

COLLEGE MALL ROAD PROFESSIONAL CENTER

College Mall Road | Bloomington, Indiana
2,114 sf available for lease

13-1

FEATURES

- Professional office or retail space
- On-site parking
- Easy access
- Substantial signage including center monument sign
- Architecturally appealing

DEMOGRAPHICS

Population	
1 mi.	10,234
2 mi.	46,537
3 mi.	70,549
Households	
1 mi.	4,844
2 mi.	17,106
3 mi.	27,538
Avg Fam HH Inc	
1 mi.	\$67,025
2 mi.	\$58,671
3 mi.	\$51,617



CONTACT

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Bloomington, IN 47401
www.wspropertygroup.com

OFFICE/RETAIL



College Mall Road Professional Center services a business trade area of over 250,000 potential clients, patients, and customers. Traffic counts on College Mall Road average 25,000 daily. College Mall Road feeds off of the newly widened 45/46 Bypass which leads directly to State Road 37 (soon to be I-69). The facility is located in the heart of the booming eastside business district of Bloomington, surrounded by a variety of office and retail including a 780,000 GLA regional mall, national and local restaurants, several grocery stores, office complexes, and numerous other retail strip centers. It is the main thoroughfare leading in and out of Bloomington and to the campus of Indiana University. College Mall Road has been widened to 4 lanes and College Mall Professional Center has a median cut allowing customers easy access in and out. With a ratio of 5/1, 2 entrances, high visibility, and plenty of signage area, the location is ideal for the professional user.

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AERIAL VIEW



SIGNAGE



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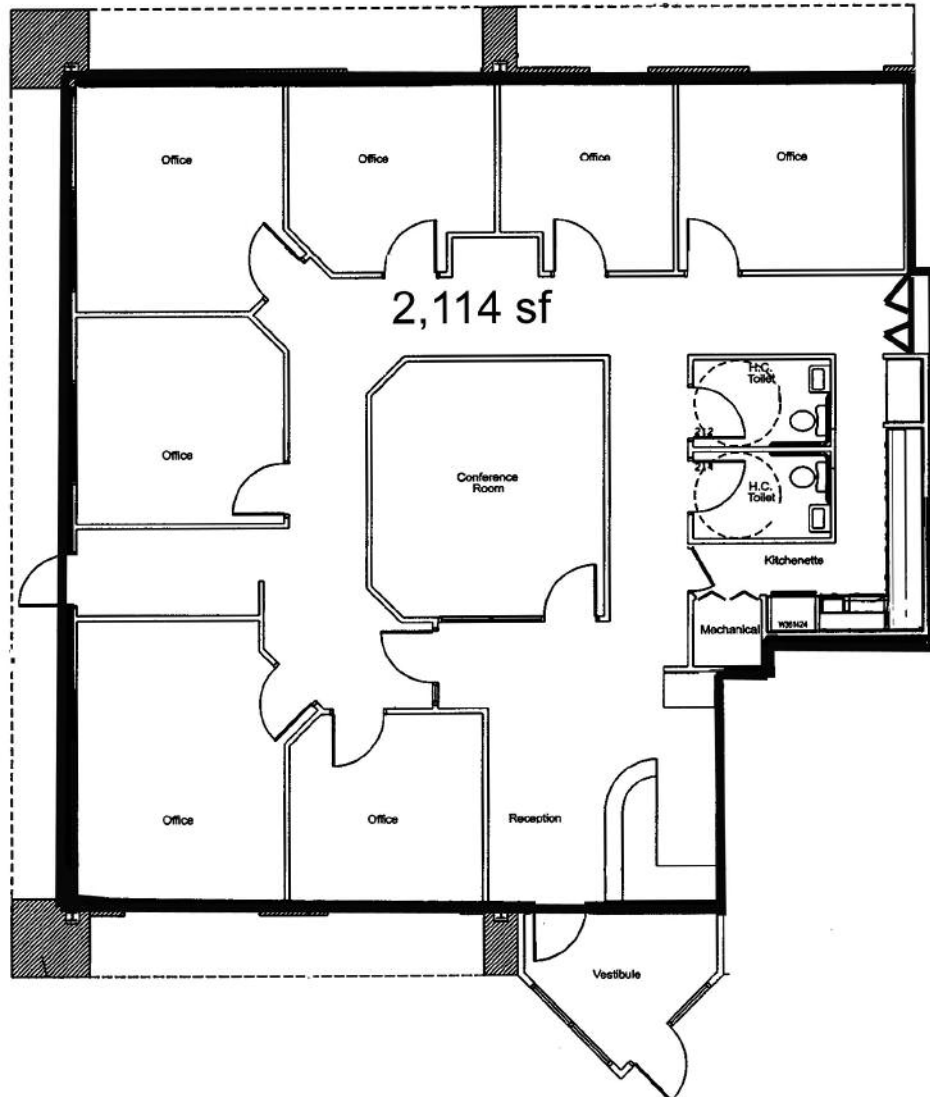
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FOOTPRINT



