

OUTLOT PAD SITE AVAILABLE

SAM'S CLUB ANCHORED | BLOOMINGTON, IN



*The proposed outlot area herein is not to be considered an accurate representation of any kind by Sam's Club, its affiliates, employees, agents or sub-agents and is subject to change or revocation. Any transaction is subject to Sam's Club approval and the parties' subsequent execution of a mutually acceptable Agreement or Sale.

3205 West IN-45, Bloomington, IN 47403

PROPERTY HIGHLIGHTS:

- Pad site on outlot to stoplight entrance to Sam's Club & Rural King
- Easily Accessible to W SR45 (21,577 cars per day)
- Just West of I-69 (32,070 cars per day)
- Dynamic trade area serving western Bloomington; retailers include Sam's Club, Wal-Mart, Rural King, Aldi, Menards, TJMaxx, At Home, Fresh Thyme Farmers Market, Lowe's, Kroger, and others
- Situated near Indiana University (50,000+ students and staff) and Cook Medical, 3,500+ employees

DEMOGRAPHICS	3 miles	5 miles	7 miles
Population	46,588	108,146	132,760
Households	21,423	42,992	53,305
Average HH Income	\$56,922	\$65,157	\$68,939



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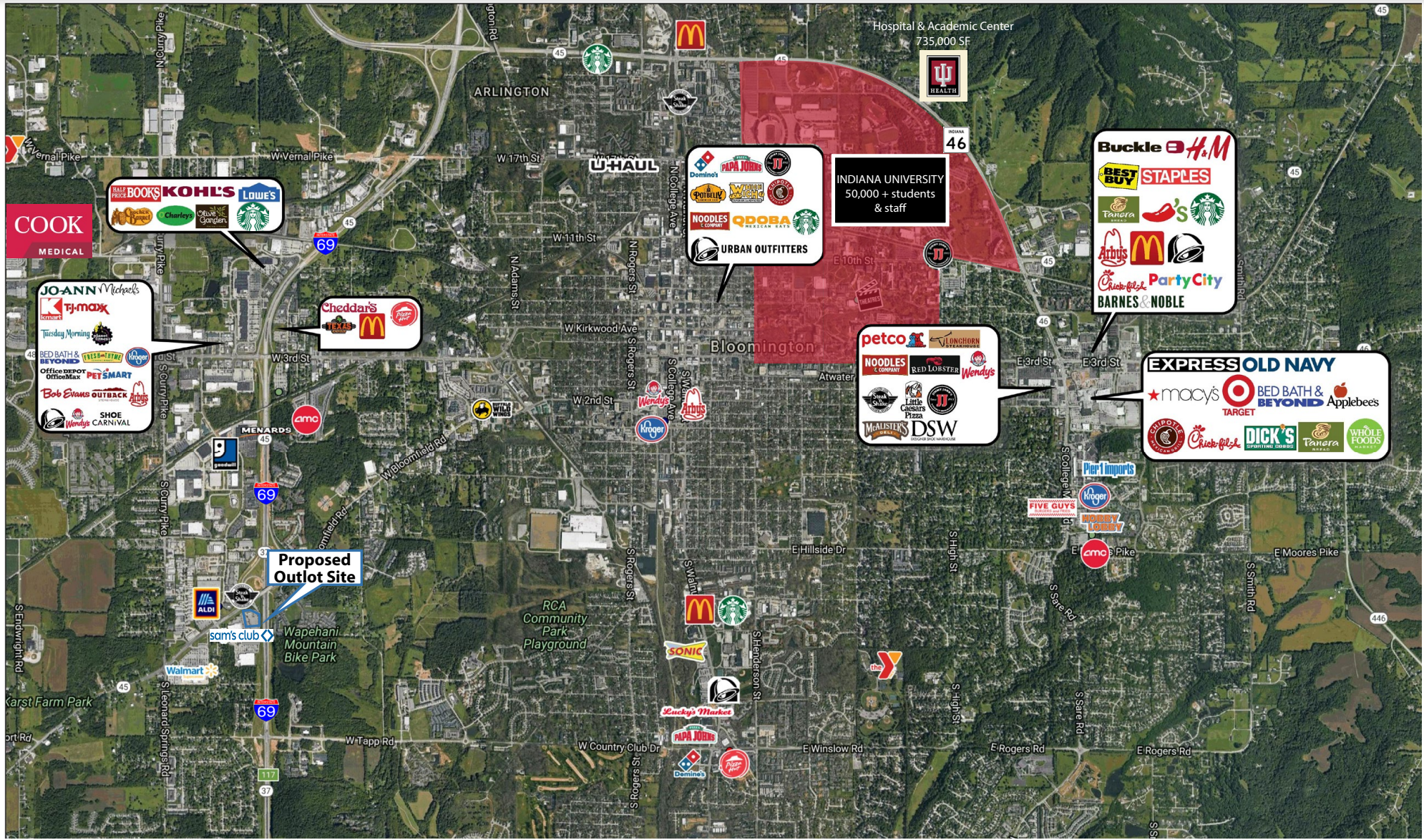
**FOR
SALE**

