COLLEGE PLAZA

NORMAL, IL

SIZE

175,741 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	8,024	84,756	126,074
Households	3,312	30,595	48,204
Median HH Income ($)	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 than $93,200
- Close proximity to Illinois State University, less than 3 miles away with over 20,000 students

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

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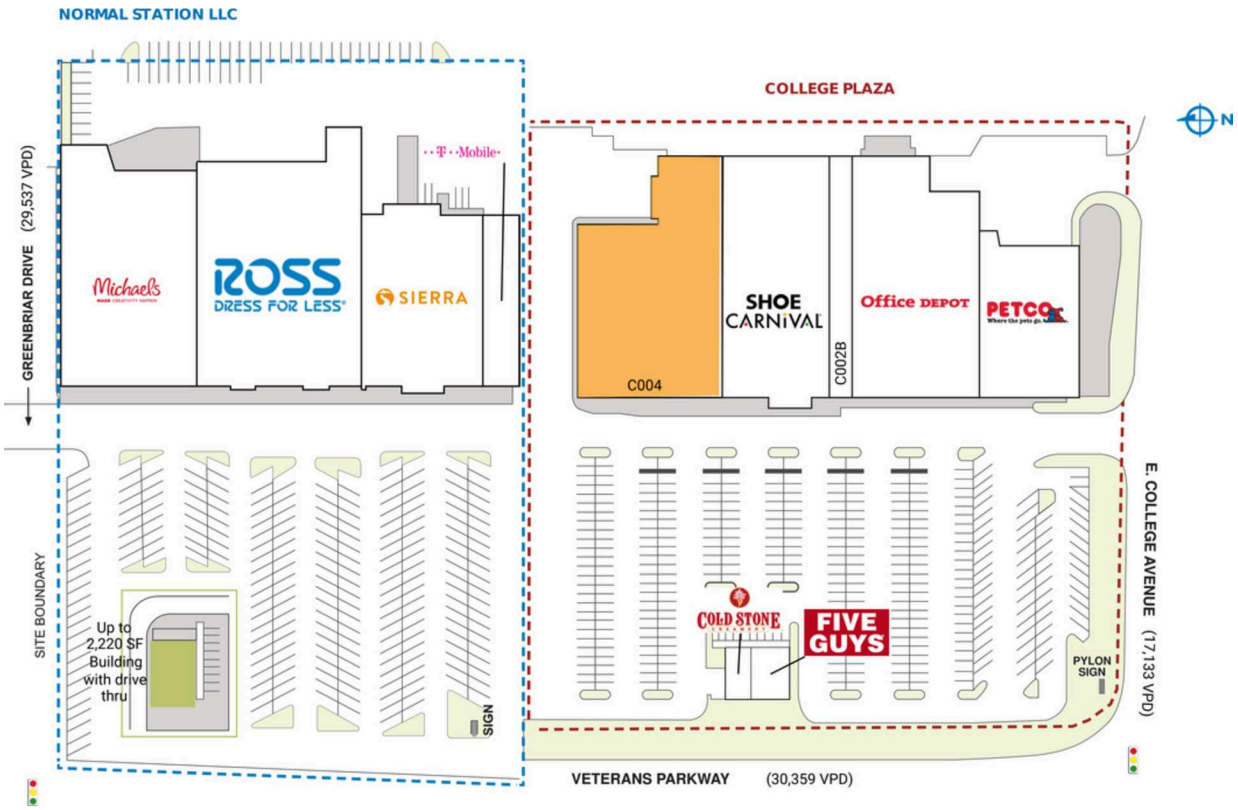
SPACE	TENANT	SQ. FT.
C001	Petco	15,206 SF
C002	Office Depot	30,057 SF
C002B	Bard Optical	2,560 SF
C003	Shoe Carnival	17,790 SF
C004	AVAILABLE	30,200 SF
C101	Cold Stone Creamery	1,411 SF
C102	Five Guys	2,500 SF
001	Michaels	23,999 SF
002	Ross Dress for Less	30,110 SF
003	Sierra Trading Co.	17,020 SF
004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

SITE LEGEND

- Available
- Leased (not occupied)
- Site Boundary
- Occupied
- Owned by Others



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.

