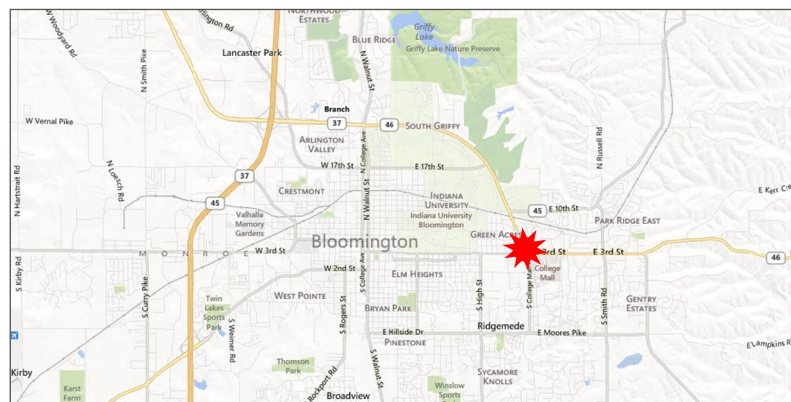


115 E. State Road 46, Bloomington, IN 47408

Market Aerial



- Less than 1 mile away from Indiana University, student population of 48,500+
- Join Starbucks at this newer center which enjoys tremendous success with superb retail synergy
- Ample parking, monument signage, and attractive storefront signage for retailers
- Highly visible & Easily Accessible to Hwy 46/College Mall Road & E. 3rd Street (combined traffic counts in excess of 45,000 cars per day)
- Large trade area with regional drawing power, located directly across from 637,000 SF Simon-owned College Mall
- Nearby retailers include Target, Macy's, Dick's Sporting Goods, Best Buy, Barnes & Noble, Kroger, AMC Theater, and more!



Demographics	1 mile	3mile	5 mile
Estimated Population	18,553	76,782	106,549
Estimated Households	4,593	29,703	42,756
Est. Avg. HH Income	\$56,859	\$65,708	\$68,424

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Prime Retail Space Available

University Square

2,951 SF Available (will subdivide)

115 E. State Road 46, Bloomington, IN 47408

Property Overview

Site Plan

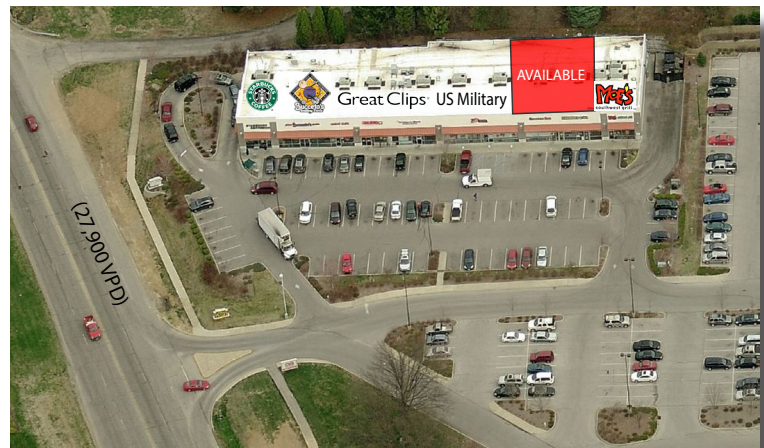
Market Aerial

SITE PLAN



TENANT ROSTER

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	AVAILABLE - 39' x 75.39'	2,951 SF
Suite K	Moe's Southwest Grill	2,400 SF
TOTAL GLA		17,966 SF



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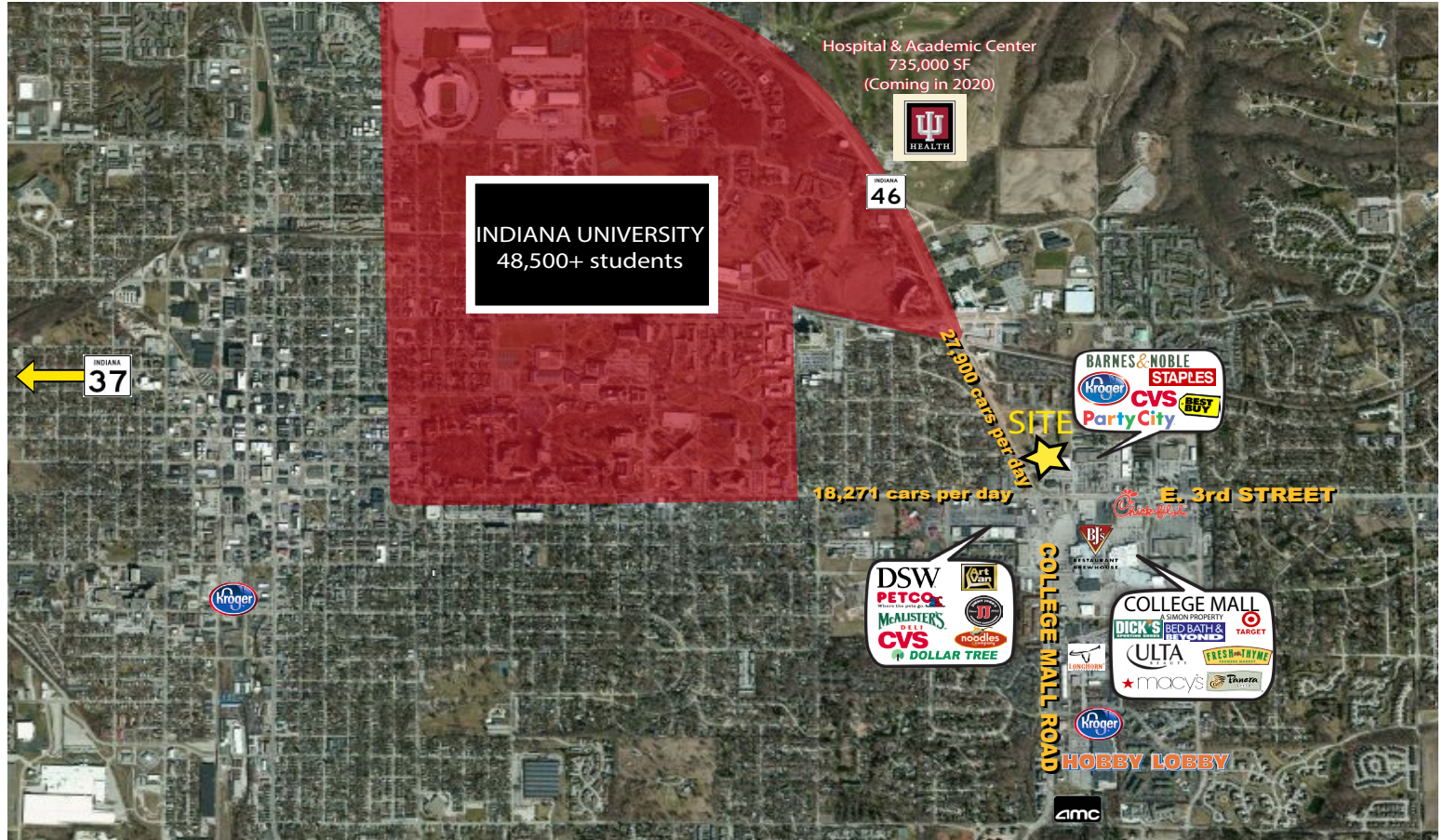
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