

CROSTOWN II SHOPPING CENTER

10th Street | Across from Indiana University | Bloomington, Indiana

11-1

FEATURES

Not your typical "retail location"

- Crosstown II is located "on" the Indiana University campus
- Prime campus location
- Directly across from new Ashton Halls dorm
- Heavy vehicle and foot/pedestrian traffic
- Free onsite parking
- Surrounded by dorms
- Walking distance to all campus and Bloomington services

DEMOGRAPHICS

Population	
1 mi.	19,874
2 mi.	51,775
3 mi.	71,815
Median Age	
1 mi.	21.6
2 mi.	23.5
3 mi.	24.3



CONTACT

Debi O'Heran
 Property Manager/Leasing
 Ph 812-332-9575
 Fx 812-332-0261
debio@wspropertygroup.com
 1128 S College Mall Rd
 Bloomington, IN 47401
www.wspropertygroup.com

CAMPUS RETAIL/RESTAURANT CENTER



AERIAL VIEW | CROSTOWN II



FOOTPRINT | CROSTOWN II

Pizza X 1,950 sf	Red Mango 1,800 sf	Lennie's & Bloomington Brewery Company 3,975 sf	Subway 1,200 sf
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CROSTOWN II SHOPPING CENTER

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11-2

CAMPUS VIEW | CROSTOWN II



MORE INFO

Crosstown II

Located on the Indiana University Campus. It is home to Lennies and the Bloomington Brewhouse (Bloomington's first local brewery). Walking distance to the SRSC and its nationally renowned natatorium, IU Library, the HPER, SPEA business school, the IU Auditorium, the Health Center and the Musical Arts school. It is directly across the street from Ashton Halls (set to open for the 2010/2011 school year and will house 900+ students), the historic 11-story Eigenmann Hall, Wright Quad, Teter Quad, and more.

This center is visited not only by the 35,000 students walking by daily, but is a favorite among local residents and professionals as well.

Indiana University: "A top College Sports Town"

Founded in 1820, IU Bloomington is the flagship campus of Indiana University's eight campuses statewide. Innovation, creativity, and academic freedom are hallmarks of IU Bloomington and its world-class contributions in research and the arts. For our traditions like the world-famous Little 500 bicycle race and our commitment to emerging technologies, IU was named the "Hottest Big State School" in 2005 by *Newsweek, America's Hot Colleges*.

Breathtaking Campus

Thomas Gaines called the IU Bloomington campus one of the five most beautiful in the nation in *The Campus as a Work of Art*. Most prospective students who see our campus apply for admission. Abundant trees, flowers, and Indiana limestone buildings dating back to the late nineteenth century cover the nearly 2,000 acres of campus. Dunn Woods, the Arboretum, and the Jordan River provide a natural laboratory and breathtaking scenery.

Bloomington, Indiana

Is the arts and cultural hub of the Midwest. While IU's amazing arts and entertainment offerings play a large role in the city's cultural atmosphere, Bloomington is extraordinary in its own right. Bloomington residents and IU students, faculty, and staff form a vibrant, active community that benefits from the metropolitan qualities of a large city and the easy pace of a small town.

Crosstown II – in the middle of it all...



PROPERTY GROUP

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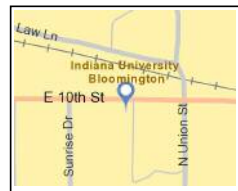
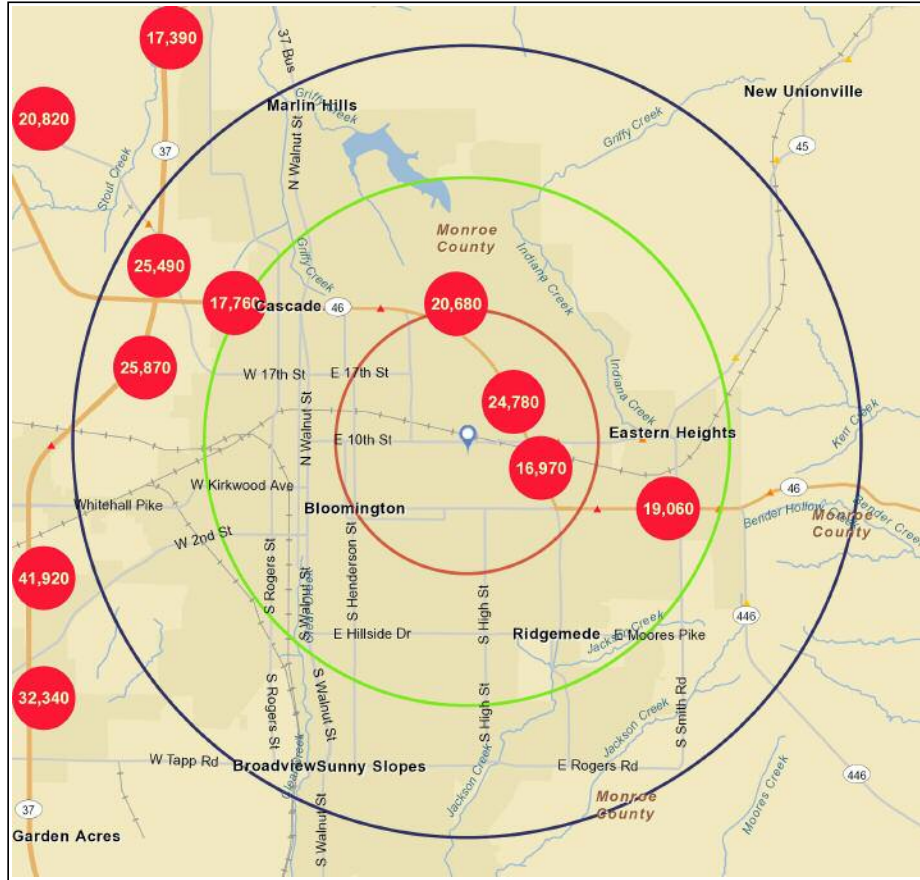
Traffic Count Map

