

Fully Occupied University Square

115 E. State Road 46, Bloomington, IN 47408

Property Overview

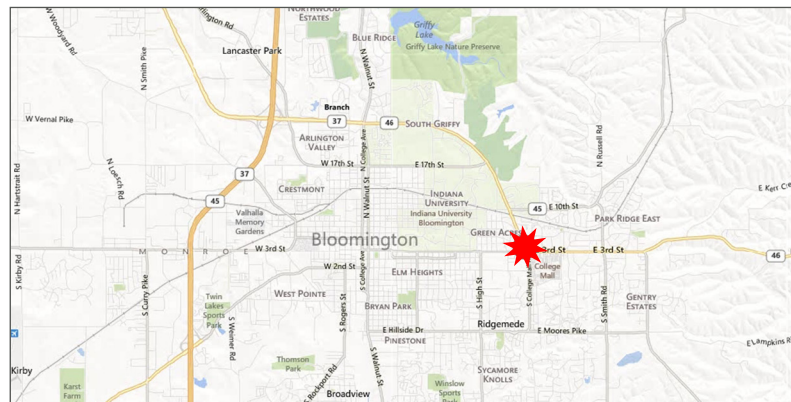
Site Plan

Market Aerial



Property Highlights:

- 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	3 mile	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

FOR MORE INFORMATION
PLEASE CONTACT:

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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	Sun Tan City	2,951 SF
Suite K	Moe's Southwest Grill	2,400 SF
TOTAL GLA		17,966 SF



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SUN TAN CITY

Coming Soon



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