



## SIZE

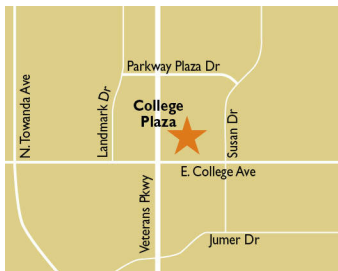
175,741 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	8,024	84,756	126,074
<b>Households</b>	3,312	30,595	48,204
<b>Median HH Income (\$)</b>	76,892	70,288	67,046

## MAJOR TENANT(S)

Ross Dress for Less  
Office Depot  
Michaels



## LOCATION

1700 E. College Avenue | Normal, IL 61761

## PROPERTY HIGHLIGHTS

- National tenants include Michaels, Ross Dress for Less, Office Depot and more
- Benefits from a great location in the Normal-Bloomington retail corridor at the intersection of College Avenue, with more than 17,100 vehicles per day, and Veterans Parkway, with 30,300 vehicles per day
- Population exceeds 84,700 people in a three-mile radius with an average household income of more than \$93,200
- Close proximity to Illinois State University, less than 3 miles away with over 20,000 students

## LEASING CONTACT

Andrew Schrage  
Mobile (317) 508-8119  
aschrage@phillipsedison.com

## MORE INFO

www.phillipsedison.com



# COLLEGE PLAZA

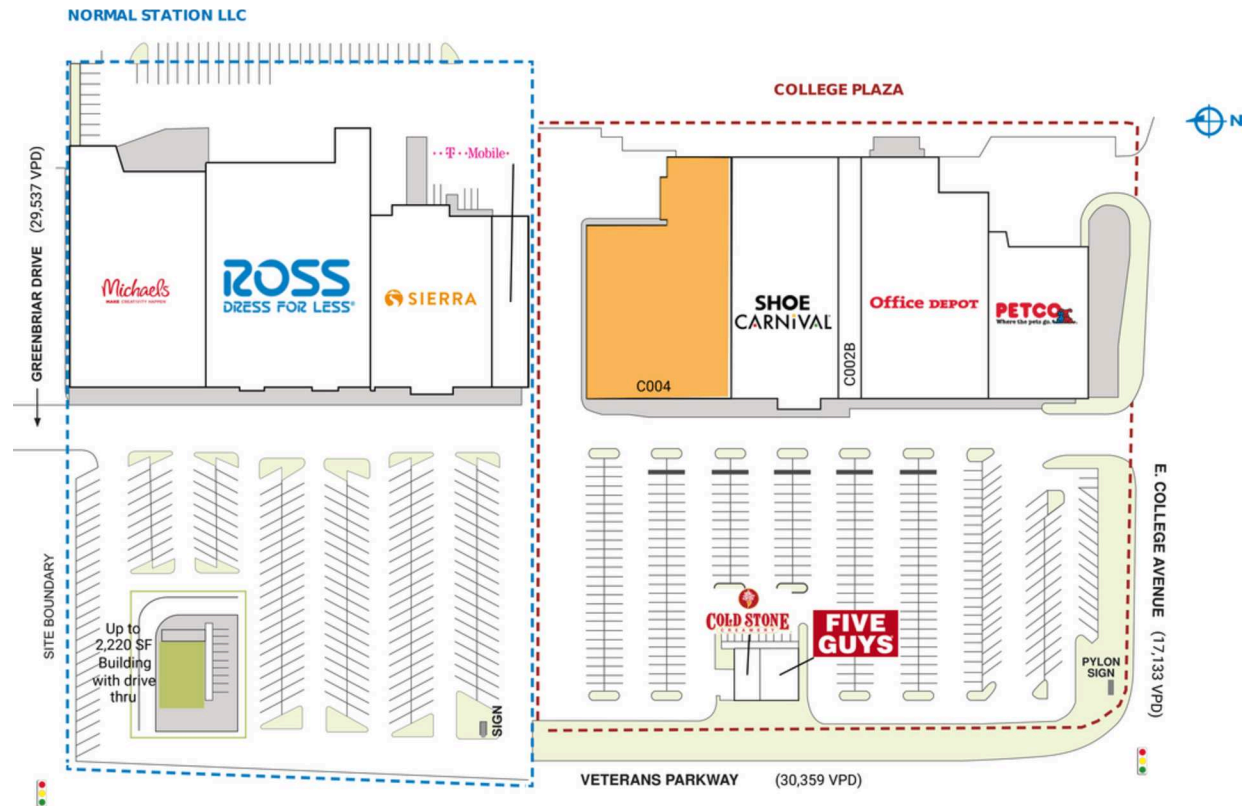
1700 E. College Avenue | Normal, IL 61761