Prepared by Debi O'Heran

Crosstown II
1799 E 10th St, Bloomington, IN 47401
Shopping Center

Site Type: Ring

Latitude: 39.171603
Longitude: -86.511
Rings: 1, 2, 3 Miles



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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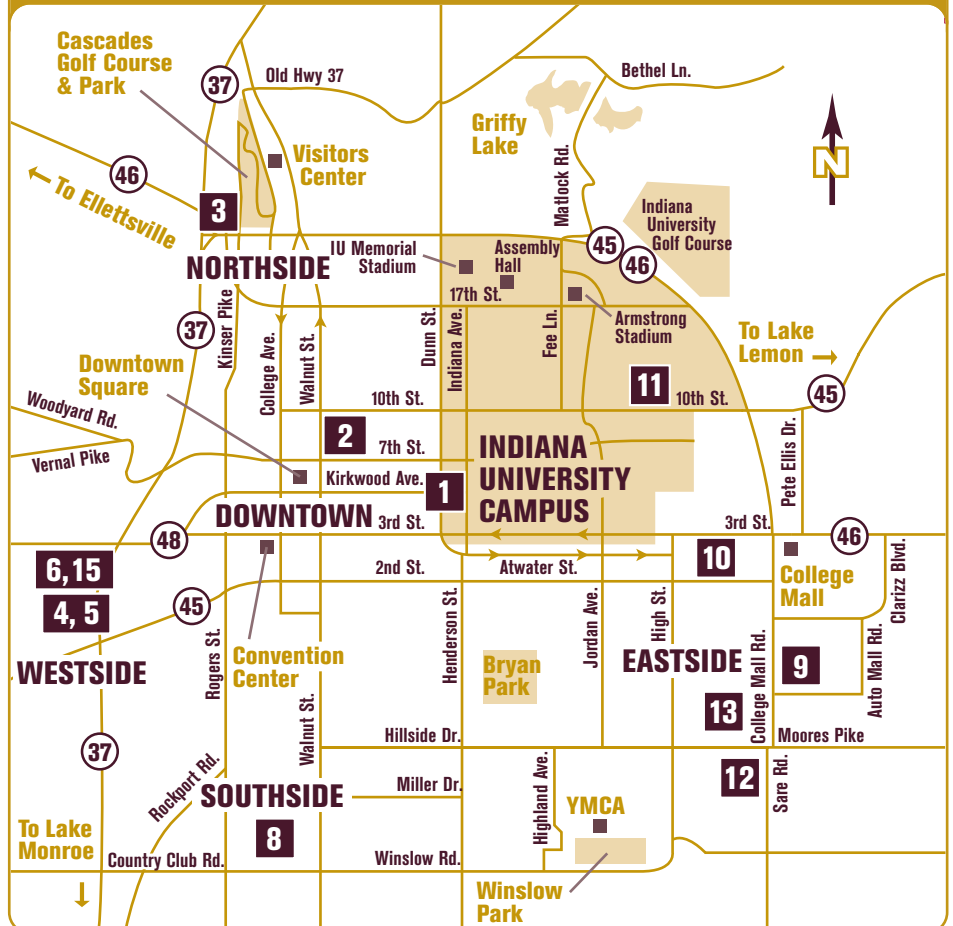
WS PROPERTY GROUP

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. CMR Professional Office Complex
15. Whitehall Park Retail Center

LOCATOR MAP | BLOOMINGTON, IN



BLOOMINGTON, IN AREA MAPS



Also available:
Free-Standing
Build-To-Suit



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