



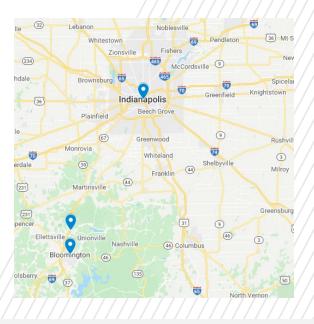
FOR SALE 7340 N Wayport Road Bloomington, IN 47408



PROPERTY HIGHLIGHTS

5,000 +/- sq ft building with 2.64 acres for sale at the Sample Rd exit on the North side of Bloomington. This is the first exit in Bloomington coming from Indianapolis. Previously a gas station, this is a prime location for any business needing convenient access between Indy and Bloomington. Zoned LB (Limited Business).

BUILDING SF	5,000 +/-	SIC	GNAGE TYPE	N/A
LAND SF	2.64 Acres	1-N	MILE (POP.)	439
YEAR BUILT	1980	3-N	MILE (POP.)	2,313
PARKING	N/A	ME	ED. INCOME	\$80,021
TRAFFIC COUNTS	5,598	SP	ACE USE	LB



SHER FRENCH

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AREA RETAILERS

Oliver Winnery & Vineyards, Scholars Inn Bakehouse, Bloomington Auto Parts, PEI Maintenance & Contracting General Contractors, & Thompson Furniture



LEGAL INFORMATION

TAX PARCEL ID	53-02-33-100-017.000-017
2020 RE TAXES	\$18,215.04
ZONING	LB – Limited Business

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact, information is below:

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