

UNIVERSITY SQUARE

2,400 SF ENDCAP AVAILABLE

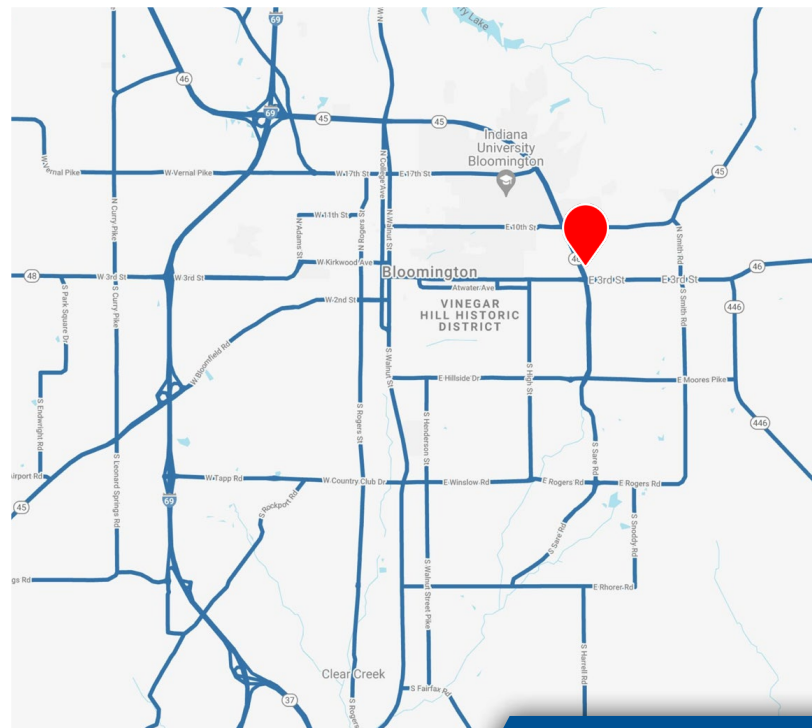
VERITAS
REALTY



PROPERTY HIGHLIGHTS

- **2,400 SF endcap available** - former restaurant with patio
- Less than 1-mile from Indiana University (48,500+ students)
- Primary retail corridor in Bloomington - as part 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

115 State Road 46 | Bloomington, IN



CONTACT:

Seth Biggerstaff

T: 317-472-1800

E: Seth@VeritasRealty.com

Jamison Downs

T: 317-472-1800

E: Jamison@VeritasRealty.com

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	Restaurant Coming Available	2,400 SF
TOTAL GLA		17,966 SF



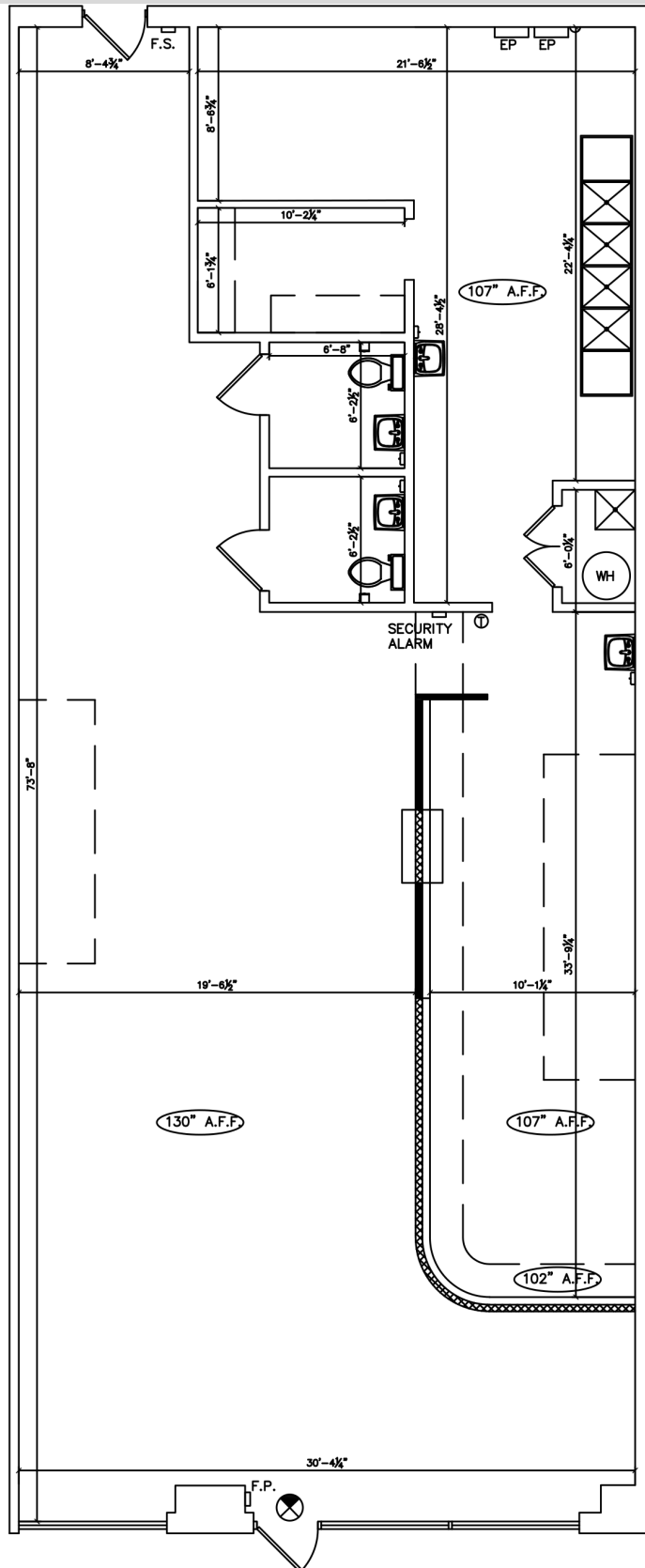
DEMOGRAPHICS				
	1 MILE	3 MILE	5 MILE	7 MILE
Population:	18,588	77,488	108,113	125,930
Households:	5,797	29,734	43,079	50,117
Daytime Pop:	16,788	71,158	96,020	107,134
Avg. HH Income:	\$60,608	\$61,963	\$65,489	\$68,280

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SPACE
PLAN

SUITE K
2,400 SF



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MARKET OVERVIEW

INDIANA UNIVERSITY
48,500+ students

Hospital & Academic Center
735,000 SF
(Opened 2020)

INTERSTATE 69

INDIANA 46

28,012 cars per day

18,271 cars per day

SITE

E. 3rd STREET

COLLEGE MALL ROAD

HOBBY LOBBY

amc

Logos included: ALDI, STAPLES, CVS, chuli's, BEST BUY, Party City, Chick-fil-ee, BJ's RESTAURANT BREW HOUSE, COLLEGE MALL (A SIMON PROPERTY), DICK'S SPORTS GOODS, RED BATH & BEYOND, TARGET, ULTA, FRESH-TIME, macy's, Panera, Kroger, DSW, PETCO, Art Van, McALISTER'S DELI, CVS, noodles, DOLLAR TREE, JJ, Longhorn.



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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