

## Unique Retail Opportunity

Von Lee Theater *Bloomington, IN*



### CONTACT

**Will Kruezer**

Tartan Realty Group

Office: 312 377 8375

will@tartanrealtygroup.com



### DEVELOPMENT HIGHLIGHTS

- Up to 6,600 square feet (divisible) of prime retail space located on the main campus of Indiana University in the historic Von Lee Theater.
- Adjacent to the "Sample Gates", the main entrance to Indiana University's academic campus and along the campus' main commercial strip, Kirkwood Avenue.
- Benefit from over 41,000 employees within a three-mile radius, including 1,000 IU employees within two blocks, and a student population of over 38,500.
- Area retail includes: Urban Outfitters, Chipotle, Jimmy John's, Starbucks, Cold Stone Creamery, and La Bamba.



### DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>	24,193	73,347	93,203
<b>Avg. Household Income</b>	\$30,039	\$43,139	\$46,062
<b>No. of Households</b>	7,316	30,785	39,528

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 Listing may be withdrawn or terms changed at any time.