



4,393 SF AVAILABLE OFF VETERANS PARKWAY

107 South Veterans Parkway

Normal, IL



GREAT STREET

CALEB MANN

913.375.2922

caleb@greatstreetrealty.com

BRENDAN WATT

812.606.2822

brendan@greatstreetrealty.com

AERIAL



23,000 VPD

Fort Jesse Dr



Bed Bath & Beyond [P] Sierra Trading Post
petco
ROSS Dress for Less
Office DEPOT
Michaels



Chick-fil-A
Blaze Pizza
CORE LIFE SATELLITE



SITE

21,300 VPD



VON MAUR

37,500 VPD



College Ave

HOBBY LOBBY

SHOPPES AT COLLEGE HILLS

BEST BUY
ESPORTA FITNESS
T.J. MAXX

12,200 VPD

General Electric Rd

Veterans Parkway



HyVee
Binny's BEVERAGE DEPOT
DOLLAR TREE

FIVE BELOW
PET SMART
HomeGoods
DICK'S SPORTING GOODS

Ashley HOMESTORE
DSW DESIGNER SHOE WAREHOUSE

HARBOR FREIGHT TOOLS

42,000 VPD

26,000 VPD

E Empire St

ULTA BEAUTY
planet fitness
OLD NAVY
KOHL'S

EASTLAND MALL

BARNES & NOBLE
JOANN
Schnucks



FRESH THYME FARMERS MARKET
Party City

4,393 SF AVAILABLE OFF VETERANS PKWY

107 South Veterans Parkway | Normal, IL



PROPERTY OVERVIEW



- 4,393 SF building available
- Direct frontage to Veteran’s Parkway which has more than 37,000 CPD
- Bloomington-Normal is home to the State Farm Headquarters (14,731 employees), Country Financial (1,972 employees), and Illinois State University (21,039 students)
- Pylon sign available on Veteran’s Parkway

DEMOGRAPHICS		
TOTAL POPULATION	1 MILE	10,580
	3 MILE	96,313
	5 MILE	130,508
DAYTIME POPULATION	1 MILE	6,082
	3 MILE	36,631
	5 MILE	50,035
AVERAGE HH INCOME	1 MILE	\$95,676
	3 MILE	\$105,635
	5 MILE	\$105,873

The information provided herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. You should conduct a careful, independent investigation on the property and verify all information. Any reliance on this information is solely at your own risk.

SITE PLAN



Lot 1 Future Restaurant
 Not Included

Lot 2 Red Robin Restaurant

CONNECTION TO EXISTING SANITARY SEWER MANHOLE

EXISTING 8" SANITARY SEWER

FLAZ DR

BAXTER DR

FWW

S. VETERANS PKWY (T.A. ROUTE 50) (U.S. ROUTE 60)

E. COLLEGE AVE.

N

FUTURE DEVELOPMENT

RED ROBIN
 4,393 SQ. FT.
 FUTURE PATIO = 540 SQ. FT.
 76 PARKING SPACES

EXISTING RESTAURANT

BAXTER DR.

239.50' N87°15'00"E

240.00' S87°15'00"W

863.50'

51.67' 10% SLOPE

22.81'

13

7

12

9

15

10

11

14

15

863.50'

863.50'

