

Downtown Retail



19,320 SF on ± 0.67 acres

FOR SALE | 515 S. Walnut Street | Bloomington, IN

- **Offering price: \$1,495,000**
- **Lease price: \$8.00 PSF NNN**
- Located on the southside of downtown Bloomington
- High visibility location on Walnut Street, directly across from Post Office
- Includes two surface lots with approximately 20-25 parking stalls
- Three building areas, each with its own opportunities
- Zoned Mixed Use Downtown, Downtown Edges (MD-DE), See page 46 here: [Zoning](#)

AVAILABLE
Q1 2026

DAVE HARSTAD

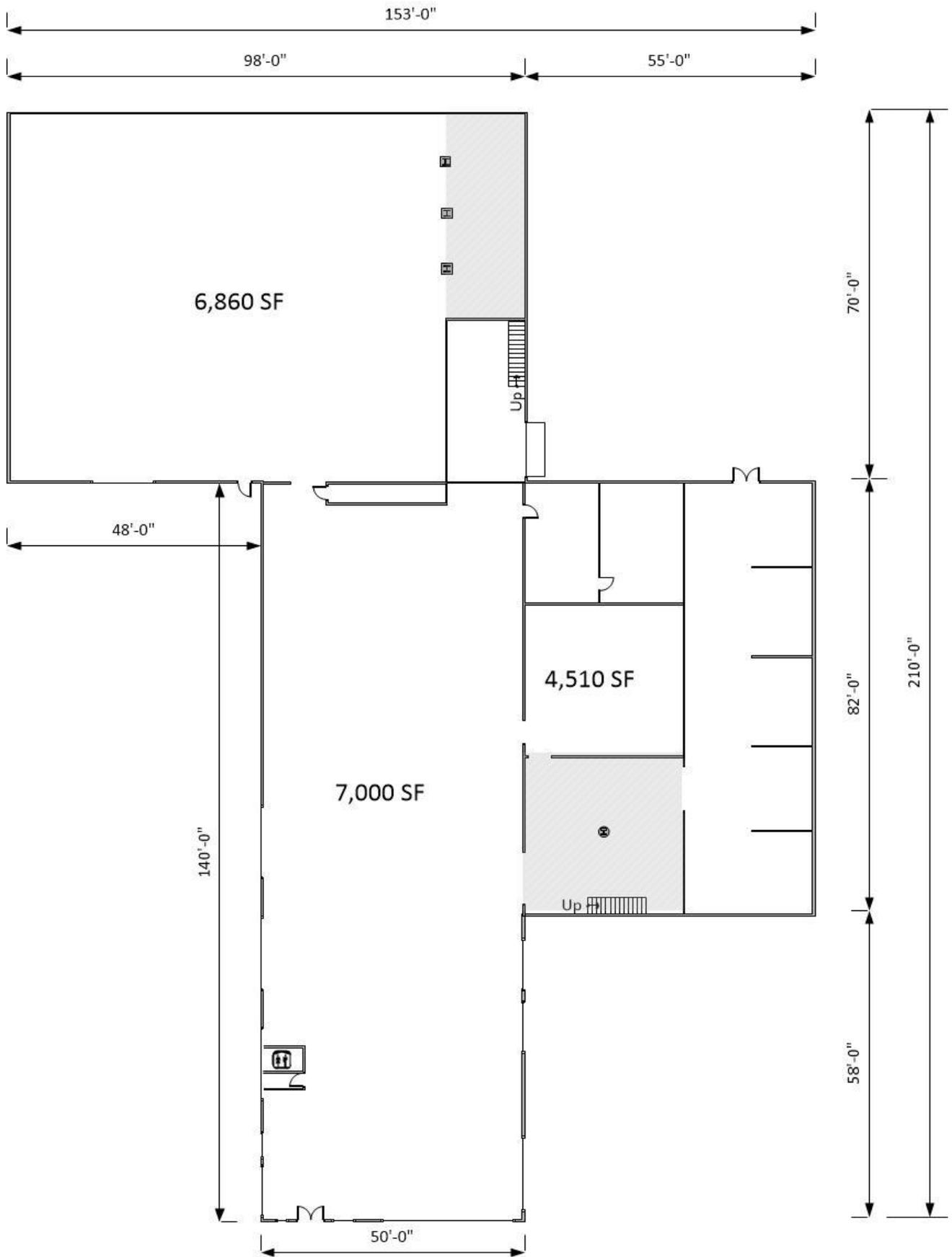
Senior Vice President | Bloomington, IN

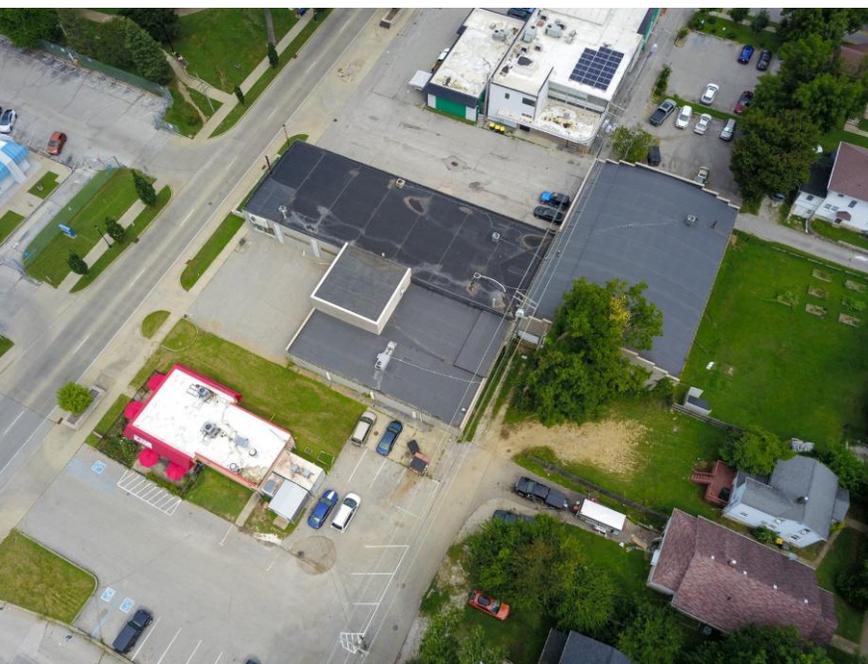
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Floor Plan





