

PRIME COMMERCIAL REAL ESTATE FOR LEASE

3612 West Third St, Bloomington, IN 47404

2,106 SQ. FT. AVAILABLE IMMEDIATELY

LEASE DETAILS

- 2,200 SQ FT
- Available Immediately

- High-Traffic Retail Strip
- Flexible Layout (Retail/Office/Medical)
- High-Visibility Signage (as seen in <IMAGE 1>)
- Ample Parking

LEASE DETAILS

- **Space Available:** 2,106 SQ FT
- **Base Rent:** \$15.00 PSF / YR
- **NNN Expenses:** \$3.00 PSF / YR
- **Property Type:** Commercial Retail / Office
- **Availability:** Immediate
- **Lease Term:** Negotiable (3-5 Years)

PROPERTY HIGHLIGHTS

- High-traffic retail strip with excellent exposure on W 3rd St
- High-visibility storefront signage space
- Ample customer and employee parking
- Flexible interior layout suitable for retail, office, or service
- **Diverse Local Tenant Mix:**
Dollar General, BuyNow Closeouts, Great Taste Buffet, Vape Time

CONTACT US FOR LEASING INQUIRIES

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