

# UNIVERSITY SQUARE

FULLY LEASED

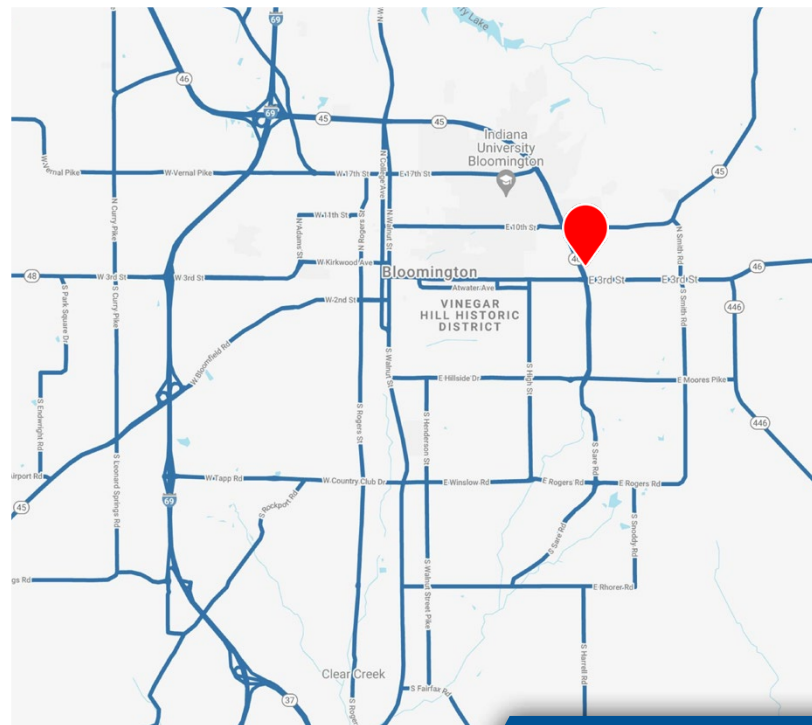
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## PROPERTY HIGHLIGHTS

- **FULLY LEASED**
- 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



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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	Chicken Salad Chick	2,400 SF
<b>TOTAL GLA</b>		<b>17,966 SF</b>



DEMOGRAPHICS	 1 MILE      3 MILE      5 MILE      7 MILE			
	Population:	18,588	77,488	108,113
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

**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**

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



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