

FOR LEASE

EASTLAND PLAZA

2536 East 3rd Street, Bloomington, IN 47401



QUINN ANDREWS

Leasing & Acquisitions

312.882.6638

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KY #265408

EASTLAND PLAZA

2536 East 3rd Street, Bloomington, IN 47401

KADEN
COMPANIES



PROPERTY DESCRIPTION

Eastland Plaza enjoys 1.4 million visits per year to the center and is the second largest shopping center in the submarket, behind only College Mall. Despite strong leasing demand from national and credit tenants, high occupancy has historically limited retail expansion or entry into this very tight retail submarket of Bloomington which enjoys extraordinarily healthy market fundamentals & 96% occupancy. Over the prior five years, average occupancy at Eastland Plaza has never dipped below 97.1%.

PROPERTY HIGHLIGHTS

- Strategically located at the intersection of College Mall Road and East 3rd Street, which sees a combined Traffic Count of around 50,000 VPD
- Approximately Five Minutes from The University of Indiana (89,000~ Students)
- 25k SF Existing Box Available for Lease--Rare Opportunity for Second-Generation Space in a Low-Vacancy Market



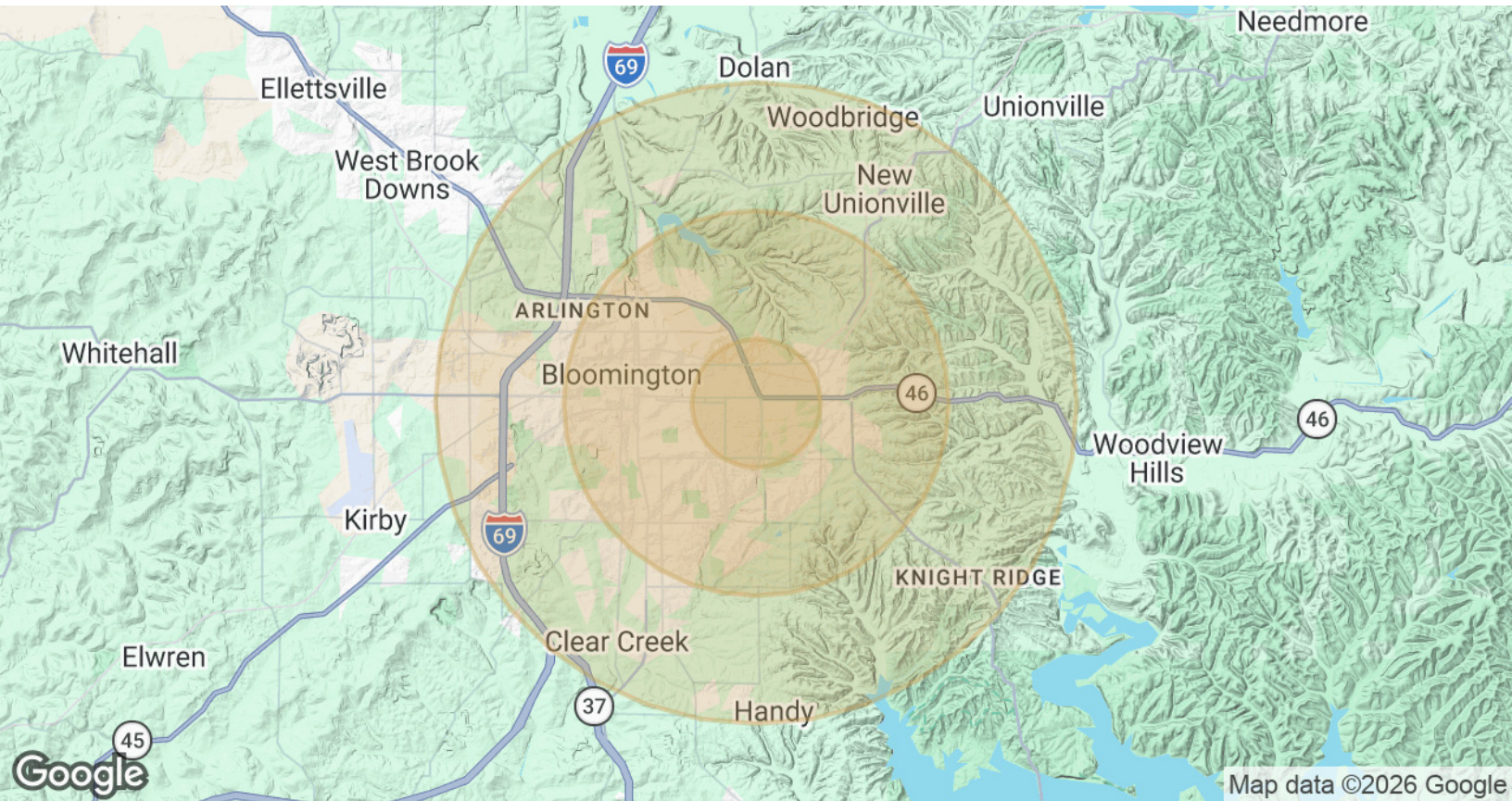
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,714	72,403	99,496
Average Age	30	34	35
Average Age (Male)	29	33	34
Average Age (Female)	30	34	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,628	29,926	42,048
# of Persons per HH	3.1	2.4	2.4
Average HH Income	\$44,574	\$66,743	\$72,544
Average House Value	\$373,606	\$336,388	\$324,140