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ENTRYWAY



CONFERENCE ROOM



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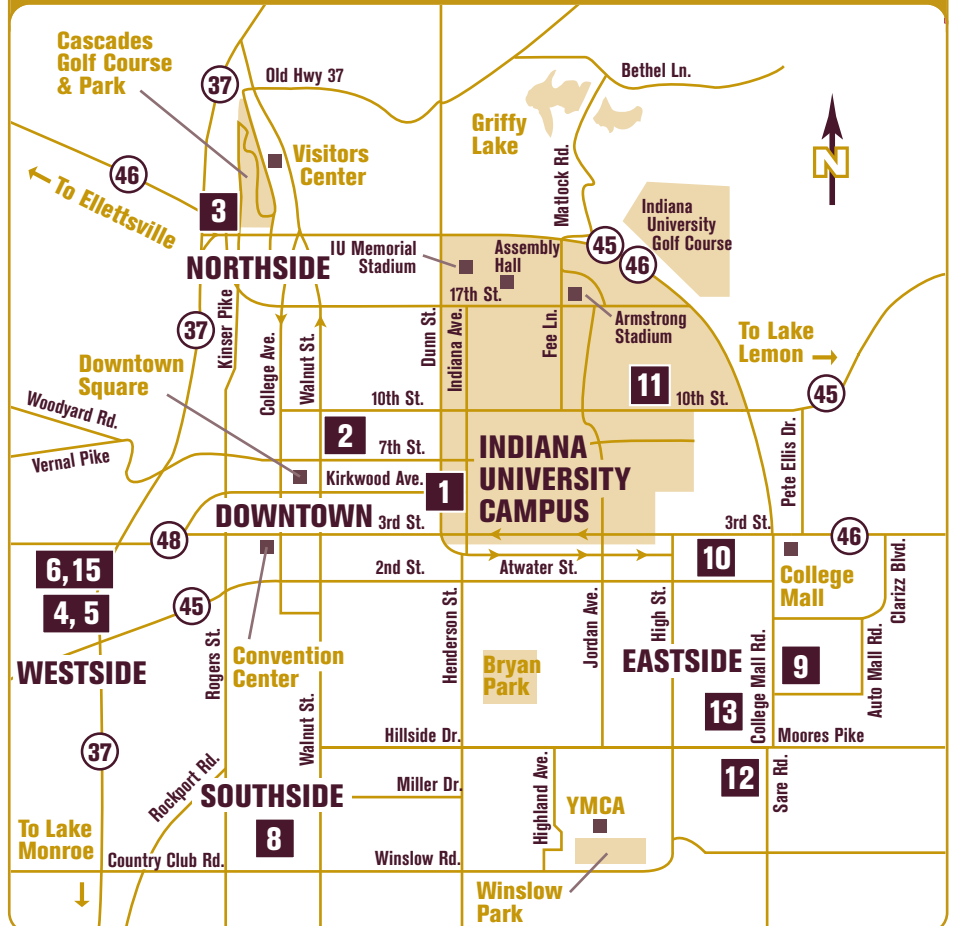
WS PROPERTY GROUP

Property Locator Map Bloomington, IN

MAP KEY

1. Carmichael Center
2. Walnut Center
3. Kinser Crossing
4. Center 37 South
5. Center 37 North
6. Liberty Drive Lot 12
8. Walnut Park Shopping Center
9. The Shoppes on College Mall Road
10. Woodcrest Park Professional Complex
11. Crosstown II Shopping Center
12. www.RenwickVillageCenter.com
13. College Mall Road Professional Center
15. Whitehall Park Retail Center

LOCATOR MAP | BLOOMINGTON, IN



BLOOMINGTON, IN AREA MAPS



Also available:
Free-Standing
Build-To-Suit



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