



TARTAN

Retail/Restaurant Space for Lease

17th & Dunn, Bloomington, Indiana 47401

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DEMOGRAPHICS

	1 mile	2 miles	3 miles
Total Population	20,903	48,129	72,802
Avg. Income	\$26,125	\$42,021	\$48,686
Total Employees	10,293	34,830	47,662



AREA DRIVERS



DEVELOPMENT HIGHLIGHTS

- Approximately 1,128-3,011 SF of retail space available in this new-to-market 751-bed student housing project
- ALL 751 RESIDENTIAL BEDS ARE LEASED FOR FALL 2018
- Immediate proximity to the Indiana University Campus (42,588 students) and directly across the street from all of the major sport's arenas and complexes
- Less than 1.5 miles from the future 75 acre IU Health Bloomington Hospital facility and campus
- Join Rush Bowls!

All information has been obtained from reliable sources. No liability for errors or omissions is assumed. Listing may be withdrawn or terms changed at any time.



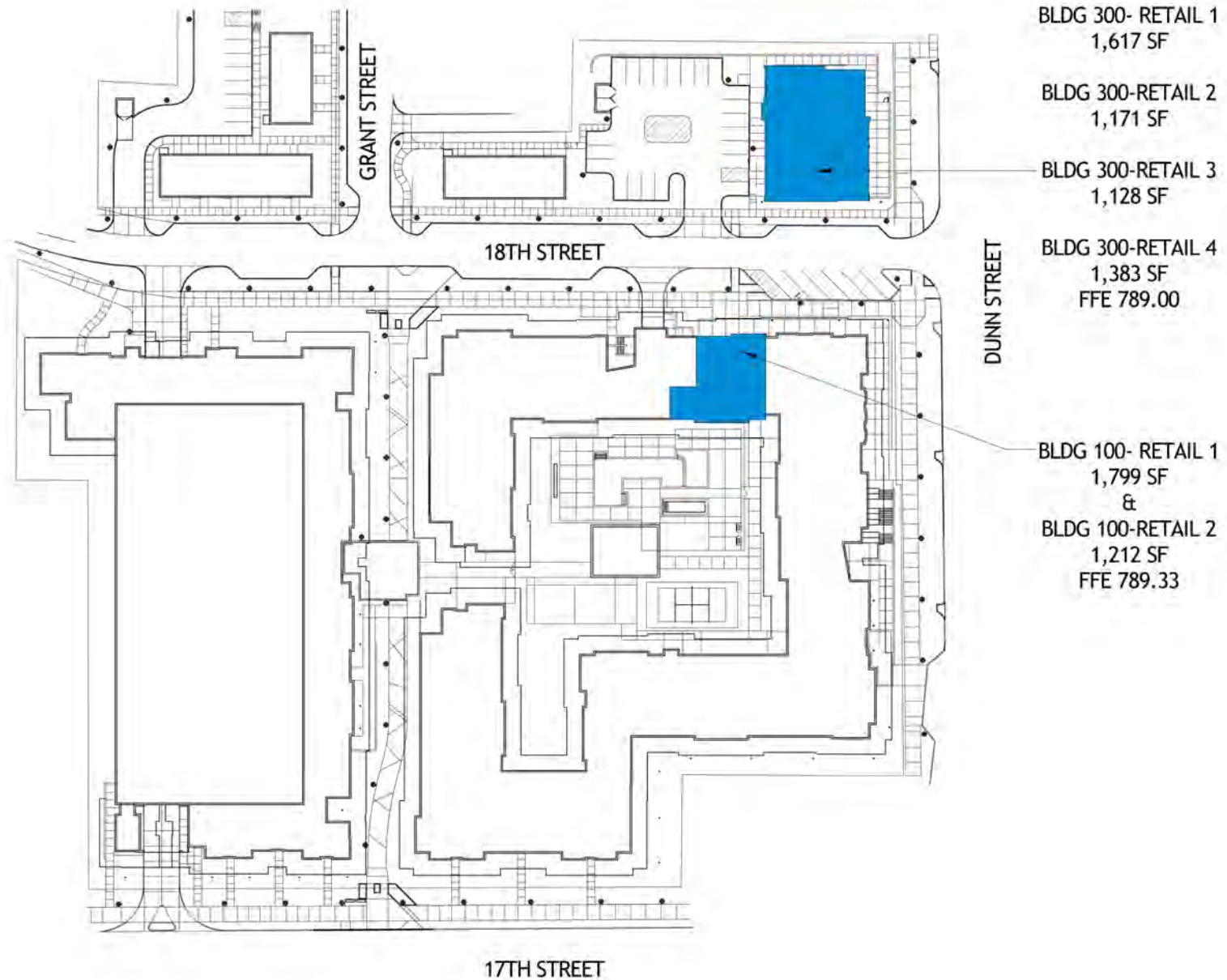
INDEX

1. Building 300 u/c with retail
2. Indiana University
3. Primary IU Campus Bus Stop / off-campus parking area
4. Memorial Stadium (home of the IU football team)



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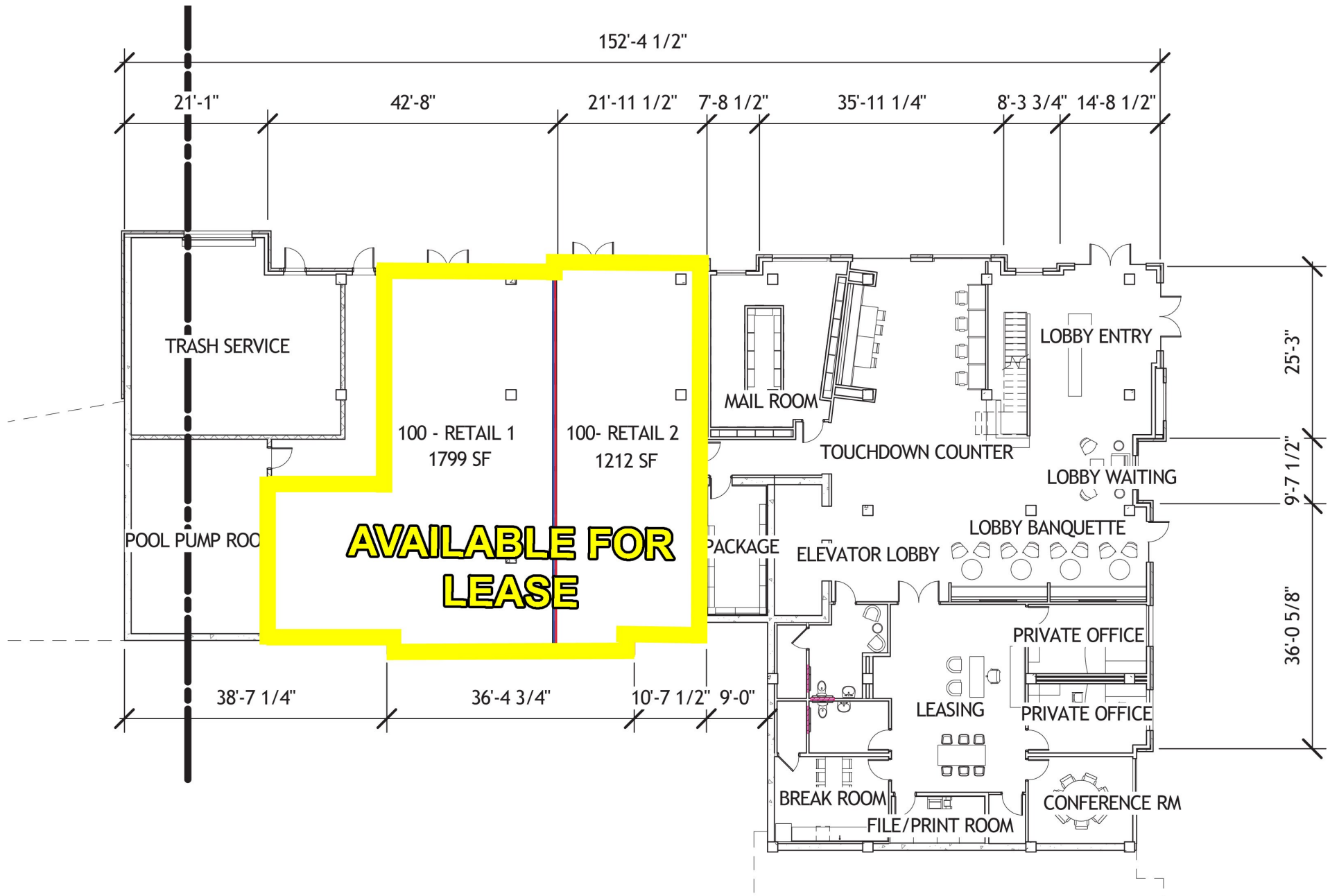
Site Plan





