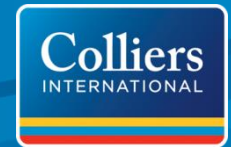


FOR LEASE > RETAIL



# Dunkirk Square at Indiana University

430 E Kirkwood Avenue, BLOOMINGTON, IN



## Property Highlights

- > In the heart of iconic Kirkwood Avenue's Bar / Restaurant district
- > Existing tenants include Upstairs Pub, Jimmy Johns, Falefels, and Z&C Sushi
- > Directly across the street: Kilroy's, Nick's, etc.
- > Very high pedestrian traffic at all hours of the day and night
- > Locally owned and managed
- > Additional Rent includes CAM, taxes, insurance, water, and sewer (tenant pays gas and electric)

## AVAILABLE SPACE DETAILS

	SF	Rent	Additional Rent
Street/Upper Level	3,974 SF	\$3,750/mo	\$1,750/mo

3-way Liquor License also available for \$175,000 for use on-site

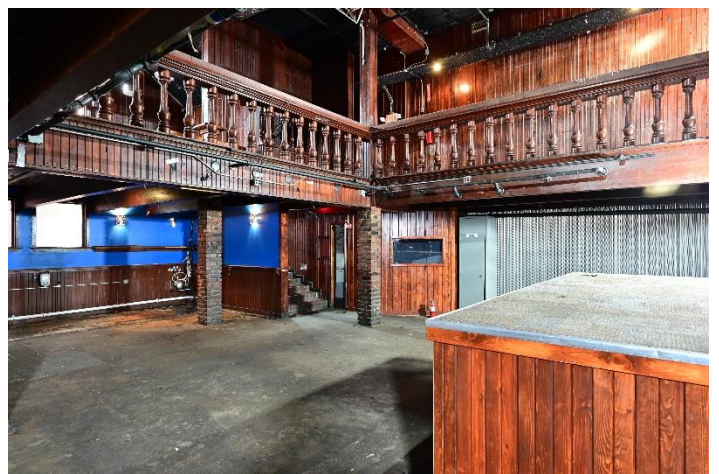
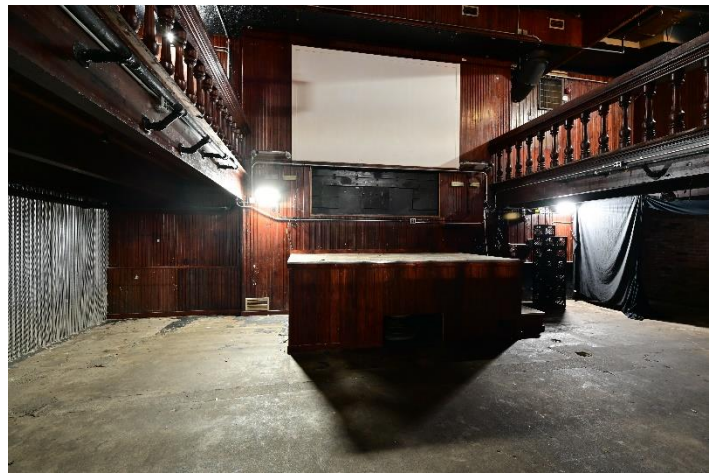
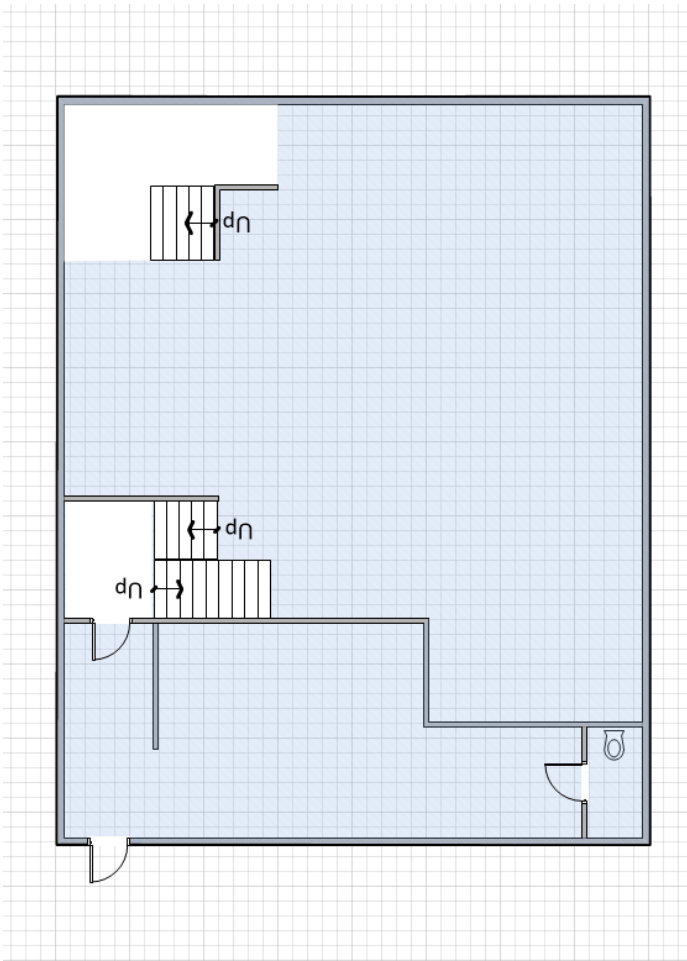
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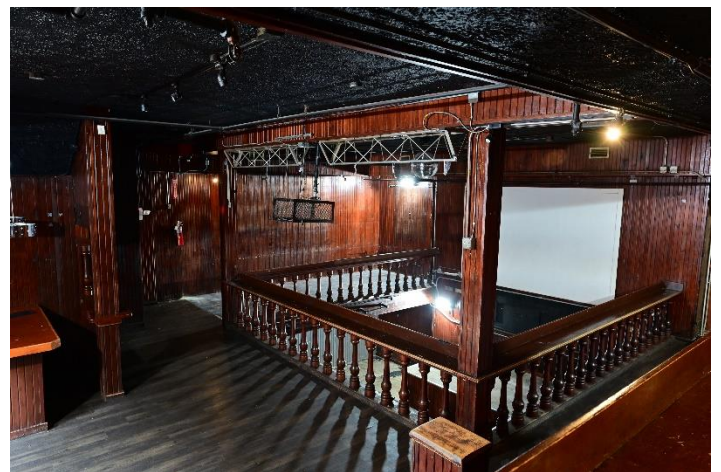
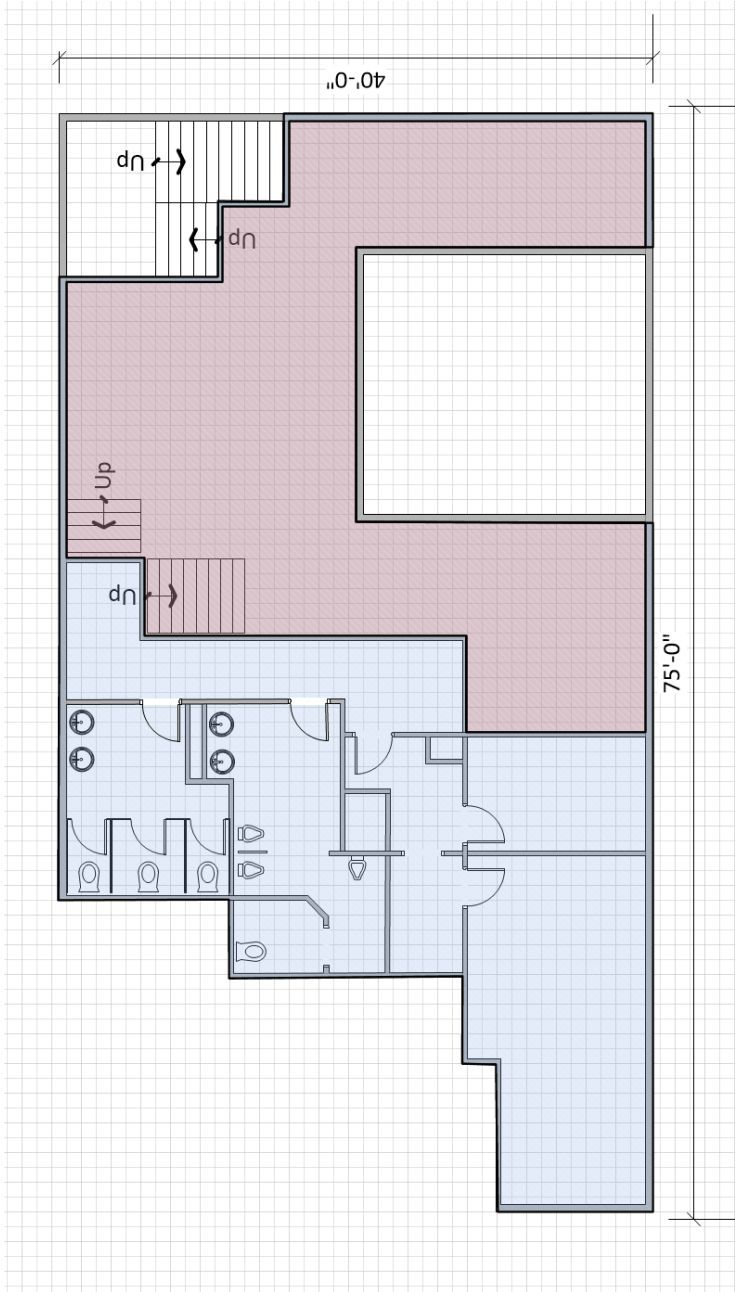
# Floor Plan – First Floor

2,039 SF



# Floor Plan – Second Floor

1,935 SF



# Trade Area



## Photos



Dunkirk Square is the beating heart of the Kirkwood nightlife district. It's home to the Upstairs Pub, and across the street from Kilroy's and Nick's. The Sample Gates, the main entrance into the Indiana University Campus, is one block away. This crowded, pedestrian-oriented stretch of Kirkwood never sleeps!

## Contact

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