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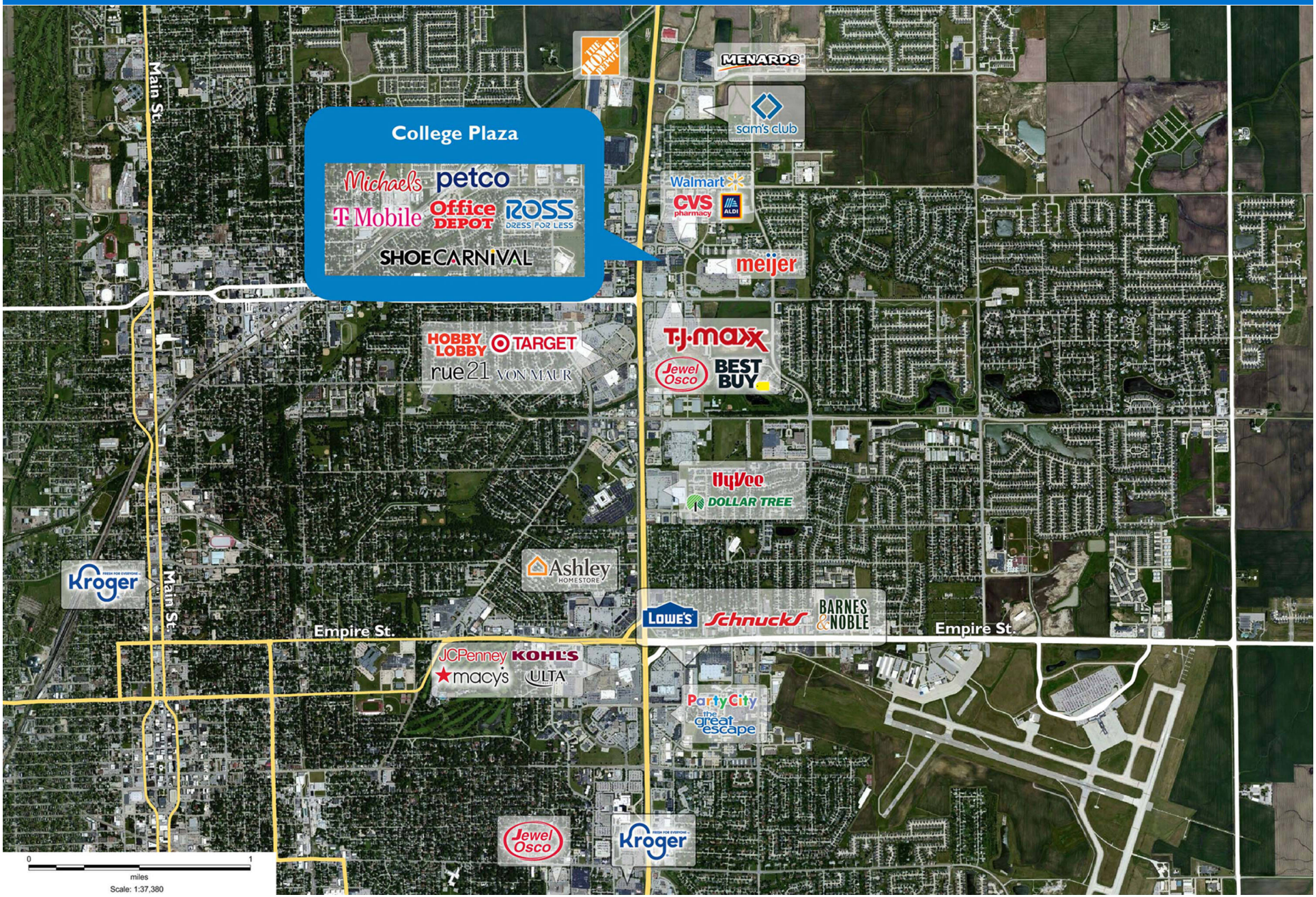

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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections
Calculated using TAS Retrieval Retrieval
Mar 20, 2023

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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 to2022	-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.

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Data Source: Synergos Technologies Inc Austin, TX