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Potential Demising Plan Building 100





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Potential Demising Plan Building 300





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Rendering- Primary Structure



BLDG 100- ELEVATION- 18TH STREET- RETAIL

DUNNHILL STUDENT HOUSING



1 BLDG 100- ELEVATION- 18TH STREET- RETAIL
A3-001 3/32" = 1'-0"



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18th Street Rendering

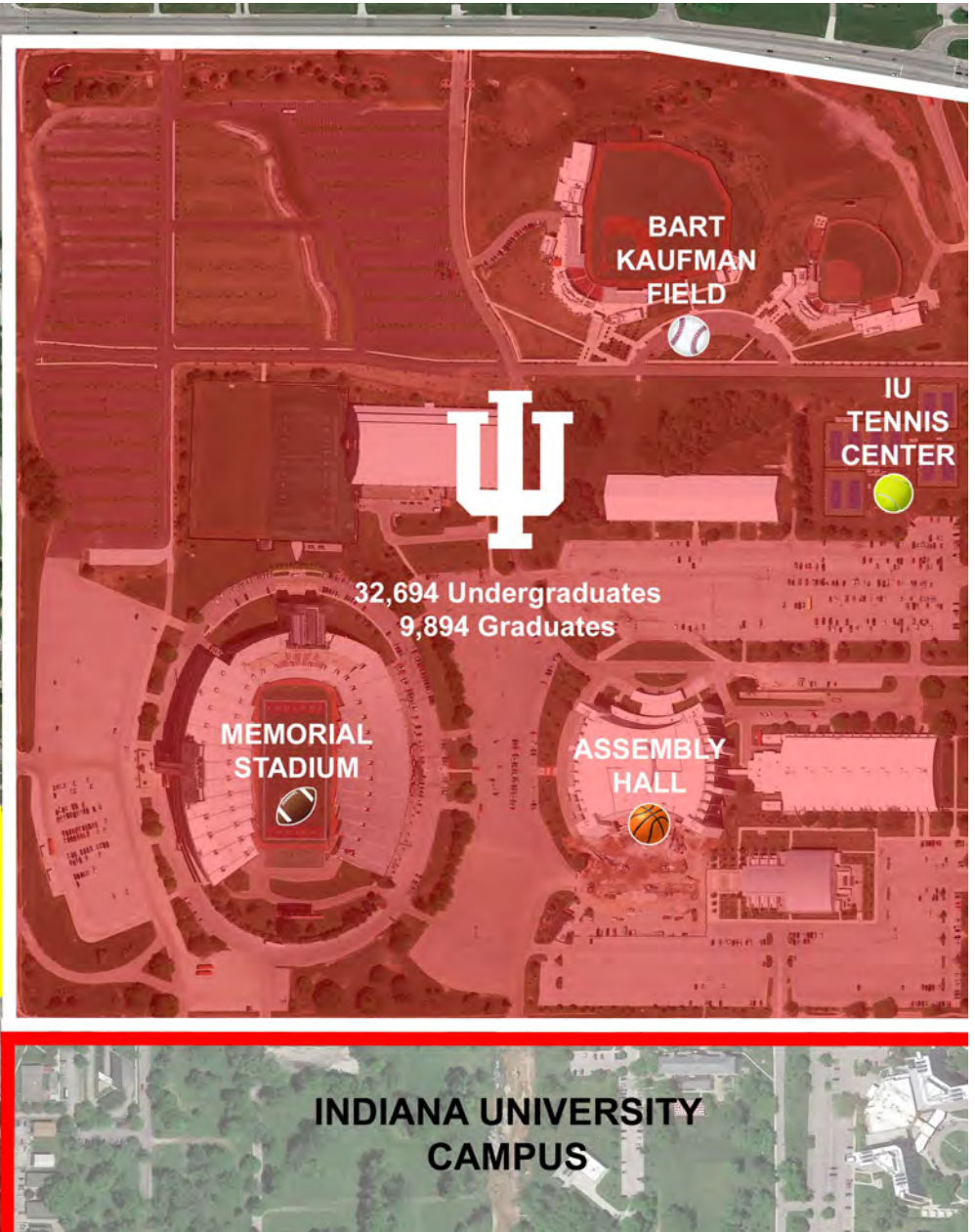




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Aerial

CA STUDENT
LIVING





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Demographics



SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.1790/-86.5283

E 17th St & N Dunn St		1 mi radius	2 mi radius	3 mi radius
Bloomington, IN 47408				
POPULATION	2016 Estimated Population	20,903	48,129	72,802
	2021 Projected Population	20,973	48,481	73,644
	2010 Census Population	20,090	46,361	70,370
	2000 Census Population	19,645	43,330	62,459
	Projected Annual Growth 2016 to 2021	0.1%	0.1%	0.2%
	Historical Annual Growth 2000 to 2016	0.4%	0.7%	1.0%
	2016 Median Age	21.9	24.4	26.9
HOUSEHOLDS	2016 Estimated Households	6,460	16,698	28,815
	2021 Projected Households	6,764	17,490	30,187
	2010 Census Households	6,020	15,588	27,016