N

1 OVERALL SITE MAP SCALE: NONE	<p>1. ACCESS TO THE BUILDING SHALL BE PROVIDED AT PRIMARY ENTRANCES.</p> <p>2. WALKS AND SIDEWALKS SHALL HAVE A CONC. COMMON SURFACE NOT INTERRUPTED BY CURBS OR ABRUPT CHANGES IN LEVELS EXCEEDING 1/2" AND SHALL BE A MINIMUM OF 48" IN WIDTH.</p> <p>3. SURFACES WITH A SLOPE OF LESS THAN A PERCENT GRADIENT SHALL BE AT LEAST AS SURFACES AS THAT SPECIFIED AS A MEDIUM FINISH RFIN.</p> <p>4. SURFACES WITH A SLOPE OF 6% GRADIENT OR GREATER SHALL BE SURFACES WITH A SLOPE OF 1/4" PER FOOT.</p> <p>5. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" PER FOOT.</p> <p>6. WALKS, SIDEWALKS AND FREEDERMAN WALKS SHALL BE FREE OF GRADING UNLESS NECESSARY FOR GRADINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS. GRID OPENINGS IN THE GRADINGS SHALL BE LIMITED TO 1/2" IN THE DIRECTION OF TRAFFIC FLOW.</p> <p>7. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 2 HORIZONTAL, IT SHALL COMPLY WITH THE PROVISIONS OF A FREEDERMAN RAMP.</p> <p>8. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELLED NO GREATER THAN 1/2" EXCEPT THAT LEVEL CHANGES NOT EXCEED 1/4" MAY BE VERTICAL, WHEN CHANGES IN LEVELS GREATER THAN 1/2" THEY SHALL COMPLY WITH THE RULES FOR CURB RAMP.</p> <p>9. THERE SHALL BE A LEVEL AND CLEAR FLOOR OR LANDING ON EACH SIDE OF A DOOR. THE LEVEL AREA SHALL HAVE A SLOPE IN THE DIRECTION OF DOOR SWING OF AT LEAST 1/8" AND THE LANDING OR SIDE OF THE DOOR OR SWING OF 1/8" AT HEAD AND AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN THE CLOSED POSITION.</p> <p>10. ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS AT LEAST 3 FEET IN LENGTH AT INTERVALS OF AT LEAST EVERY 40 FEET.</p> <p>11. ABRUPT CHANGES IN LEVEL, EXCEPT BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY, EXCEEDING 2 IN A VERTICAL DIMENSION SHALL BE IDENTIFIED BY CURBS PROJECTING AT LEAST 4 IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE TO WHICH THE BLADE OF A POTENTIAL DROP OFF, WHEN A CURB OR HANDRAIL IS PROVIDED, HAS TO BE PROVIDED WITH A GUIDE RAIL PROVIDED CHANGING 3" PLUS OR MINUS 1" ABOVE THE SURFACE OF THE WALK OR SIDEWALK. THE WALK OR SIDEWALK GRADIENT FOR ADJACENT HANDRAILS.</p> <p>CONCRETE SERVICE AREA - FINISH CS-1. SEE CIVIL. HANDICAP RAMP - SEE CIVIL. NOT USED. TEMPORARY PROTECT SIGN LOCATION TO PROVIDE BEST VISIBILITY. SEE DETAIL 7.11.0. REFER TO SPECS SECTION 01335. NOT USED. ALL CURB CHANGES IN LEVEL, EXCEPT BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY, EXCEEDING 2 IN A VERTICAL DIMENSION SHALL BE IDENTIFIED BY CURBS PROJECTING AT LEAST 4 IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE TO WHICH THE BLADE OF A POTENTIAL DROP OFF, WHEN A CURB OR HANDRAIL IS PROVIDED, HAS TO BE PROVIDED WITH A GUIDE RAIL PROVIDED CHANGING 3" PLUS OR MINUS 1" ABOVE THE SURFACE OF THE WALK OR SIDEWALK. THE WALK OR SIDEWALK GRADIENT FOR ADJACENT HANDRAILS. CONC. WALK PER CIVIL DETAIL. GREASE TRAP INSTALLED BY LANDLORD - COORD. IN CIVIL. PLUMB. CHECK FOR CONNECTION AT 3' FROM BUILDING PERIMETER. LANDSCAPING - REFER TO LANDSCAPE CIVILS. NOT USED. LIMITS OF CONSTRUCTION. SERVICE RAMP FINISH CS-1. SEE CIVIL. SEE DETAIL 7.11.0. REFER TO SPECS SECTION 01335. 2" PERIMETER ROCK BED. CONCRETE PAD TOWARDS SERVICE AREA BY LANDLORD. NOT USED. SITE LIGHTING. REFER TO ELECTRICAL DRAWINGS.</p>			
2 SITE ACCESSIBILITY NOTES SCALE: NONE	3 SITE PLAN NOTES SCALE: NONE	4 ARCHITECTURAL SITE PLAN SCALE: 1/8" = 1'-0"		
<p>1. 123 PARKING SPACES PROVIDED.</p> <p>2. TWO WAY CIRCULATION REQUIRED: 24" 6" WIDE WALKWAY (SUBJECT TO LOCAL CODES & ZONING).</p> <p>3. 9" OF A 18" 0" STANDARD PARKING SHALL SEE (SUBJECT TO LOCAL CODES & ZONING).</p> <p>4. PROVIDE SECONDARY EXIT AS REQ'D BY CODE.</p> <p>5. SERVICE YARD TO BE DARK GREY INTEGRAL COLORED CONC.</p> <p>6. PARKING LOT STRIPING SHOULD BE 4" WIDE FLAT WHITE.</p> <p>7. HANDICAP SPACES SHOULD BE LOCATED TO PROVIDE HANDICAP PARKING ACCESS TO PRIMARY ENTRY WITHOUT CROSSING DRIVE ASSE.</p> <p>8. PROVIDE CLEAR ACCESS FOR EMERGENCY VEHICLES, DELIVERY TRUCKS AND WASTE HAULING VEHICLES.</p>		<p>REFER TO SPECIFICATIONS SECTION 01330 FOR INSTALLATION REQUIREMENTS.</p> <p>NOTE: DOOR SLOPS & SQUARE TO BE INSTALLED BY PERPENDICULAR TO FACE OF VERTICAL.</p> <p>8" DIA. CONCRETE FOOTING</p> <p>3" DIA. CONC. S-48</p> <p>BLANK</p> <p>DOOR SLOP (R.O.S.)</p> <p>BASE (R.O.S.)</p> <p>2" THICKNESS STEEL TUBE SET IN CONCRETE BASE (R.O.S.)</p> <p>BLANK CAP</p> <p>8" DIA. CONCRETE FOOTING</p> <p>8" DIA. CONCRETE FOOTING</p>		
5 SITE PLAN DESIGN CRITERIA SCALE: NONE	6 NOT USED SCALE: NONE	7 PROJECT SIGN SCALE: 3/4" = 1'-0"	8 BOLLARD DETAIL SCALE: 3/4" = 1'-0"	9 TO-GO SIGN DETAIL SCALE: 3/4" = 1'-0"

ChipmanDesign
 107 SOUTH VETERANS PARKWAY
 NORMAL, ILLINOIS
 61763-1000
 TEL: 618-262-1100
 WWW.CHIPMANDSIGN.COM

RED ROBIN GOURMET BURGERS
 107 SOUTH VETERANS PARKWAY
 NORMAL, ILLINOIS
 ARCHITECTURAL SITE PLAN
 CONSTRUCTION ISSUE - 12/05/2014

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