

Touchdown Terrace Retail Lease

421 E 19th St, Bloomington, IN 47408



FOR LEASE

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PROPERTY OVERVIEW

Unique Retail Opportunity Across from Indiana University Football Stadium

Welcome to the brand-new Touchdown Terrace – Suites A & B, located at 421 E 19th Street, Bloomington, IN 47408. This high-visibility retail space is directly across the street from the iconic Indiana University Memorial Stadium, placing your business in the heart of Hoosier game day action and daily student life.

Suite A offers 2,270 SF, while Suite B offers 800 SF of versatile space, ideal for a café, coffee shop, or boutique retail concept. Set within a mixed-use building with student housing above, the property sees steady foot traffic from residents and nearby students—plus surges during university events, tailgates, and game days.

Touchdown Terrace tenants also benefit from built-in marketing opportunities with Varsity Properties' extensive student housing portfolio, including nearby Touchdown North and Crimson Center—creating a network of potential customers just steps away.

This is a rare opportunity to secure a front-row seat in Bloomington's most active student and sports corridor. Reach out today to schedule a tour and envision your business at Touchdown Terrace.

PROPERTY HIGHLIGHTS

- Direct stadium visibility and walkability
- High-density student population
- Great synergy for food & beverage, lifestyle, or service-based retail
- Suite A: 2,270 SF | Suite B: 800 SF
- Mixed-use building with upstairs housing
- Strong brand alignment potential with IU athletics and student life
- Café concepts on hand, contact broker

OFFERING SUMMARY

LIST PRICE: \$28/RSF

SUITES: 2 (A & B)

LOT SIZE: 1.285 Acres

ZONING: Mixed Use

YEAR BUILT: 2023

TRAFFIC COUNT: 13,501 AADT

FOOT TRAFFIC: 5,430 AADT (within .5 mile radius)

