



FOR LEASE

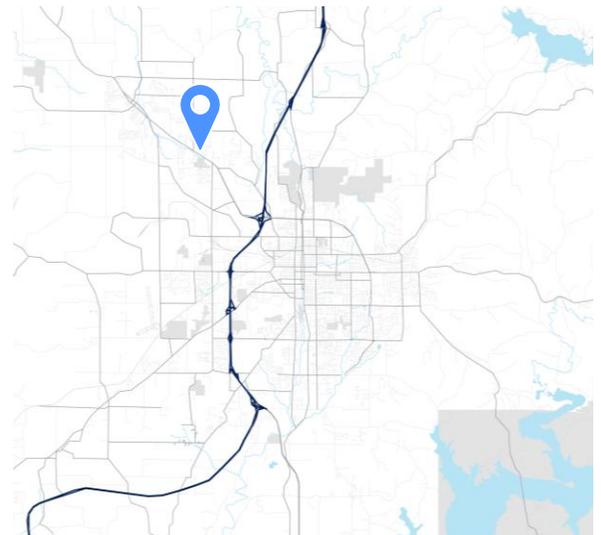
Cedar Bluff

4264 Cypress Ln, Bloomington, IN 47404

Retail center with great visibility from SR 46

Property Highlights

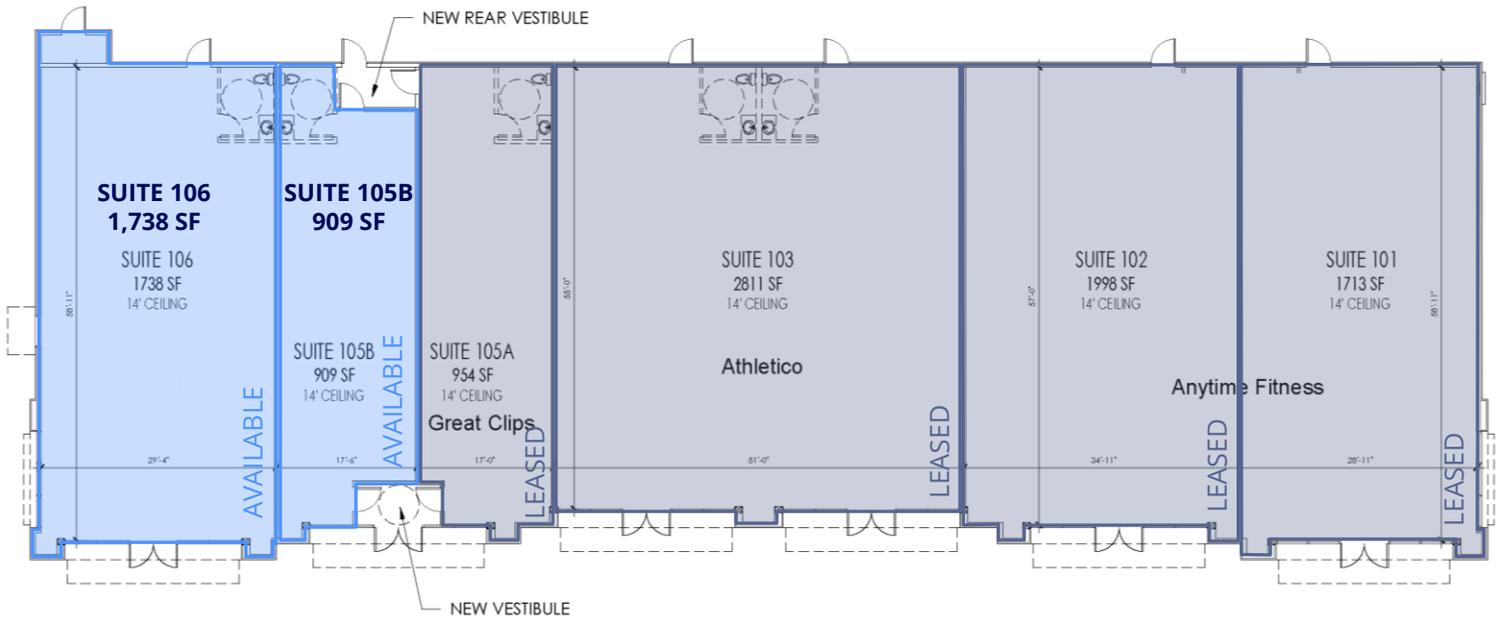
- ± 10,574 SF Retail Center
- ± 2,647 SF Total available
 - Suite 105B | ± 909 SF available
 - Suite 106 | ± 1,738 SF available
 - Endcap with drive through
- ± 1.16 acres
- Ready for occupancy
- New Class A construction in growing trade area
- Tremendous exposure to SR 46
- Flexible floor plan with 14' ceilings
- Lease Rate: \$26.00 / SF NNN | \$5.32 OpEx