SPACE	TENANT	SQ. FT.
C001	Petco	15,206 SF
C002	Office Depot	30,057 SF
C002B	Bard Optical	2,560 SF
C003	Shoe Carnival	17,790 SF
<b>C004</b>	<b>AVAILABLE</b>	<b>30,200 SF</b>
C101	Cold Stone Creamery	1,411 SF
C102	Five Guys	2,500 SF
001	Michaels	23,999 SF
002	Ross Dress for Less	30,110 SF
003	Sierra Trading Co.	17,020 SF
004	T-Mobile	4,888 SF
<b>TOTAL SQ. FT.</b>		<b>175,741</b>

**SITE LEGEND**

<span style="display: inline-block; width: 15px; height: 15px; background-color: #f4a460; border: 1px solid black;"></span> Available	<span style="display: inline-block; width: 15px; height: 15px; background-color: #d3d3d3; border: 1px solid black;"></span> Occupied
<span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid black;"></span> Leased (not occupied)	<span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Owned by Others
<span style="display: inline-block; border: 2px dashed blue; width: 20px; height: 10px;"></span> Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

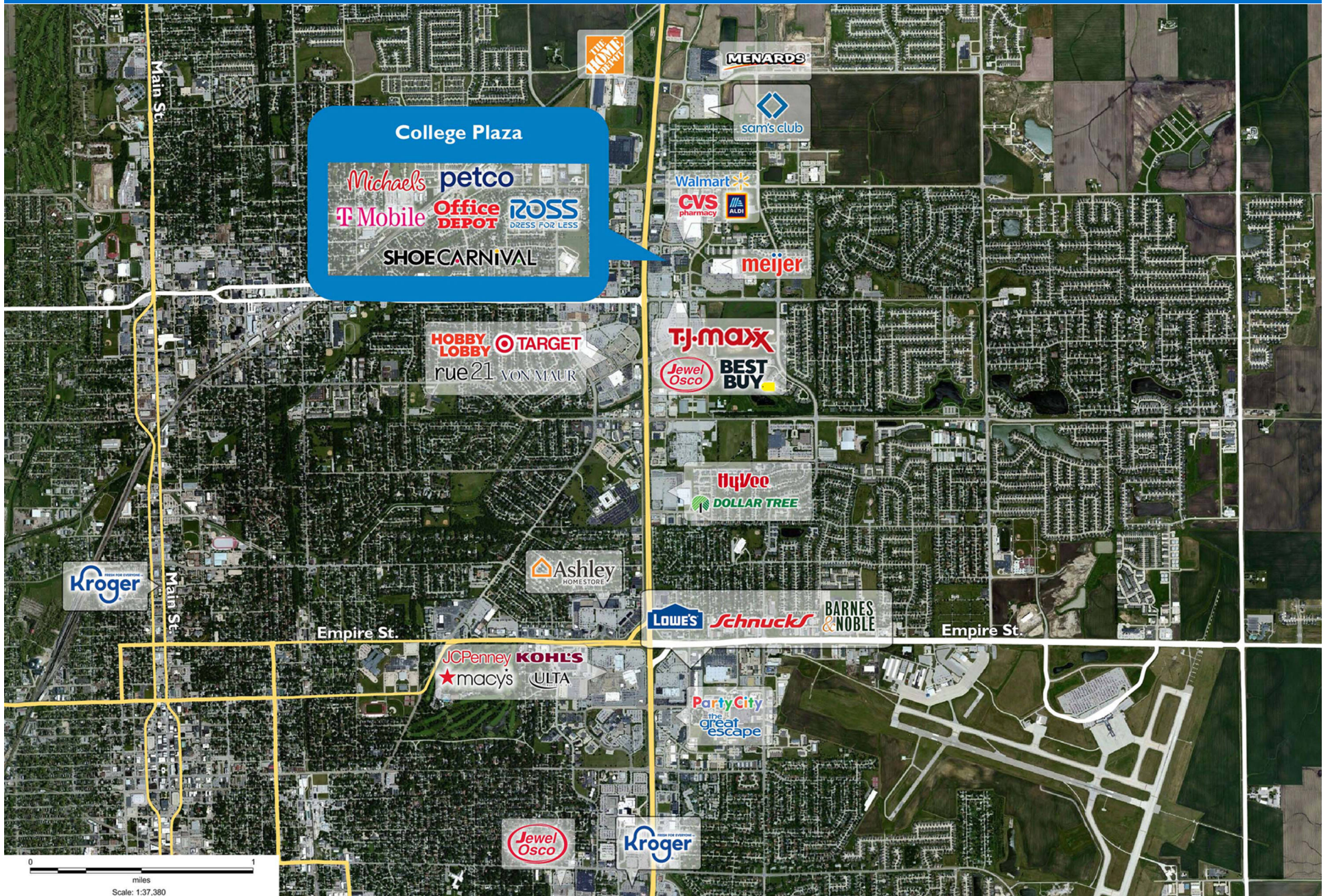
# COLLEGE PLAZA

1700 E. College Avenue | Normal, IL 61761



# COLLEGE PLAZA

1700 E. College Avenue | Normal, IL 61761



# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



College Plaza Normal, IL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	8,024	84,756	126,074
	2027 Projected Population	8,309	87,656	130,410
	2010 Census Population	8,110	84,275	124,783
	2000 Census Population	6,911	72,384	109,244
	1990 Census Population	6,162	61,872	93,251
	Historical Annual Growth 1990 to 2000	1.15%	1.58%	1.60%