Property Taxes and Assessments

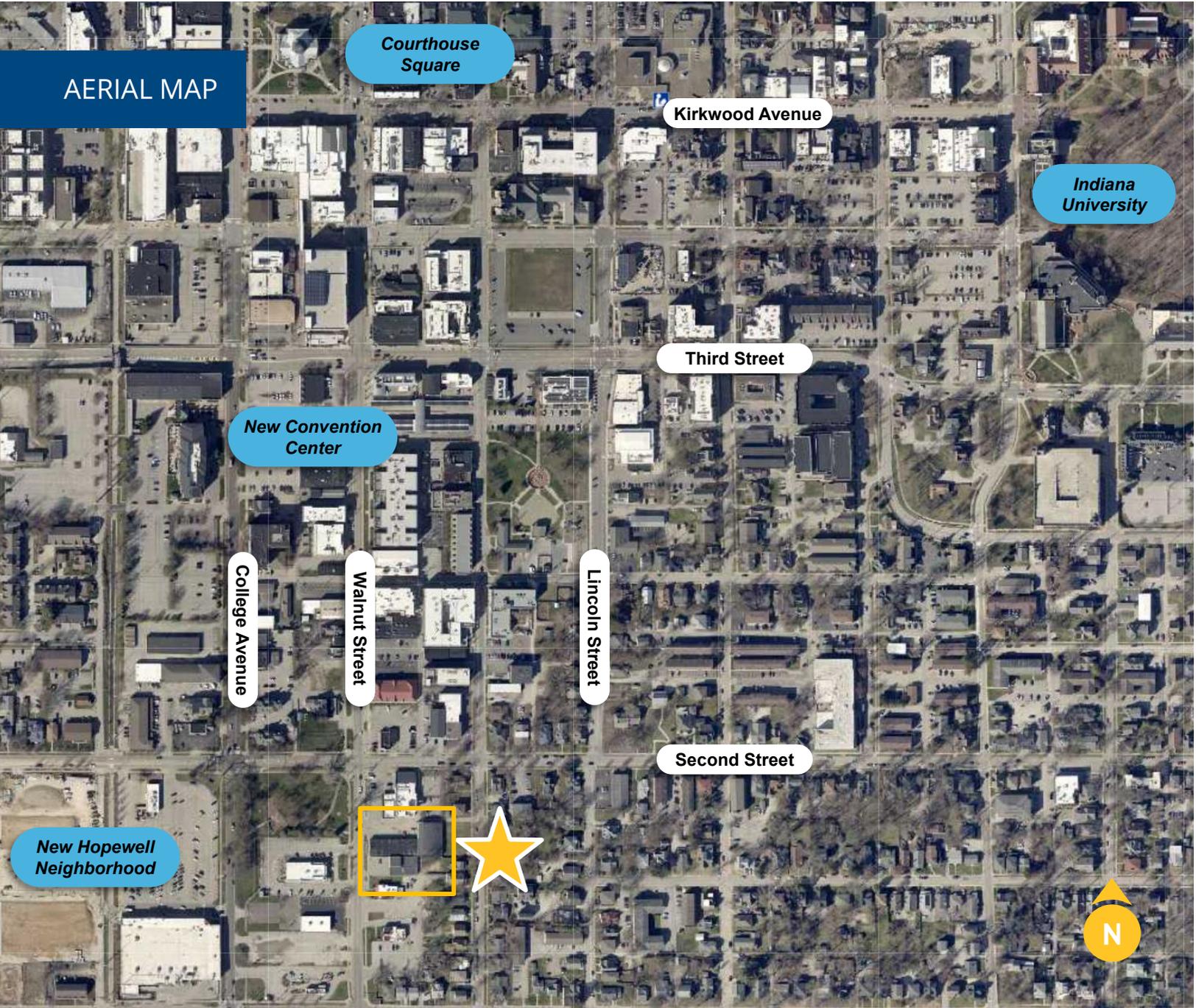
- 53-08-04-200-051.000-009 (north)
 - Assessed at \$839,800
 - \$12,711 pay 2025 tax
- 53-08-04-214-012.000-009 (south)
 - Assessed at \$182,000
 - \$1,342 pay 2025 tax

Interior

- **Main storeroom:** 140' x 150' with display windows/entrance and restroom (upper picture). This area could have significantly more natural light, as exterior windows are currently covered.
- **South storeroom:** 82' x 55' with 1,510 SF upper level (middle picture)
- **Back storeroom:** 98' x 70' bow truss building with 25' high ceiling (currently lower due to acoustical tile drop ceiling). Has overhead door/delivery area and section with unfinished second level storage (lower picture)



AERIAL MAP



The area surrounding 515 S. Walnut is at the beginning of a renaissance.

Construction of the Hopewell neighborhood on the old Bloomington Hospital site is well underway. The new 100,000 SF Bloomington Convention Center is under construction and will open in 2027. A new 45,000 SF Beacon shelter is under construction over a mile to the west, and will include a greatly expanded day shelter.

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