

FOR SALE OR LEASE

2424 S Walnut Street | Bloomington, IN

APPROX. 43,547 SF FREESTANDING BUILDING / For Sale or Lease



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**WHAT'S
NEXT
IN RETAIL**

CUSHMANWAKEFIELD.COM



F.C. Tucker Bloomington REALTORS®
Independently Owned & Operated

APPROX. 43,547 SF FREESTANDING BUILDING / For Sale or Lease

RETAIL SPACE

APPROX. 43,547 SF

LEASE PRICE

\$9.00/SF NNN

SALE PRICE

\$4,750,000

NEIGHBORING TENANTS

Dollar General, CVS Pharmacy, IU Credit Union, Taco Bell & More

COMMENTS

- Multiple easy access points
- Corner property near Bloomington South High School with more than 1,600 students
- Extremely dense population base
- Grocery store FFE available for purchase



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION

1 Mile	11,735	\$77,810	7,631
2 Miles	46,206	\$87,032	35,905
3 Miles	82,899	\$77,888	68,105



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MAJOR EMPLOYERS WITH MORE THAN 10,500 EMPLOYEES



INDIANA UNIVERSITY

Student Enrollment of 48,900

Baxter



Indiana University Health

COOK[®]
GROUP

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