USES: Retail / Café

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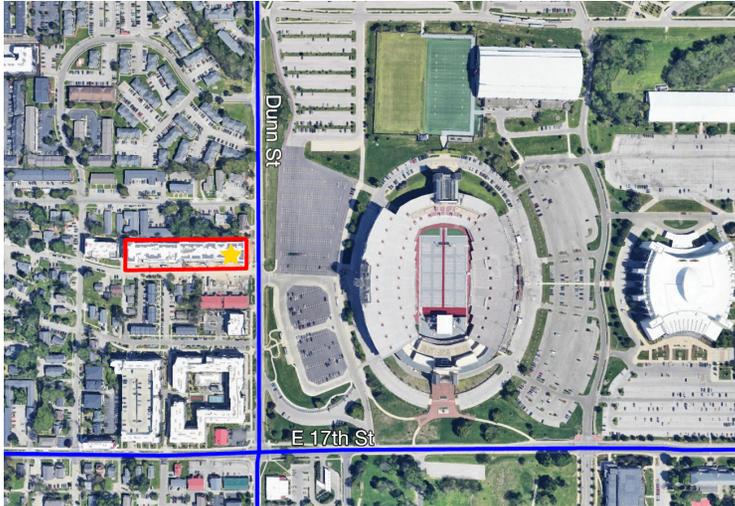
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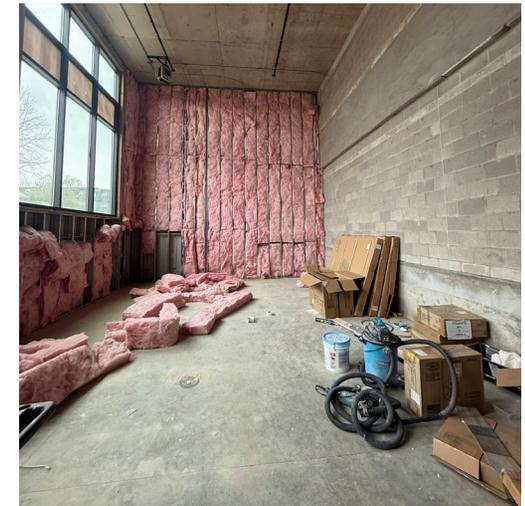
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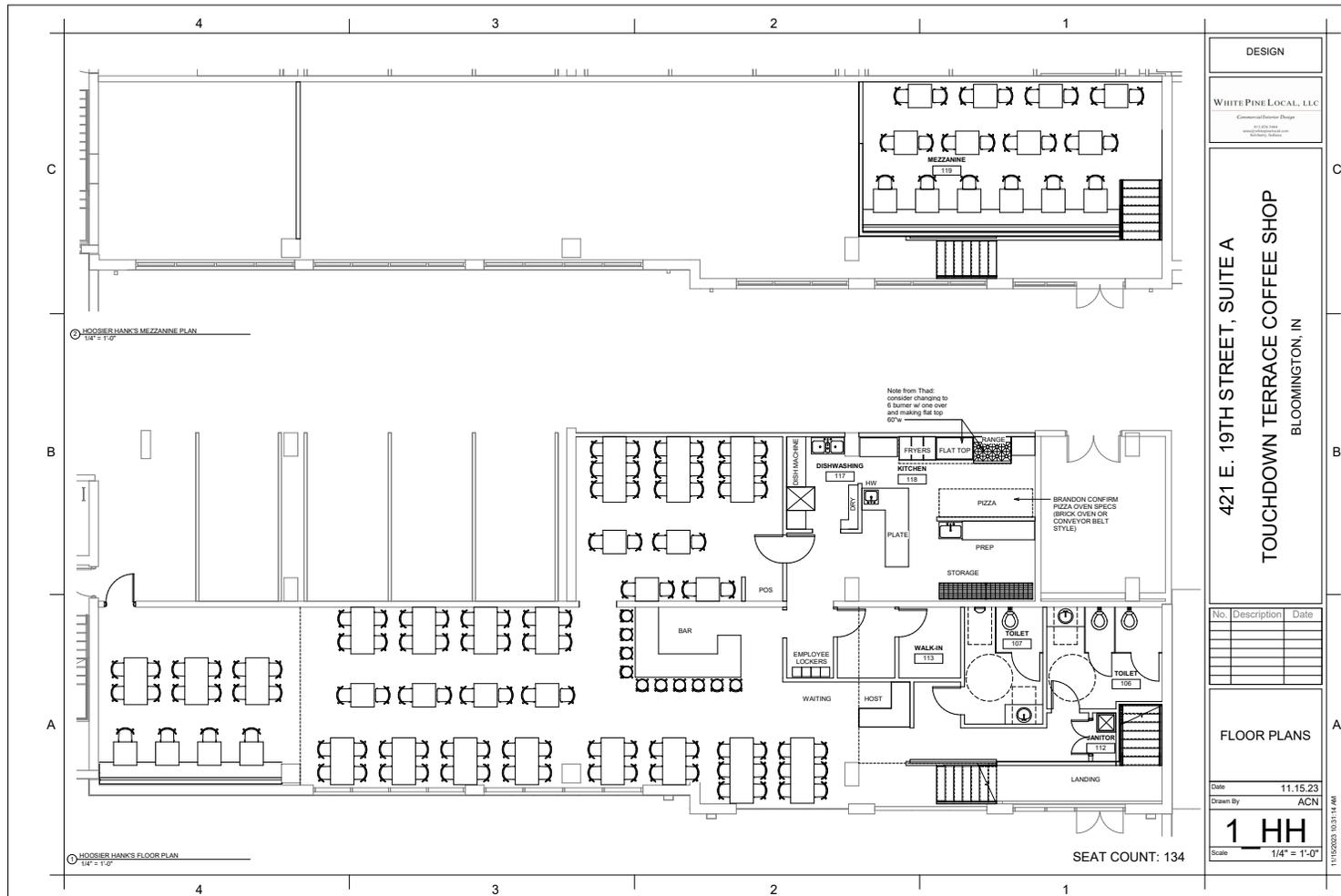


