



For Lease College Mall Trade Area Bloomington, IN



- **TWO FREESTANDING BUILDINGS AVAILABLE**
- 4,216 SF Freestanding Bldg. (w/drive-thru, + bsmt)
- 3,285 sf Freestanding Building
- .5 mile from Indiana University (40,000 students)

- #1 Trade Area in Southern Indiana
- 30,000 Daytime Population in 1 mile!
- 1,400-5,600+/- sf available in outbuilding

300 - 410 S. COLLEGE MALL RD
BLOOMINGTON, IN

john@radarcre.com
317.590.8578
www.radarcre.com

The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.



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Traffic Counts:
3rd Street: 21,192
College Mall Rd.: 21,334

Zoning: GCA

Demographics:

Population		
1 Mile	3 Miles	5 Miles
21,564	79,919	102,678
Average Household Income		
1 Mile	3 Miles	5 Miles
\$52,243	\$53,402	\$54,730
Occupied Housing Units		
1 Mile	3 Miles	5 Miles
5,397	24,985	33,189
Daytime Population		
1 Mile	3 Miles	5 Miles
30,868	91,815	119,709



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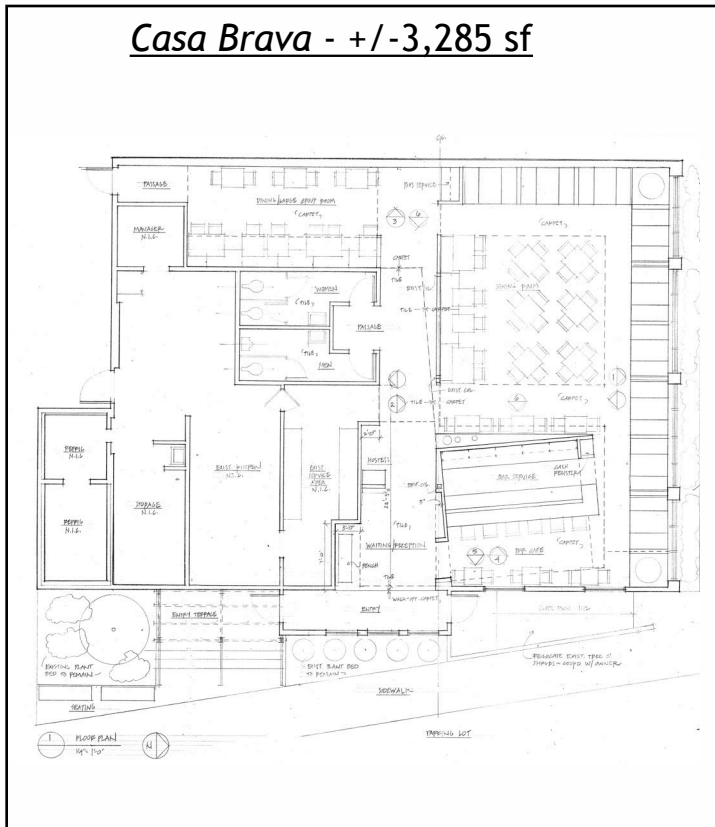


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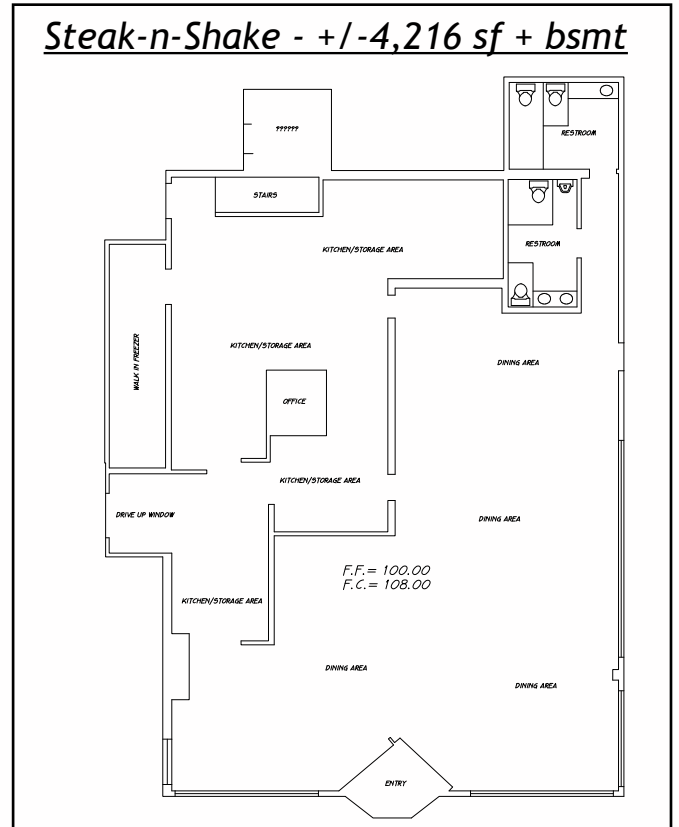


