

For LEASE

3000 SF

\$5.29 SF/YR

112 E 3rd St.

Bloomington, IN 47401



MD-DC zoning

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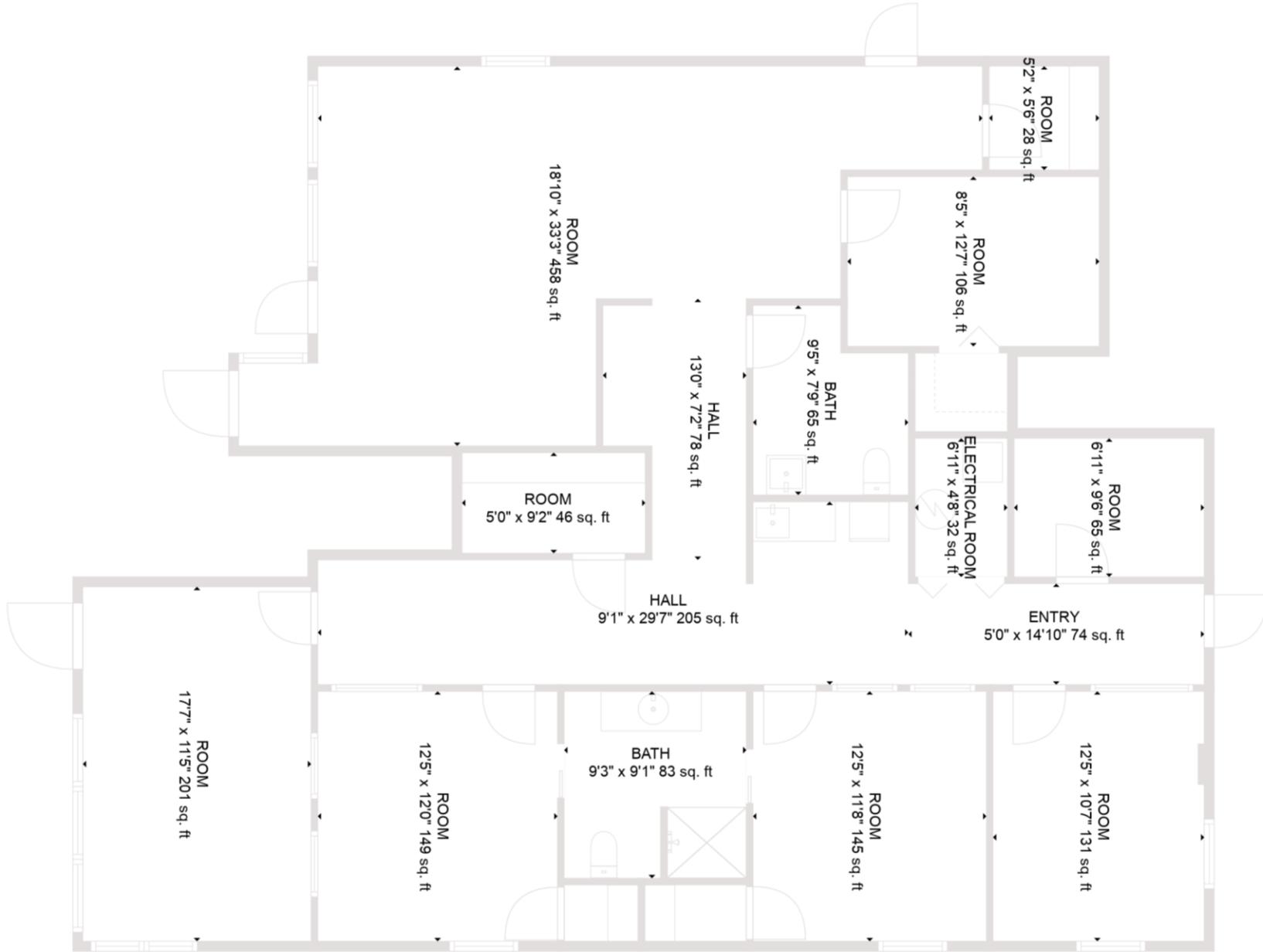
Property Highlights

Prime Commercial Property in Bloomington, IN

- **Prime Location:** Located in Bloomington's vibrant downtown, the apartment offers prime visibility and accessibility, surrounded by local shops, restaurants, and steady foot traffic.
- **Flexible Space:** Formerly a property management office, the space features six offices, two restrooms, a server room, copier/printer nook, and a kitchenette—offering a functional layout for diverse business needs.
- **Convenient Access:** Offers well-maintained sidewalks and convenient front access from 3rd Street.
- **Ample Parking:** Conveniently located near Bloomington's public transportation network, the property offers easy access to city bus routes, enhancing accessibility for employees, clients, and customers.
- **Sturdy Block Construction:** Constructed with durable block, the building offers a solid foundation and a flexible interior layout, easily adaptable to accommodate a wide range of business needs.
- **MD-DC Zoning Permitted Use:** This zoning district supports infill and redevelopment in the downtown core, encouraging mixed-use projects with higher residential densities, greater building heights, and detailed storefronts that reflect the area's historic commercial character.

Floor Plan

Third Street



Total Area - 3000 sq.ft

Coffee Shop Rendering



Casual restaurant Rendering



Bookstore Rendering



Convenience store Rendering



Thrift Store Rendering



Fitness Studio Rendering



Co-Working Space Rendering



Gaming Lounge Rendering



Smoke Shop Rendering



Aerial View



Exterior View



Interior View



Building Details

Freestanding

Construction:
Masonry

Year Built:
2010

Lot Size:
0.20 AC

Zoning MD-DC

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Public
Transportation
Route

Actual Site Photo



Nearby Major Retailers:

