UNIVERSITY SQUARE

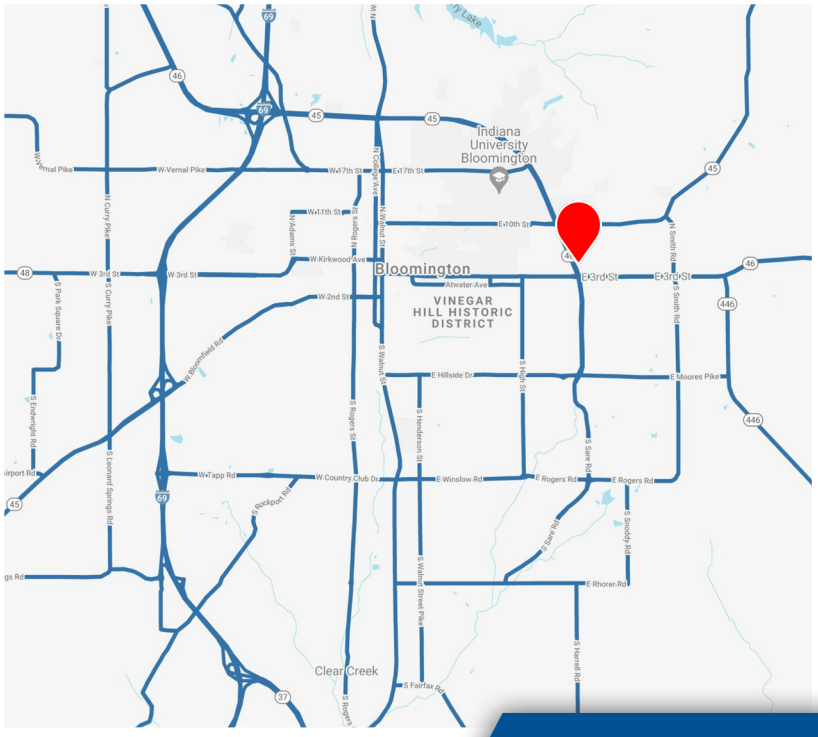
FULLY LEASED

VERITAS REALTY

115 State Road 46 | Bloomington, IN

PROPERTY HIGHLIGHTS

- Fully Occupied
- Less than 1-mile from Indiana University (48,500+ students)
- Primary retail corridor in Bloomington - as apart of a large trade area with regional drawing power
- Newer center with strong co-tenant synergy, including Starbucks on opposite endcap
- Ample parking, monument signage for center and storefront signage
- Highly visible & easily accessible to Hwy 46/College Mall Rd., & E. 3rd St. (combined see 45,000 cars per day)
- Directly across from 637,000 SF Simon-owned College Mall



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FOR LEASE

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SITE PLAN

Suite	Tenant	Square Footage
Suite A	Starbucks	1,540 SF
Suite B	Bucceto's Pizza	2,400 SF
Suite C	Great Clips	1,050 SF
Suite D	The Butcher's Smokehouse	1,400 SF
Suite E	Butcher's Block	2,250 SF
Suite G	US Military	3,975 SF
Suite H & J	Sun Tan City	2,951 SF
Suite K	Shah's Halal Food	2,400 SF
TOTAL GLA		17,966 SF

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	7 MILE
Population:	18,588	77,488	108,113	125,930
Households:	5,797	29,734	43,079	50,117
Daytime Pop:	16,788	71,158	96,020	107,134
Avg. HH Income:	$60,608	$61,963	$65,489	$68,280

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MARKET OVERVIEW

Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.

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