

Prime Retail Space Available

University Square

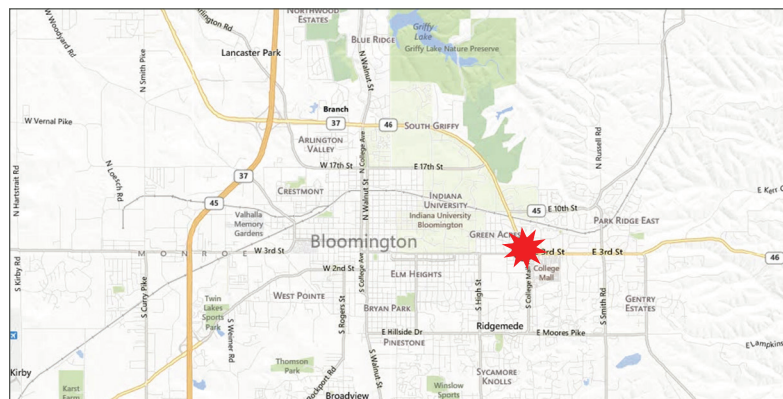
2,775 SF Available

115 E. State Road 46, Bloomington, IN 47408



Property Highlights:

- Less than 1 mile away from Indiana University, student population of 42,000+
- 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, Marsh, Kroger, AMC Theater, and more!



Demographics	1 mile	3 mile	5 mile
Estimated Population	18,500	76,623	104,931
Estimated Households	5,713	29,529	41,909
Est. Avg. HH Income	\$52,857	\$62,011	\$62,756



**VERITAS
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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	No Coast Reserve	1,400 SF
Suite E	Butcher's Block	2,250 SF
Suite G	US Military	3,975 SF
Suite H & J	AVAILABLE - 75.39' x 37'	2,775 SF
Suite K	Moe's Southwest Grill	2,400 SF
TOTAL GLA		17,790 SF



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