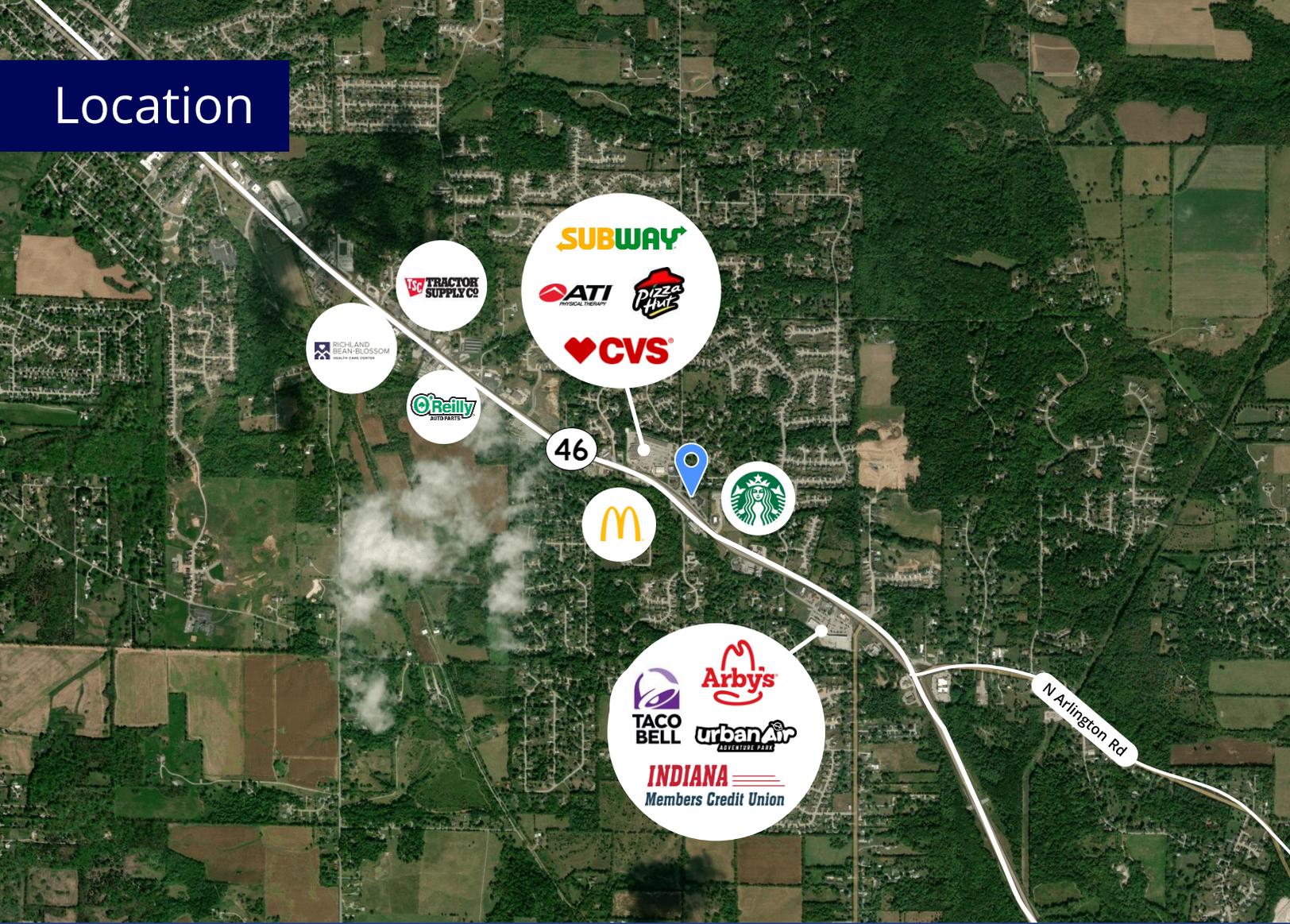
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Site Overview



