

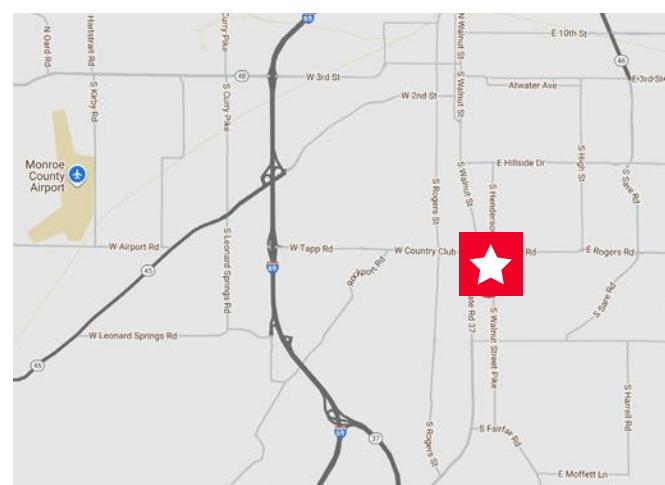
**FOR SALE: 10,050 SF BUILDING ON
5.33AC of Development Land
3000-3070 S Walnut St, Bloomington, IN**



PROPERTY HIGHLIGHTS

5.33 AC with 10,050 SF two-tenant building for sale on South Walnut Street in Bloomington, Indiana.

- Excellent visibility to S. Walnut Street
- Located on main north to south high-traffic corridor
- Surrounded by high-density residential
- Near Kroger and Bloomington South High School
- Building in great condition
- Tenants on month-to-month leases
- Zoned MC - allows most commercial and multi-family uses



