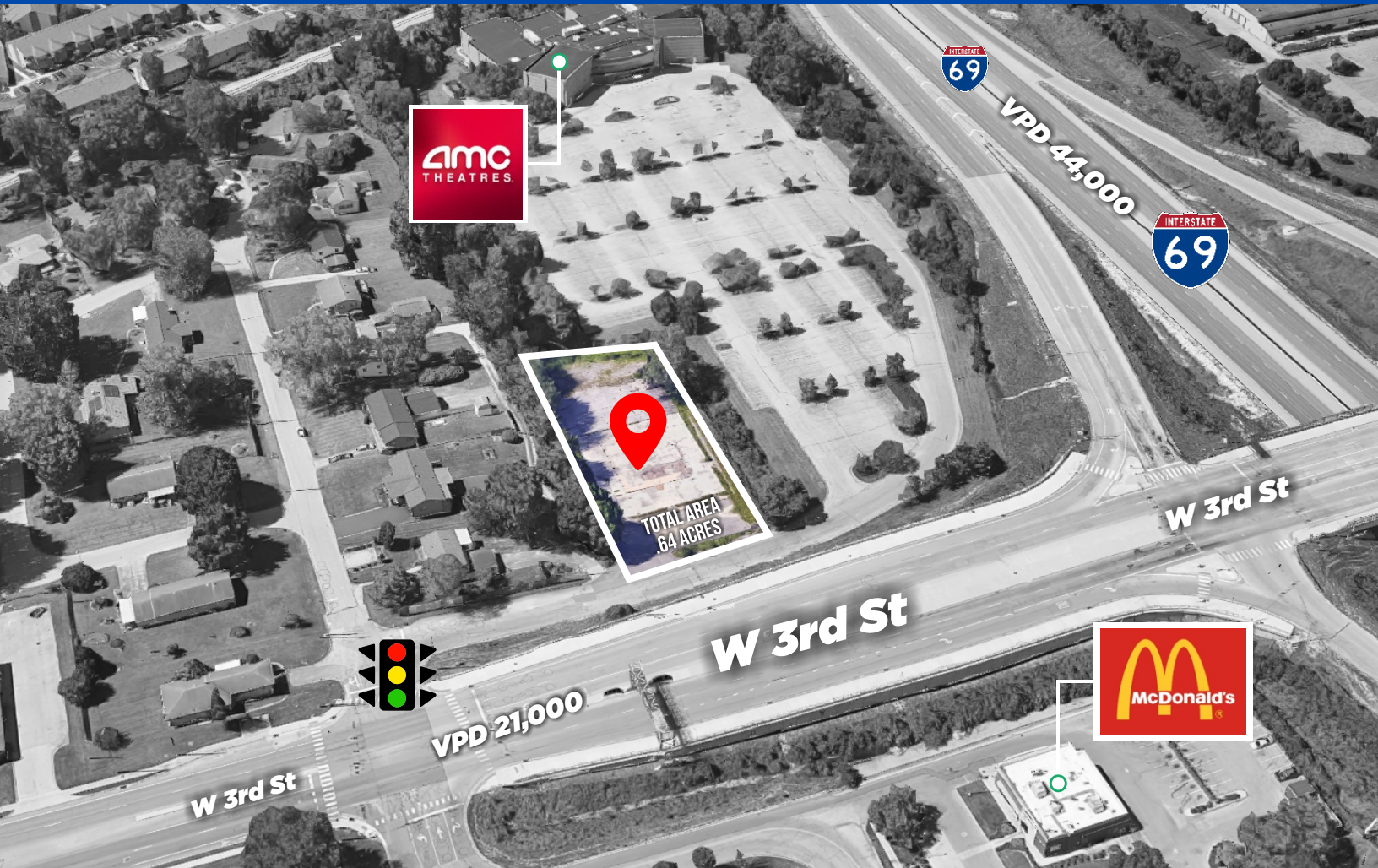


2903 W. 3RD STREET

BLOOMINGTON, IN 47404



PRIME OUTPARCEL AVAILABLE FOR SALE OR GROUND LEASE

PROPERTY HIGHLIGHTS

- Located in front of AMC Theatre
- Access to signalized intersection
- Adjacent to I-69
- Pad Ready with Utilities at site
- Zoned MC (Mixed-use Corridor) with a variety of permitted retail and commercial uses
- Rare outparcel on 3rd Street corridor with over 21,000 VPD

PLEASE CONTACT BROKER FOR MORE INFORMATION

JOE ZINKAN

317-753-3501

joe@zinkanandbarker.com



*Information deemed reliable but not guaranteed

AERIAL MAP

Prime Outparcel Available For Sale or Ground Lease



DEMOGRAPHICS

	1 mile	3 miles	5 miles	7 miles
Population	4,949	52,828	106,951	124,893
Households	2,535	24,432	45,240	52,738
Avg. HH Income	\$60,186	\$67,704	\$84,837	\$88,291
Daytime Population	9,306	75,266	129,474	148,028

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