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MARKET OVERVIEW

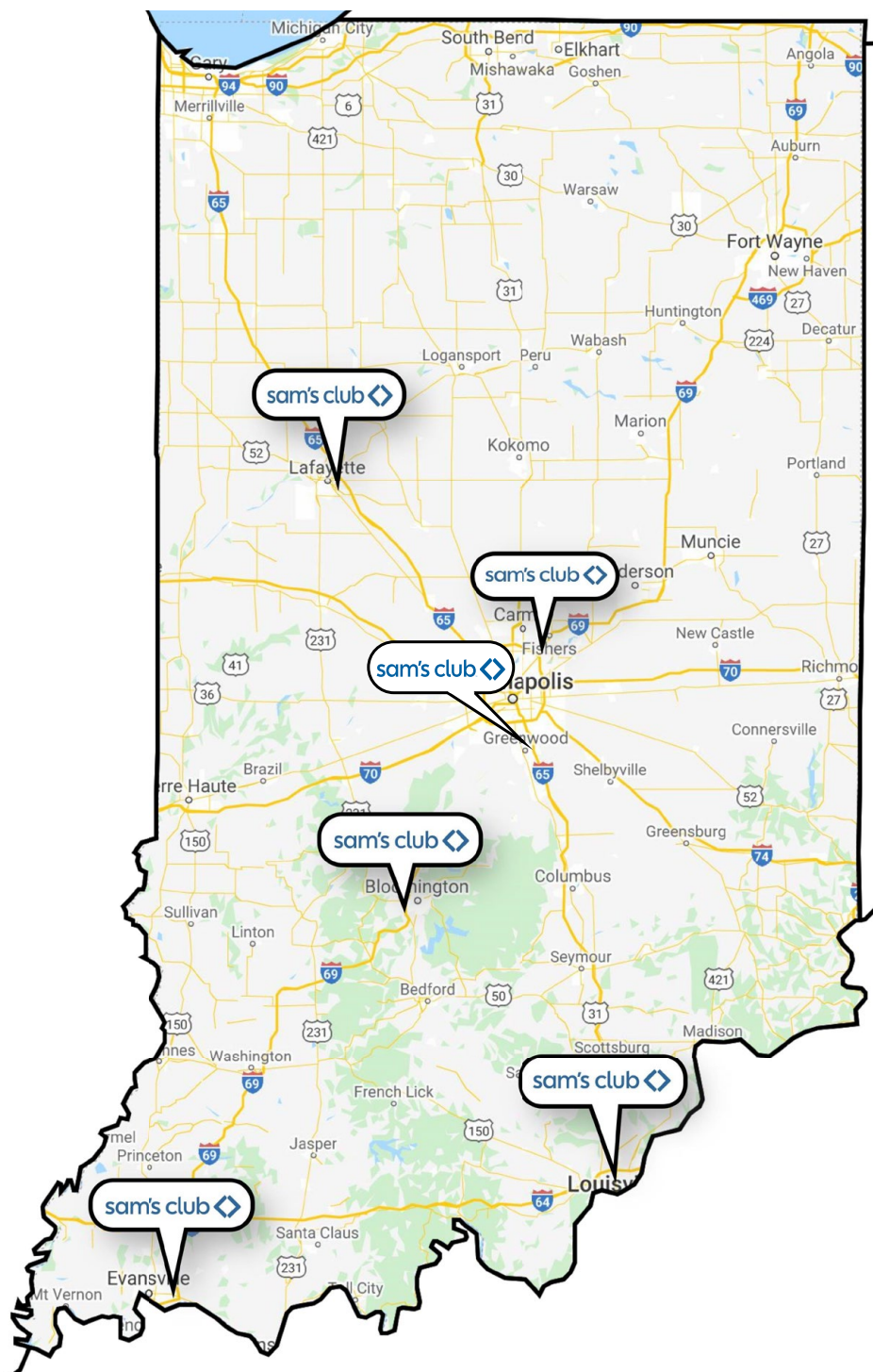


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STATE
LISTINGS

Available Sam's Club Pad Sites in Indiana



CHAINLINKS
RETAIL ADVISORS

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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