2020 American Community Survey (ACS)

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	DESCRIPTION
Space 2534	Available	3,750 SF	NNN	Previous Use: Retail Store
Space 2634	Available	2,000 - 25,600 SF	NNN	Previous Use: Furniture Store; Can Demise

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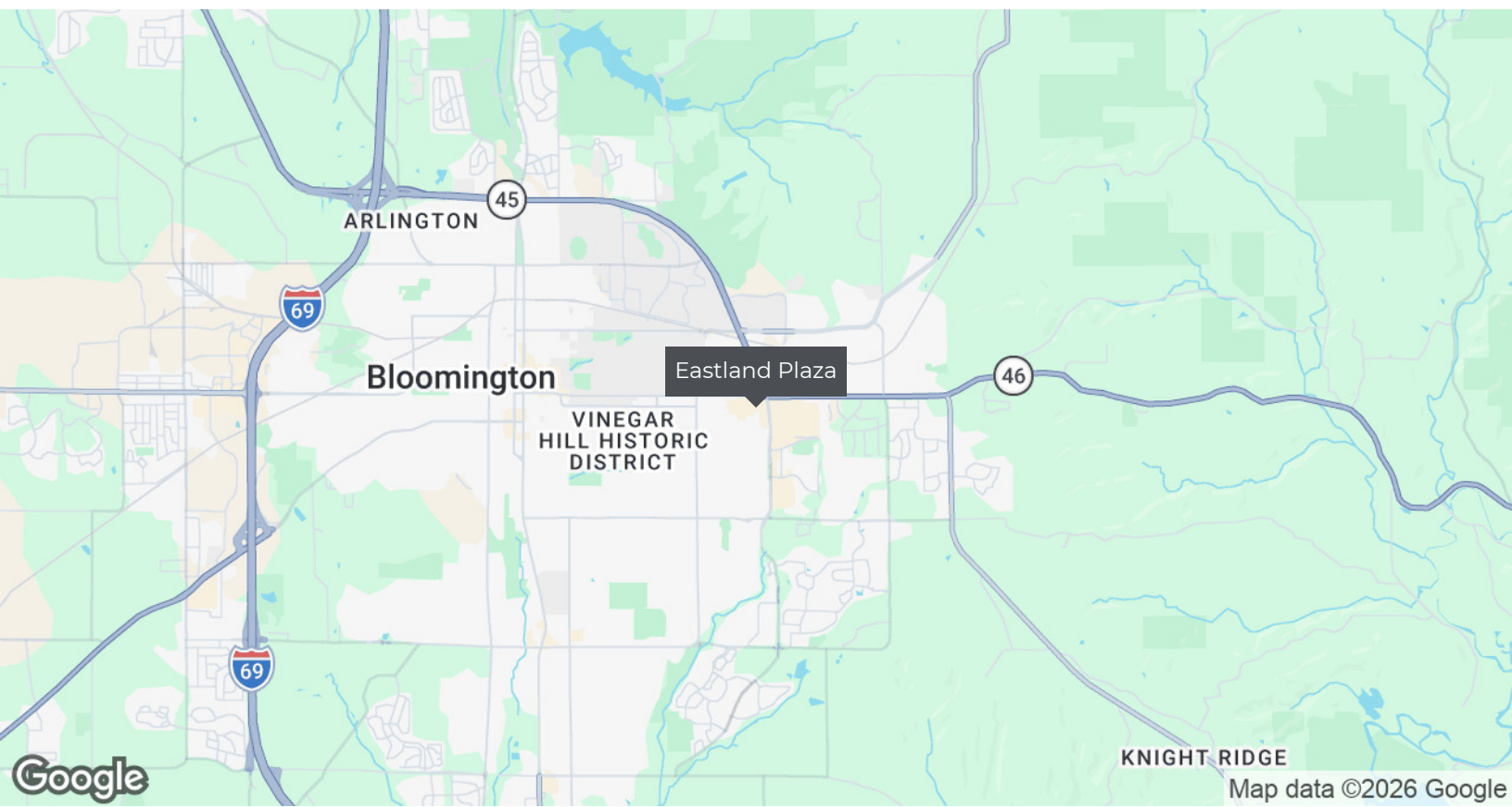
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LOCATION DESCRIPTION

Strategically positioned along Interstate 69, Bloomington sits less than an hour from Indianapolis and its international airport, with quick access to major Midwestern markets such as Chicago, Cincinnati, St. Louis, and Nashville—placing 80% of the U.S. population within a day's drive. Known as the “Gateway to Scenic Southern Indiana,” Bloomington is home to Indiana University, the state’s largest brewery, Upland Brewing Company, and attractions like Monroe County’s historic quarries, extensive bike trails, and the 1,650-acre Lake Lemon.

Bloomington's east side, known as the College Mall submarket, is densely populated with not only regional shopping destinations like the 360k Square Foot College Mall and Eastland Plaza (over 1.4 Million Visitors per Year), but numerous student housing developments and single-family neighborhoods.

LOCATION DETAILS

Market	Bloomington
County	Monroe
Cross Streets	College Mall Road and East 3rd Street