street, a highly visible, well-located 4,992-square foot, single-story professional office building situated on 0.50 acres along Bloomington's established East Empire Street commercial corridor.

The building features a versatile interior configuration designed to accommodate a variety of professional, administrative, and service-oriented uses. The existing layout includes multiple private offices, a conference room, collaborative workspaces, a kitchen/breakroom, and dedicated storage areas. Exposed wood beams provide distinctive architectural character, and a 2,496-square-foot partial basement offers additional storage and ancillary space beyond the main office level.

The property has benefited from several improvements, including interior renovations completed in 2008–2009, replacement of the EPDM roof in 2023, and exterior masonry tuck-pointing in 2025. Additional site features include on-site asphalt parking and existing monument-style pylon signage along the Empire Street corridor.

Located along East Empire Street (Illinois Route 9), the property benefits from excellent visibility and exposure to 13,000 vehicles per day. The location provides convenient connectivity to Veterans Parkway, Downtown Bloomington, Uptown Normal, and Interstate 55/74. As one of Central Illinois' principal commercial and employment centers, Bloomington-Normal is supported by a diverse economic base that includes major employers such as State Farm, Country Financial, Rivian Automotive, and Illinois State University, along with a strong network of healthcare providers, educational institutions, professional services, and retail establishments. The community's established residential neighborhoods, regional workforce, and concentration of commercial activity contribute to a dynamic business environment.

PROPERTY INFORMATION

Address	1324 E Empire Street Bloomington, IL 61701
Sale Price	$500,000
Building Size	4,992 SF **(Excluding 2,496 SF partial basement)*
Land Size	0.50 Acre
Zoning	B-1, General Commercial
PIN	14-34-480-018
RE Taxes	$12,300.80 (2025 payable 2026)



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CHAMPAIGN, IL | 217.352.7712