Space Plans

Casa Brava - +/-3,285 sf



Steak-n-Shake - +/-4,216 sf + bsmt



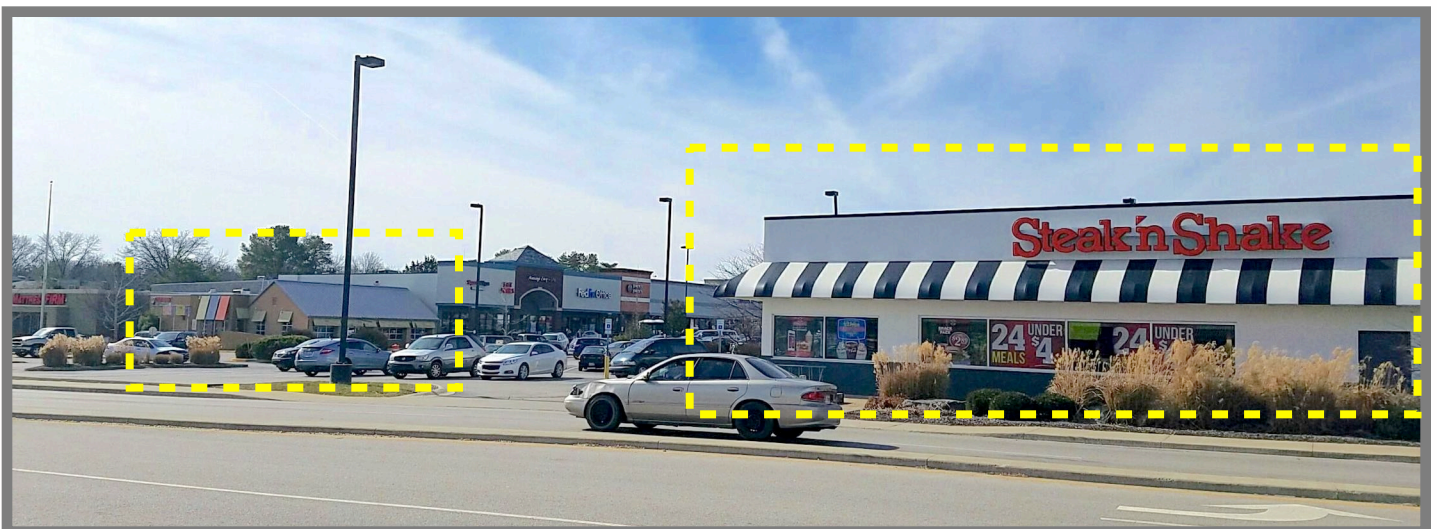
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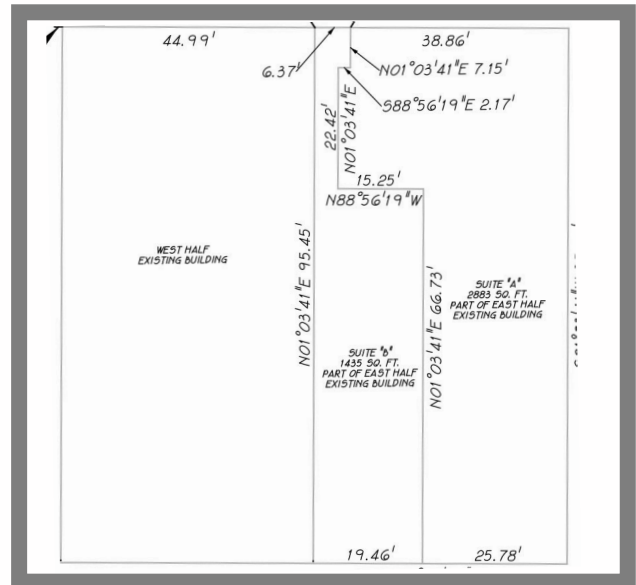
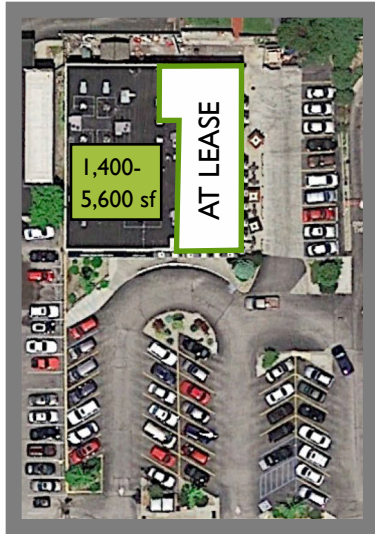
Aerial/Street Views



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