Location

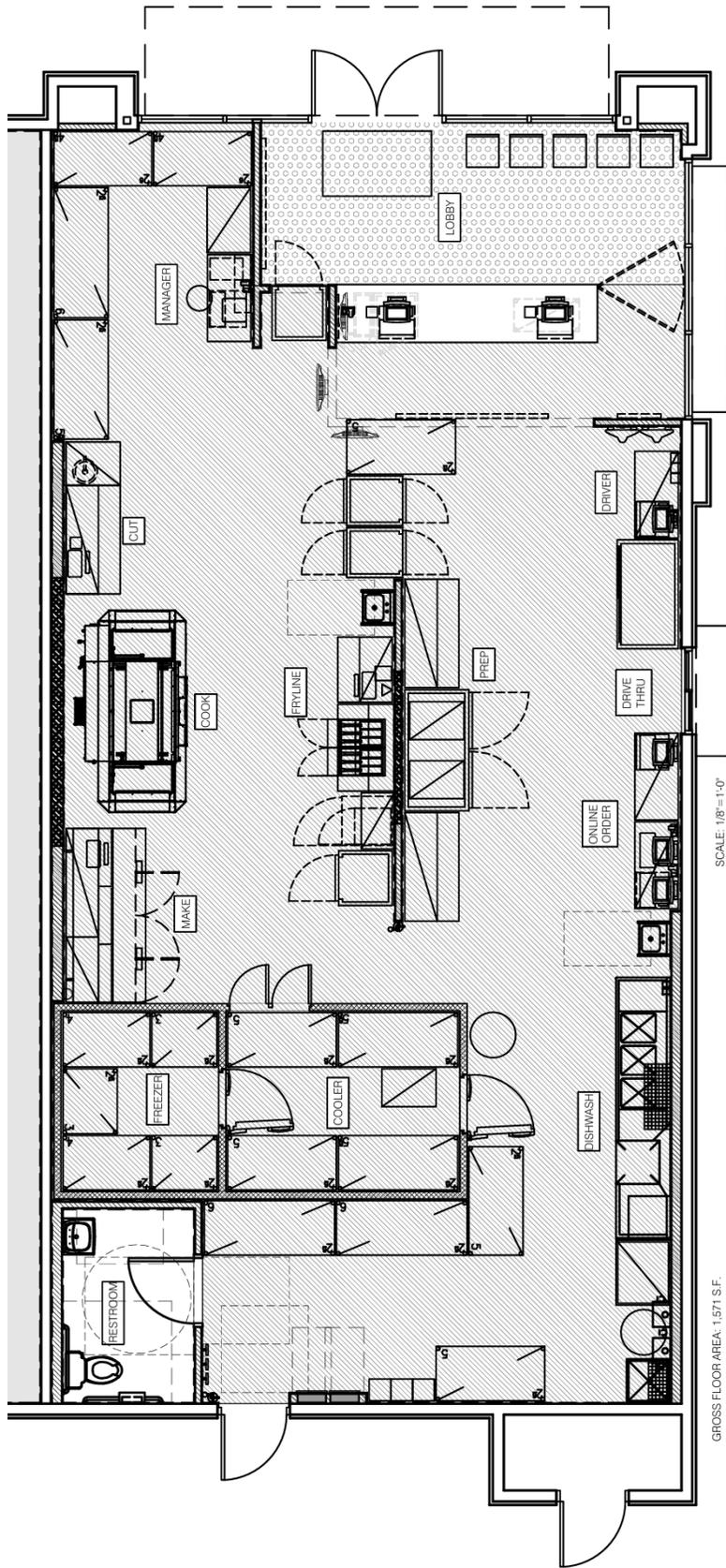


DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2025	5,471	16,979	56,137
Population Projected 2030	5,668	17,173	57,332
Average HH Income	\$127,672	\$117,996	\$78,270
Total Households 2025	2,189	7,005	24,567
Households Project 2030	2,296	7,175	25,482

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SCALE: 1/8" = 1'-0"

GROSS FLOOR AREA: 1,571 S.F.

AREA	ALLOWANCE	LOAD	EGRESS WIDTH PER OCCUPANT	EGRESS WIDTH REQUIRED	ACTUAL WIDTH SHOWN
SMALL ASSEMBLY STANDING	5 S.F./OCCUPANT	29 OCCUPANTS	0.2'	5.8'	36"
KITCHEN COMMERCIAL	1464 S.F./OCCUPANT	8 OCCUPANTS	0.2'	1.6'	36"
TOTAL OCCUPANT LOAD					37 OCCUPANTS

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*sources: Forbes Magazine, Site Selection Magazine, Business Facilities