



The Shoppes

College Mall Road, Bloomington, IN



BLOOMINGTON, IN
Eastside

ABOUT THE PROPERTY

FEATURES

- 1,271 Sf Available
- 22-foot glass storefronts
- High visibility
- Unique architecture
- Covered walkways, professional landscaping
- Three entrances with front door parking

LOCATION FEATURES

- Services 6-county area
- Retail trade area of over 250,000 people
- Easy access to major Interstate HWY 69 via 45/46
- Bloomington/ Monroe County to major Midwestern cities

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, Subbreakifix, 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, Smoothie King, Wingstop, Regions Bank

41,000 sf

BUILDING TYPE
RETAIL / OFFICE /
RESTAURANT

AVAILABLE SQFT
1,271 sf

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

CONTACT

Debi O'Heran

812.332.9575



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