

# 5221 W. STATE ROAD 46

Bloomington, IN



## RETAIL SPACE

1,798 SF Endcap  
1,760 SF Inline

## RENT

\$14.00/SF NNN

## COMMENTS

- 1,760 SF (inline) suite in white-box condition, available July 1, 2024
- 1,798 SF endcap in shell condition, ready for tenant build out
- Prime frontage to SR 46, with 36,000 VPD
- Pylon Panel available
- Surrounded by new construction

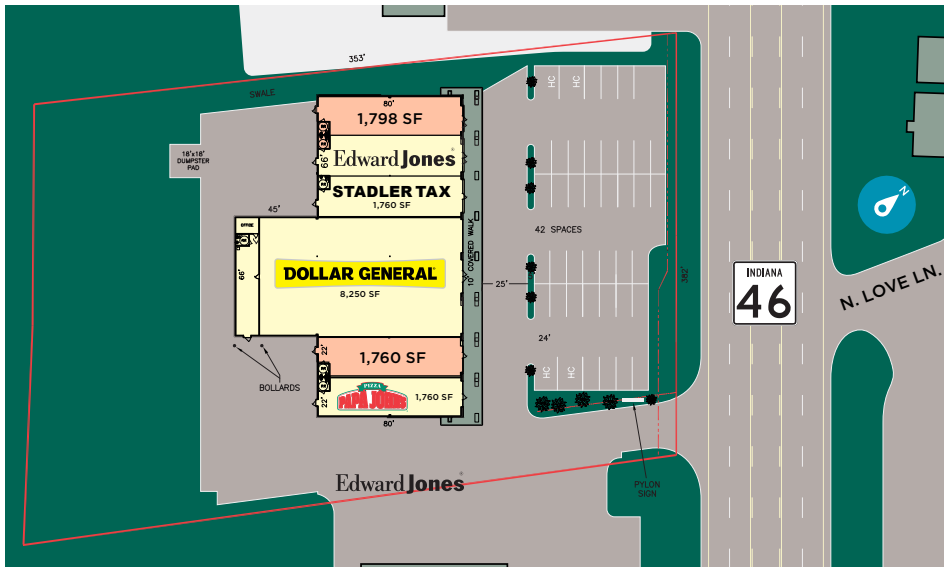


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**WE ARE  
THE CENTER  
OF RETAIL**

# 5221 W. STATE ROAD 46

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## Traffic Count

Indiana State Road 46

27,460 AADT

2022 AADT. Source: Indiana Department of Transportation

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