PICTURES



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PICTURES

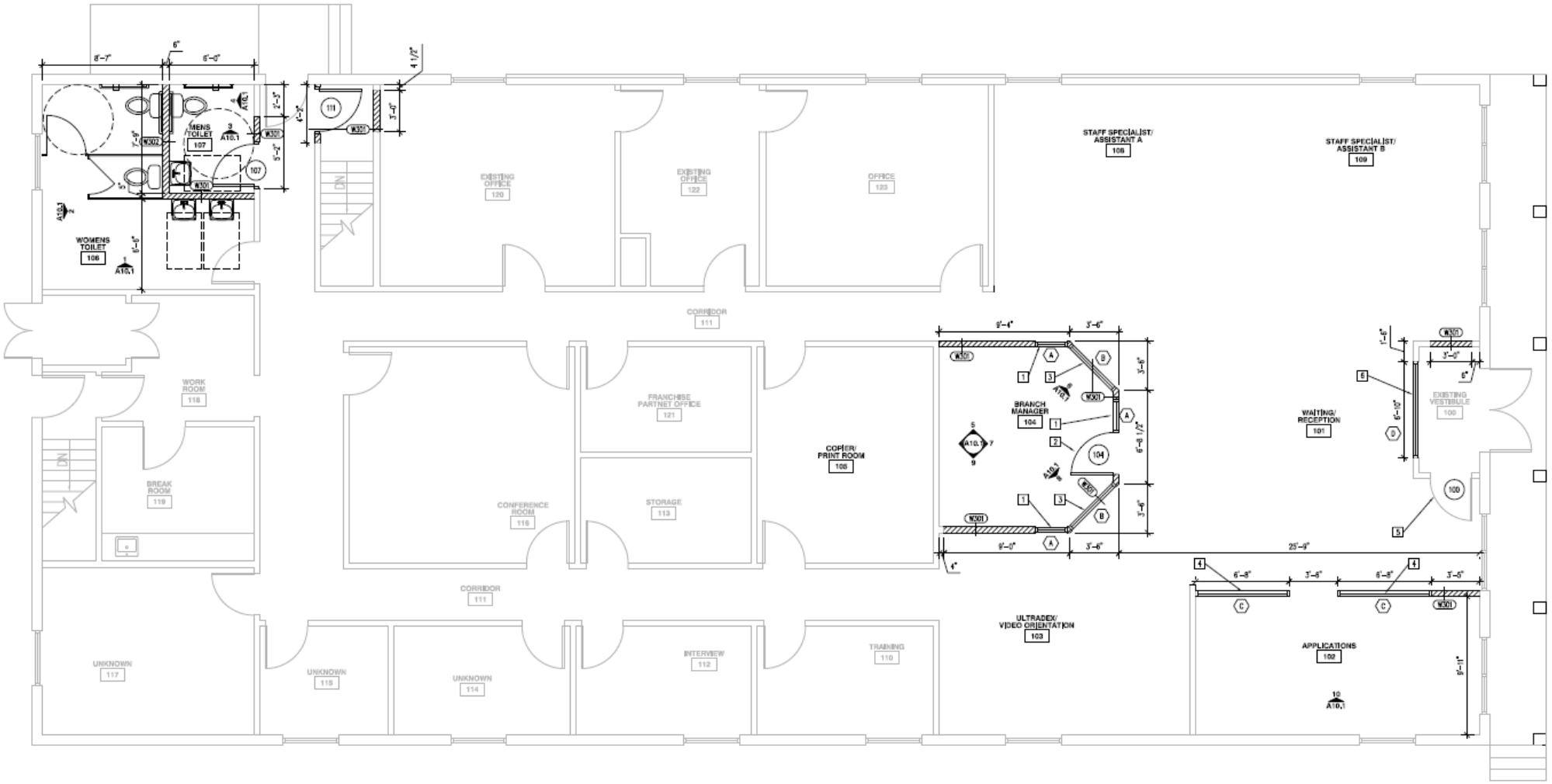


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ARCHITECTURAL PLAN

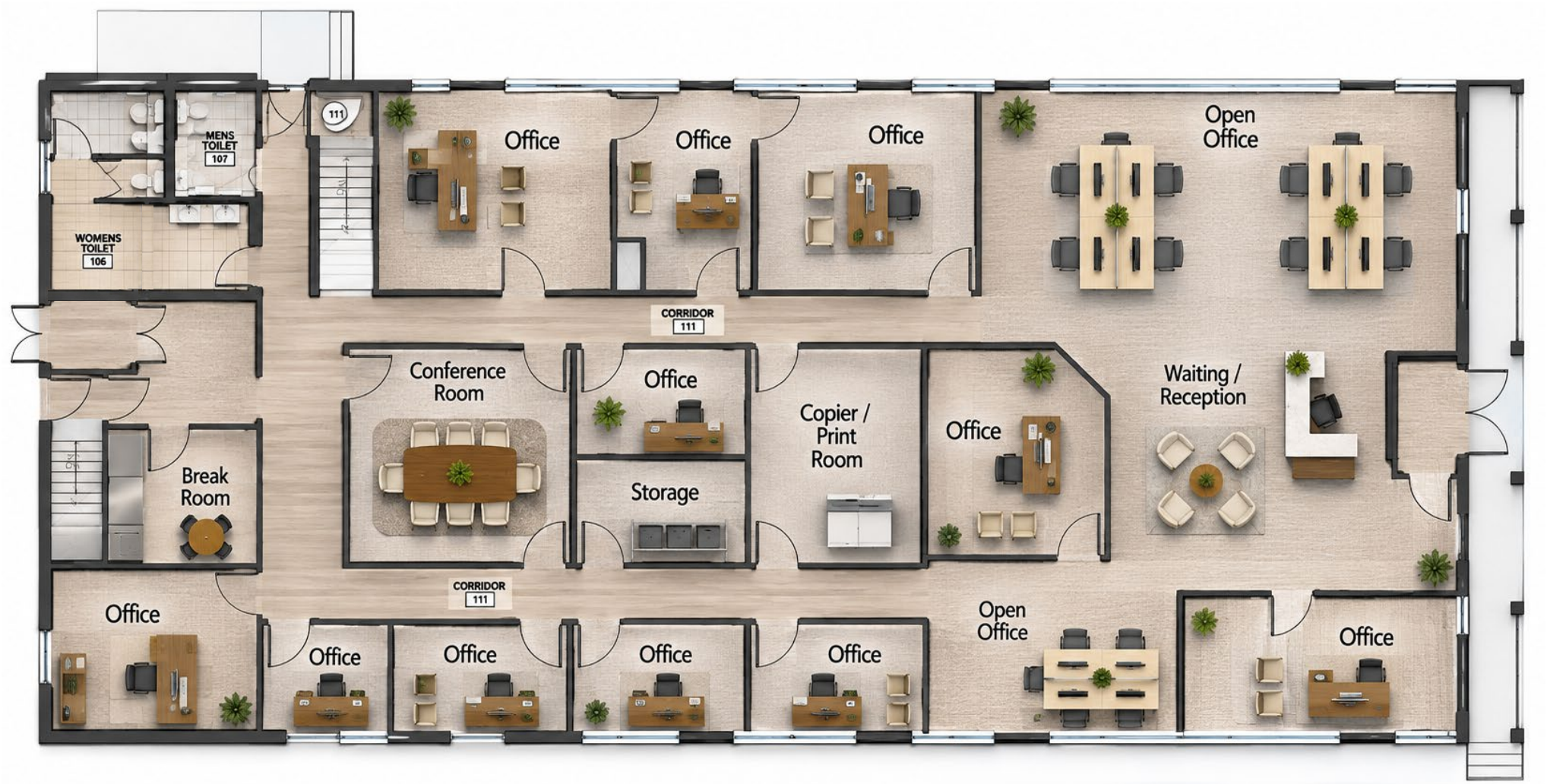


1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

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CONCEPTUAL FURNITURE LAYOUT



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AERIAL



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LOCATION DEMOGRAPHICS

5-MILE RADIUS HIGHLIGHTS (2026 EST.)

131,234
Total Population

56,284
Total Households

2.17
Average Household Size

34.0
Median Age

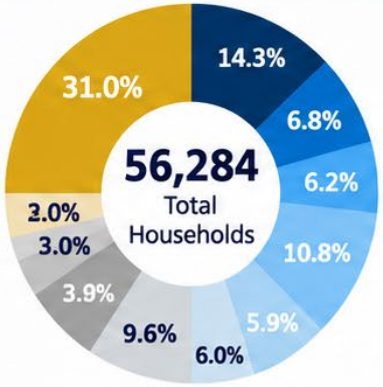
$104,320
Average Household Income

+1.9%
Projected Avg. Household Income Growth (2026 – 2031)

POPULATION & HOUSEHOLDS

	Census 2020	2026 (Est.)	2031 (Proj.)
Total Population	131,831	131,234	**131,094**
Total Households	53,928	56,284	**57,443**
Family Households	29,885	29,855	**30,266**
Average Household Size	2.29	2.17	**2.13**
Owner Occupied Housing Units	31,437	33,605	**34,867**
Renter Occupied Housing Units	22,491	22,679	**22,576**
Median Age	33.1	34.0	**35.2**

HOUSEHOLDS BY INCOME (2026)



$75,000 – $99,999	14.3%
$60,000 – $74,999	6.8%
$50,000 – $59,999	6.2%
$125,000 – $149,999	10.8%
$200,000 – $249,999	5.9%
$25,000 – $34,999	3.9%
$40,000 – $44,999	2.6%
$20,000 – $24,999	3.0%
$150,000 – $199,999	6.0%
$100,000 – $124,999	9.6%
< $25,000	31.0%

GROWTH TRENDS (2026 – 2031)

Population	0.00%
Households	+0.40%
Family Population	+0.30%
Owner Occupied Housing Units	+0.70%

A large and established population base, growing households, and strong household incomes support a wide range of office, professional, and service-oriented uses in the market.

Source: *Esri Demographic and Income Profile, 2026. 5-mile radius.*

esri

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OFFERING HIGHLIGHTS

- Prime commercial location along E Empire Street (IL Route 9)
- High visibility of 13,000 vehicles per day
- Recent capital improvements – roof (2023), masonry (2025)
- 2,496 SF partial basement

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