WS PROPERTY GROUP

THE SHOPPES ON COLLEGE MALL ROAD

College Mall Road
Bloomington, IN

BUILDING TYPE
Retail/Restaurant
Location For Lease

SF AVAILABLE
1,458 sf

CONTACT
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DEMOGRAPHICS
Population
1 mi. 31,531
3 mi. 97,313
5 mi. 126,464

Average HH Income
1 mi. $74,061
3 mi. $65,413
5 mi. $66,689

GALLERY

theshoppes

WELLS FARGO ADVISORS

V's BARBERSHOP

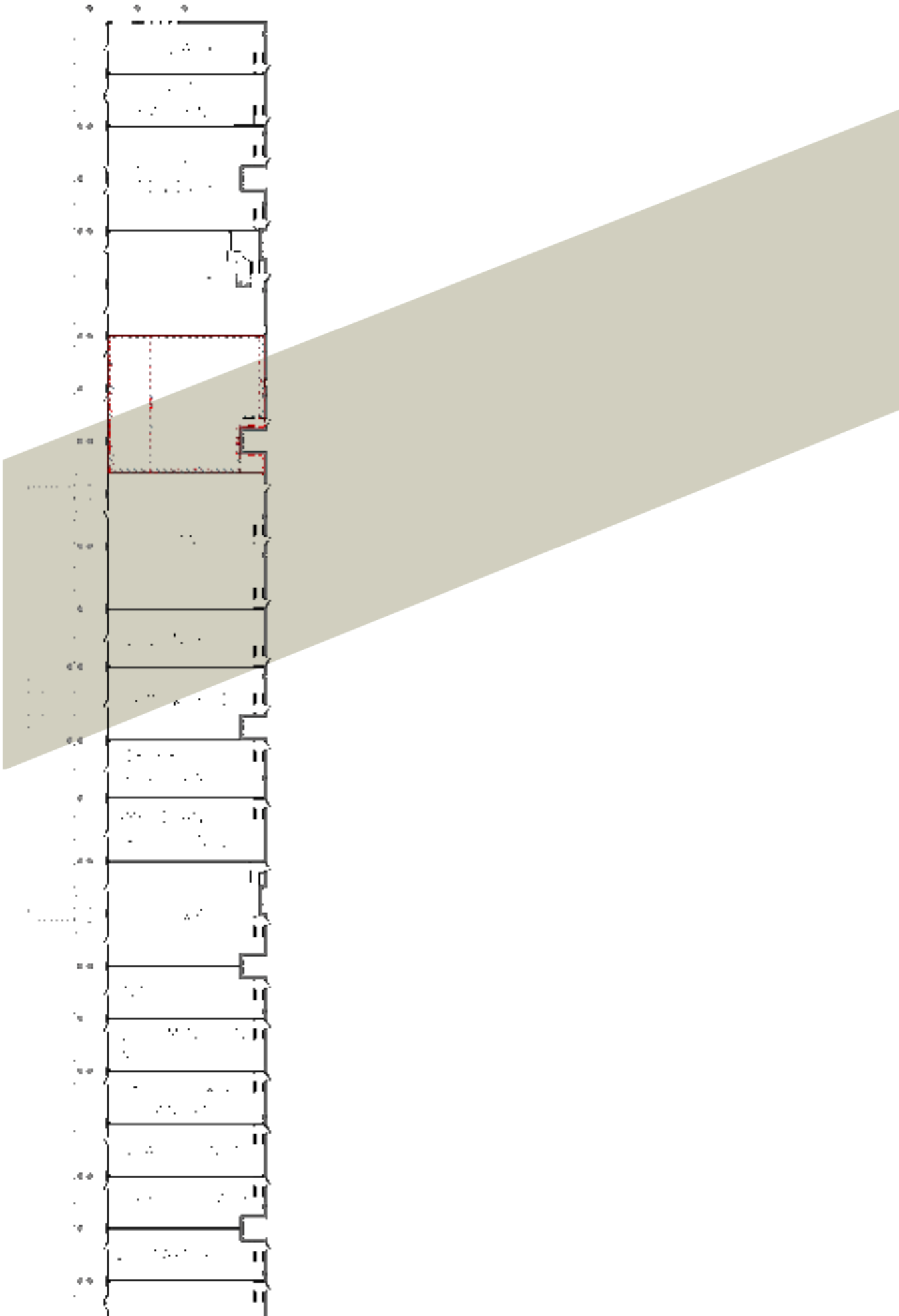
theshoppes

Pixler

REGIONS

SUBWAY

SITE PLAN



FEATURES

- 1,458 sf. available
- 22-foot glass storefronts
- High visibility
- Unique architecture
- Covered walkways, professional landscaping
- Three entrances with front door parking

LOCATION FEATURES

- 780,000-GLA regional center developed by the Simon Group
- Services 6-county area
- Retail trade area of over 250,000 people
- Easy access to major Highways 37 and 45, linking Bloomington/ Monroe County to major Midwestern cities

PROPERTY INFORMATION

The Shoppes on College Mall Road is a 41,000 sf retail center with two traffic building outlots. It services a retail trade area of over 250,000 customers. Traffic counts on College Mall Road average 39,000 daily. The center is located in the heart of the booming Eastside business district of Bloomington surrounded by a variety of retail including a 780,000 GLA regional mall, national and local restaurants, several grocery stores, office complexes, and numerous other retail strip centers. College Mall Road has been widened to 4 lanes and The Shoppes has a median cut allowing customers easy access to the center. The Shoppes has parking ratio of 5/1, 4 entrances, covered walkways, 22 foot-glass storefronts, high visibility, and plenty of signage area.

Tenant Roster

Firestone Mastercare Center
Pizza X
ubreakifix
H&R Block
Sakura
UPS Store
The Hot Room
Stretch Zone
Pixler Chiropractic
B-Town Ortho
Subway
Nail Studio
Bloomington Bagel Company
Crosstown Cleaners
Square Donuts
Mairzy Doats
Game World

V's Barbershop
Wells Fargo Advisors
Regions Bank

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