



# RESTAURANT SPACE FOR LEASE

535 S. Walnut St.  
Bloomington, IN 47401

**Total leasing SF** +/- 2,169

**Zoning** Downtown Gateway Downtown  
Character Overlay (MD-DG)

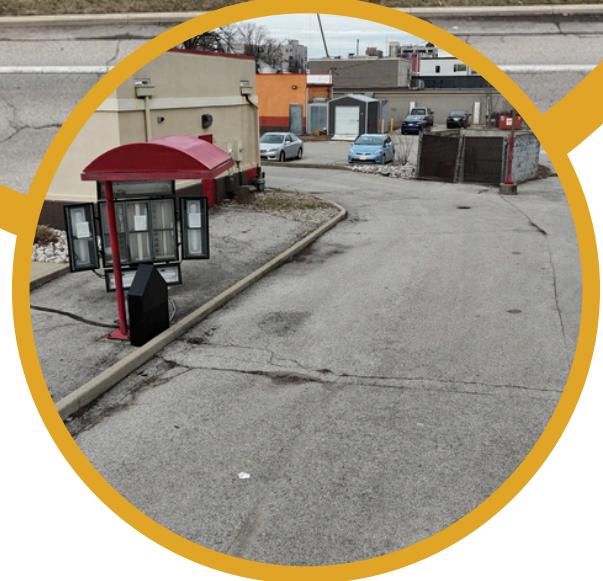
**Lease Price** **\$25/SF**

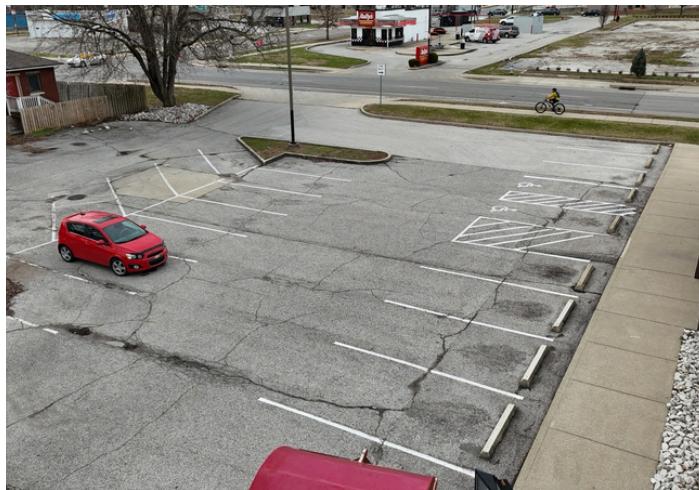
**Lease Type** **NNN**

Former Arby's restaurant available for lease at 535 S. Walnut St., offering approximately  $\pm 2,169$  square feet of freestanding retail space. The property features an existing drive-thru window, making it ideal for quick-service restaurants, coffee concepts, or other high-traffic retail uses.

The site includes a dedicated on-site parking lot, providing convenient customer access and strong visibility. The existing building layout allows for efficient conversion to a variety of food service or retail concepts, with potential for reuse of drive-thru infrastructure.

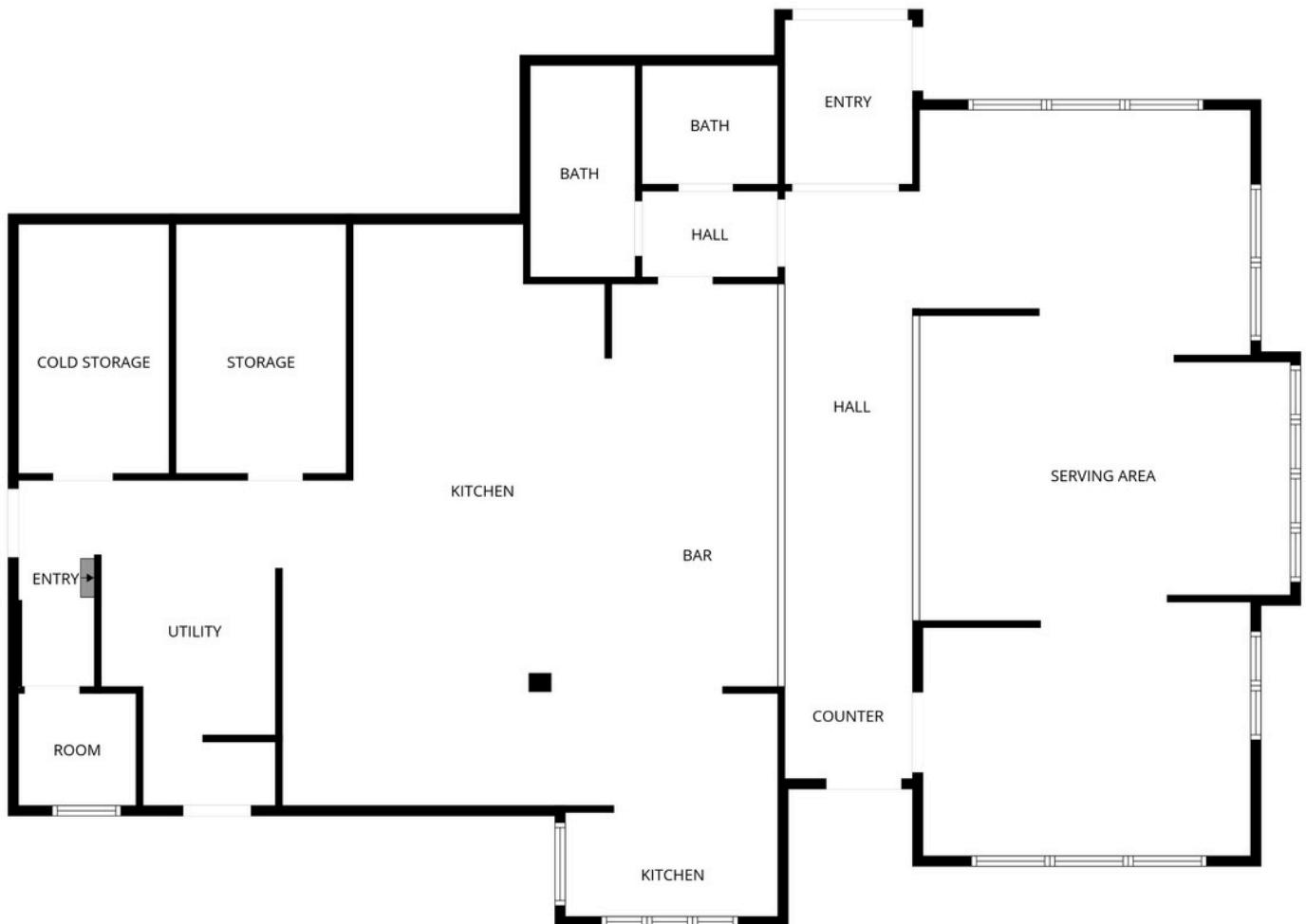
Positioned along a well-traveled corridor, this location offers excellent exposure and accessibility. The property is offered for lease at \$25.00/SF NNN and is well-suited for QSR, fast-casual dining, beverage users, or redevelopment opportunities.





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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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