	Historical Annual Growth 2000 to 2010	1.61%	1.53%	1.34%
	Estimated Annual Growth 2010 to 2022	-0.08%	0.04%	0.08%
	Projected Annual Growth 2022 to 2027	0.70%	0.68%	0.68%
	Median Age	38.3	30.7	33.4
Households	Q2 2022 Estimated Households	3,312	30,595	48,204
	2027 Projected Households	3,423	31,713	49,912
	2010 Census Households	3,395	30,607	47,961
	2000 Census Households	2,902	26,038	41,442
	1990 Census Households	2,241	20,842	33,885
	Historical Annual Growth 1990 to 2000	2.62%	2.25%	2.03%
	Historical Annual Growth 2000 to 2010	1.58%	1.63%	1.47%
	Estimated Annual Growth 2010 to 2022	-0.19%	0.00%	0.04%
	Projected Annual Growth 2022 to 2027	0.66%	0.72%	0.70%
	Population per Household	2.40	2.46	2.40
Population by Race	White	78.2%	76.6%	76.1%
	Black or African American	9.4%	9.0%	9.7%
	Asian & Pacific Islander	6.4%	7.0%	6.3%
	Other Races	2.0%	2.4%	2.6%
	Hispanic Population	3.9%	5.0%	5.4%
Income	Average Household Income	\$95,416	\$93,208	\$90,039
	Median Household Income	\$76,892	\$70,288	\$67,046
	Per Capita Income	\$39,629	\$34,619	\$35,254
Education (Age 25+)	Elementary	0.7%	0.9%	1.5%
	Some High School	1.6%	2.3%	2.7%
	High School Graduate	14.2%	17.3%	20.1%
	Some College	17.7%	17.6%	19.0%
	Associates Degree Only	9.2%	7.9%	7.6%
	Bachelors Degree Only	37.7%	34.4%	32.0%
	Graduate Degree	18.9%	19.6%	17.2%
Business	Number of Businesses	354	1,832	2,874
	Total Number of Employees	7,337	43,567	68,731
	Employees per Business	20.75	23.78	23.92
	Residential Population per Business	22.69	46.27	43.87

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.