	2000 Census Households	5,427	14,713	23,617
	Projected Annual Growth 2016 to 2021	0.9%	0.9%	1.0%
	Historical Annual Growth 2000 to 2016	1.2%	0.8%	1.4%
RACE AND ETHNICITY	2016 Estimated White	84.8%	81.9%	81.1%
	2016 Estimated Black or African American	3.6%	4.0%	4.7%
	2016 Estimated Asian or Pacific Islander	8.0%	9.8%	9.7%
	2016 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2016 Estimated Other Races	3.4%	4.0%	4.3%
	2016 Estimated Hispanic	3.7%	4.0%	4.2%
INCOME	2016 Estimated Average Household Income	\$26,125	\$42,021	\$48,686
	2016 Estimated Median Household Income	\$15,890	\$28,247	\$35,005
	2016 Estimated Per Capita Income	\$9,356	\$15,621	\$19,973
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	5.0%	2.9%	2.3%
	2016 Estimated Some High School (Grade Level 9 to 11)	7.6%	5.4%	4.6%
	2016 Estimated High School Graduate	17.7%	15.3%	15.9%
	2016 Estimated Some College	15.0%	16.2%	16.8%
	2016 Estimated Associates Degree Only	8.3%	5.5%	5.2%
	2016 Estimated Bachelors Degree Only	20.6%	23.8%	24.8%
	2016 Estimated Graduate Degree	25.8%	31.0%	30.4%
BUSINESS	2016 Estimated Total Businesses	1,110	2,437	3,532
	2016 Estimated Total Employees	10,293	34,830	47,662
	2016 Estimated Employee Population per Business	9.3	14.3	13.5
	2016 Estimated Residential Population per Business	18.8	19.7	20.6