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FLOOR PLAN EXAMPLE



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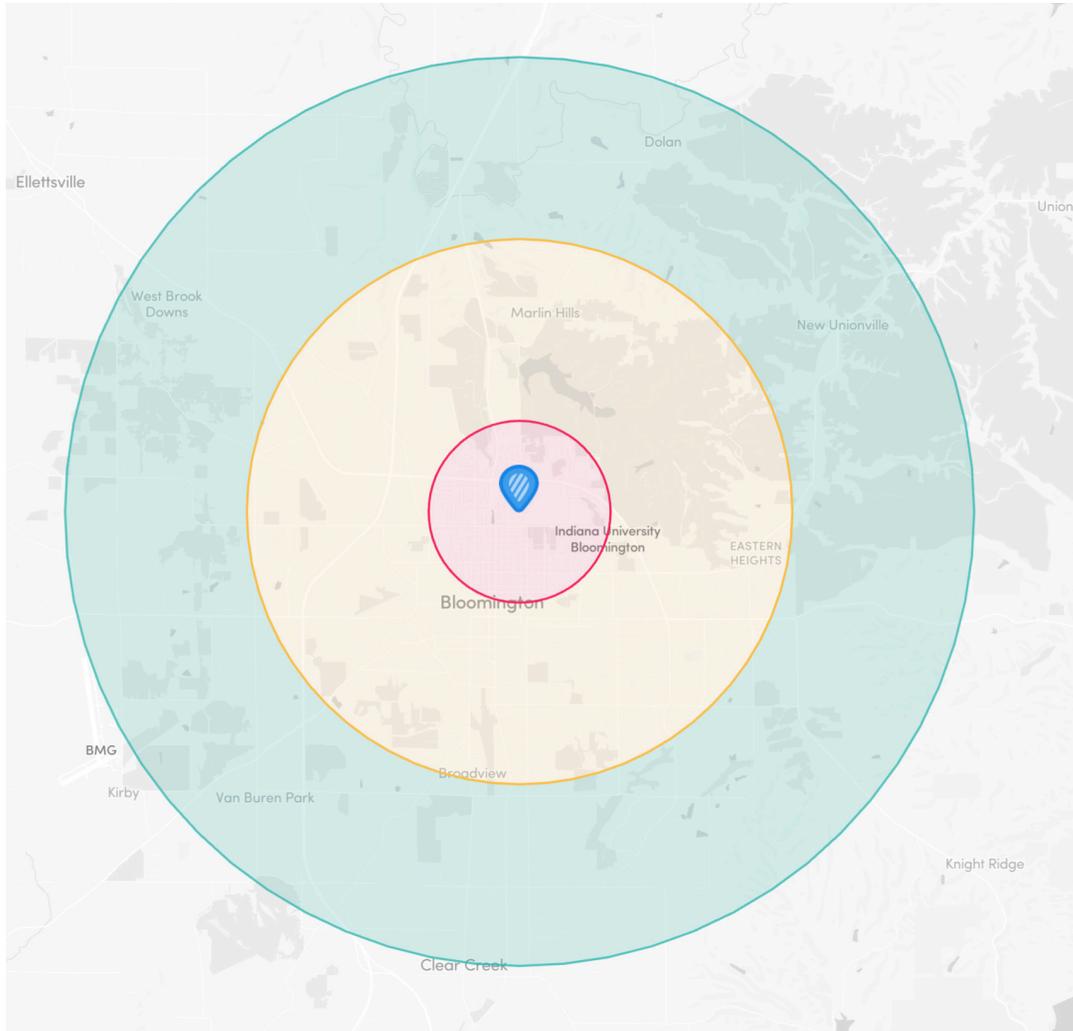
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	16,051	65,237	106,116
Workday Population	19,879	82,035	117,373

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,157	6,060	12,996
Ages 15-24	9,547	27,740	32,909
Ages 25-54	3,958	21,340	37,691
Ages 55-64	556	3,716	8,227
Ages 65+	835	6,380	14,293

Income	1 Mile	3 Miles	5 Miles
Median	\$30,954	\$39,495	\$55,302
< \$15,000	2,339	6,992	8,754
\$15,000-\$24,999	877	3,087	4,379
\$25,000-\$34,999	785	2,984	4,266
\$35,000-\$49,999	803	3,225	5,174
\$50,000-\$74,999	697	3,883	6,860
\$75,000-\$99,999	352	2,330	4,585
\$100,000-\$124,999	187	1,529	3,413
\$125,000-\$149,999	111	898	2,126
\$150,000-\$199,999	113	871	2,210
> \$200,000	87	1,155	2,923

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,154	29,970	48,908
Renter Occupied	5,648	19,249	25,989
Owner Occupied	703	7,704	18,701
Vacant	802	3,017	4,217

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