

## 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

PROPERTIES

SERVICES

FOR INVESTORS

ABOUT US

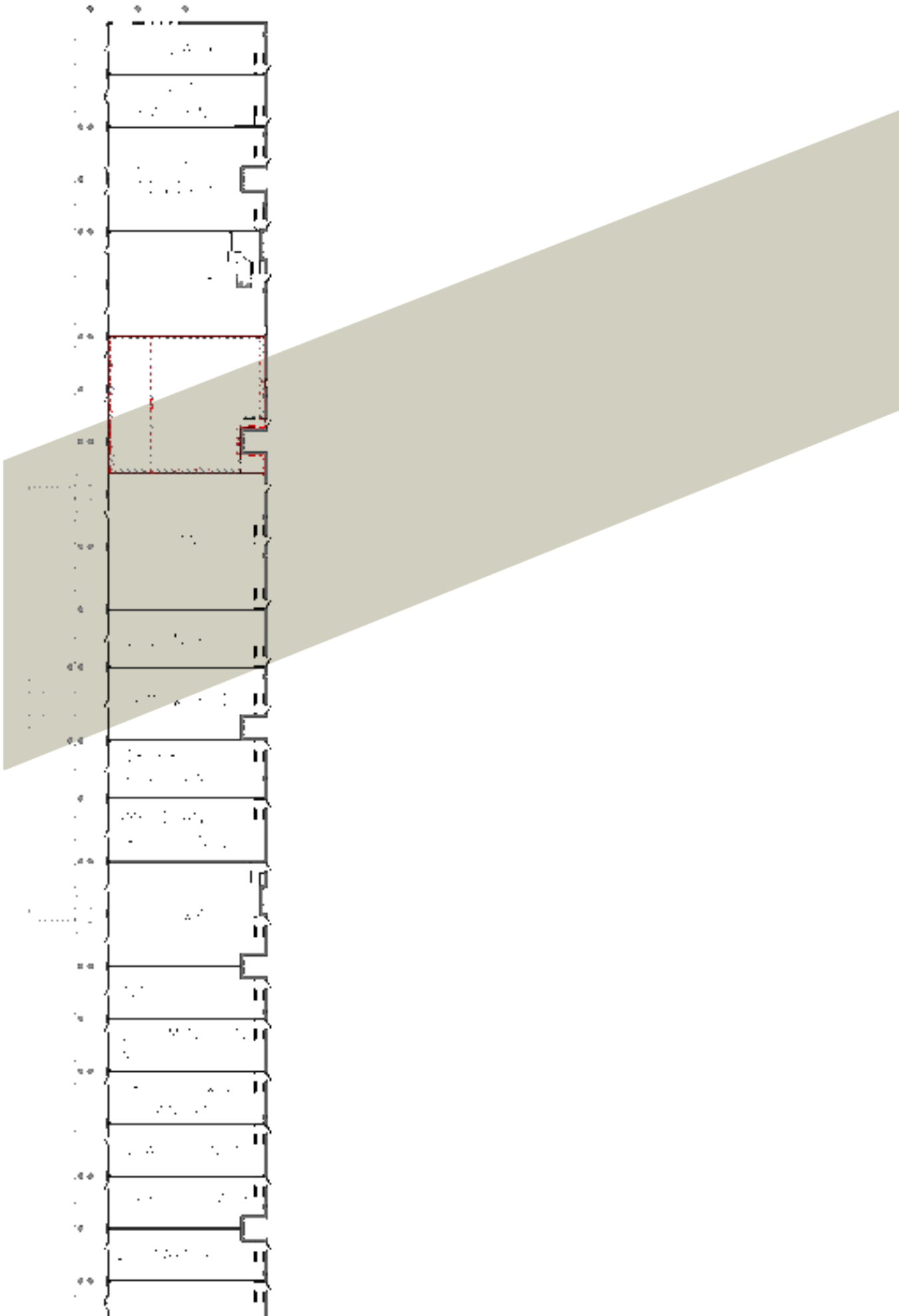
CONTACT US

### GALLERY





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