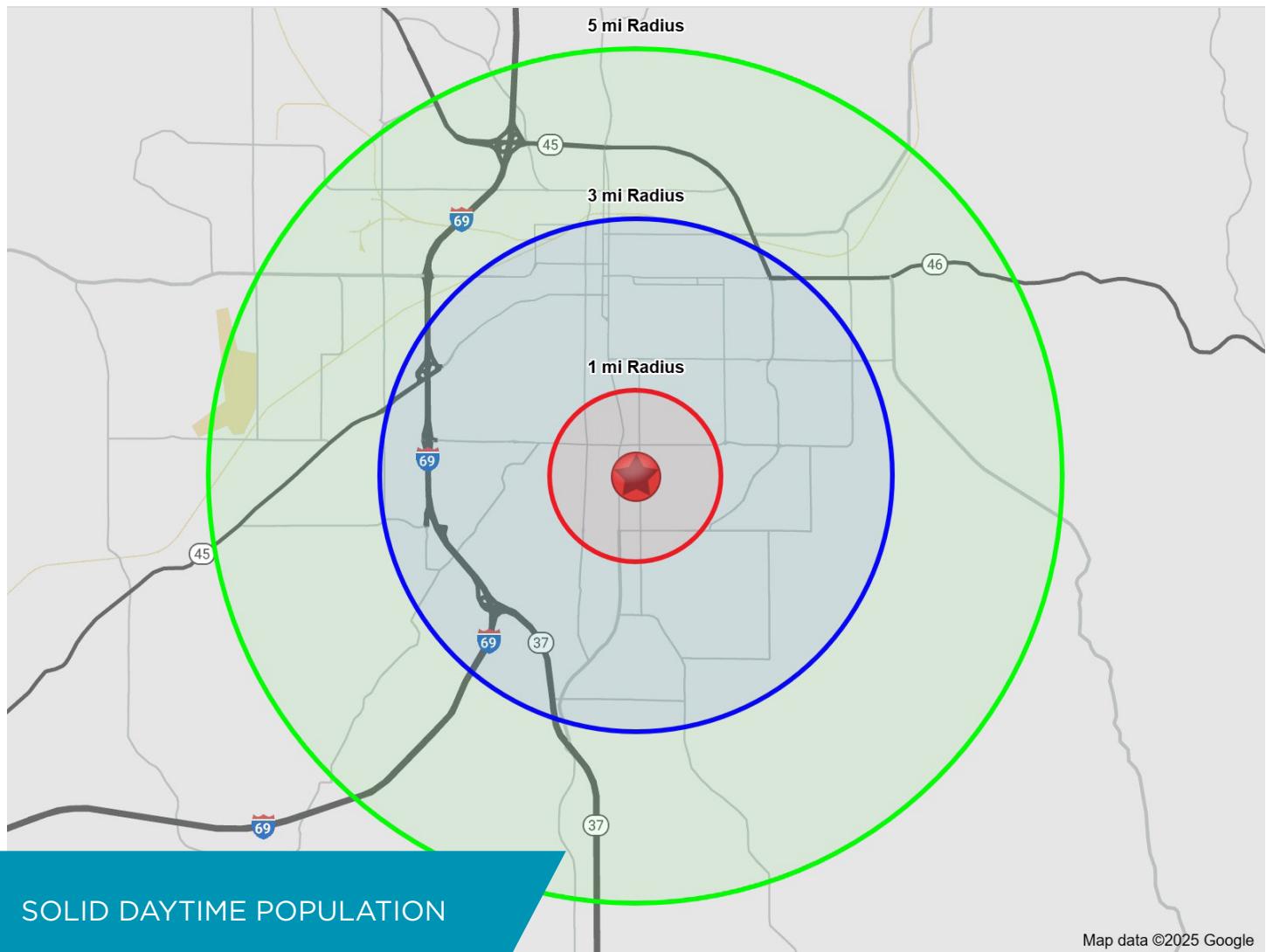
CUSHMAN & WAKEFIELD



F.C. Tucker/Bloomington, REALTORS®

DEMOGRAPHICS

3000-3070 S Walnut Street
Bloomington, IN



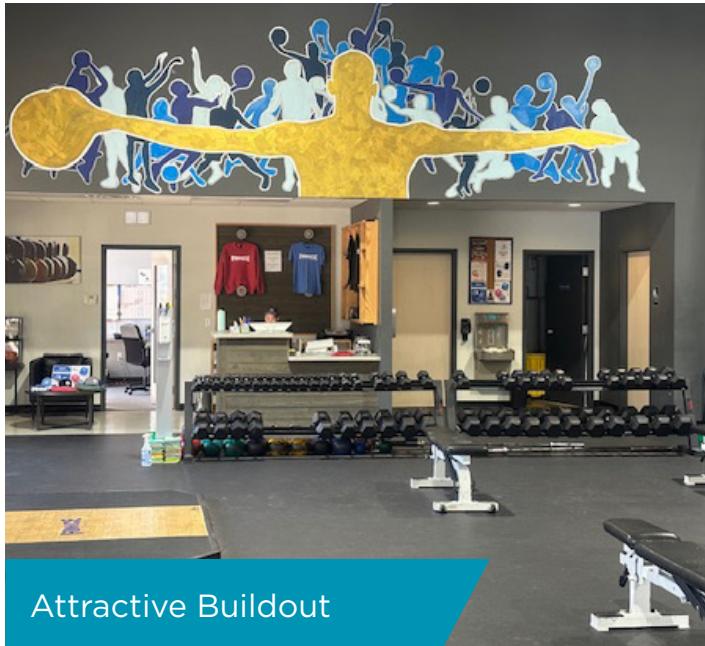
Map data ©2025 Google

DEMOGRAPHICS | 5-MILE RADIUS

Population	105,162
Daytime Population	79,738
Estimated Households	44,508
Avg Household Income	\$86,431

PHOTOS

3000-3070 S Walnut Street
Bloomington, IN



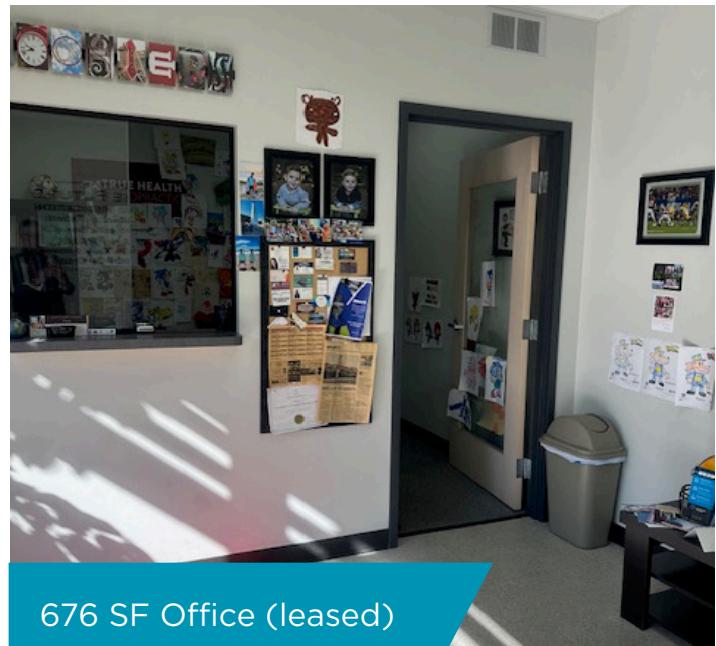
Attractive Buildout



Exterior of Building



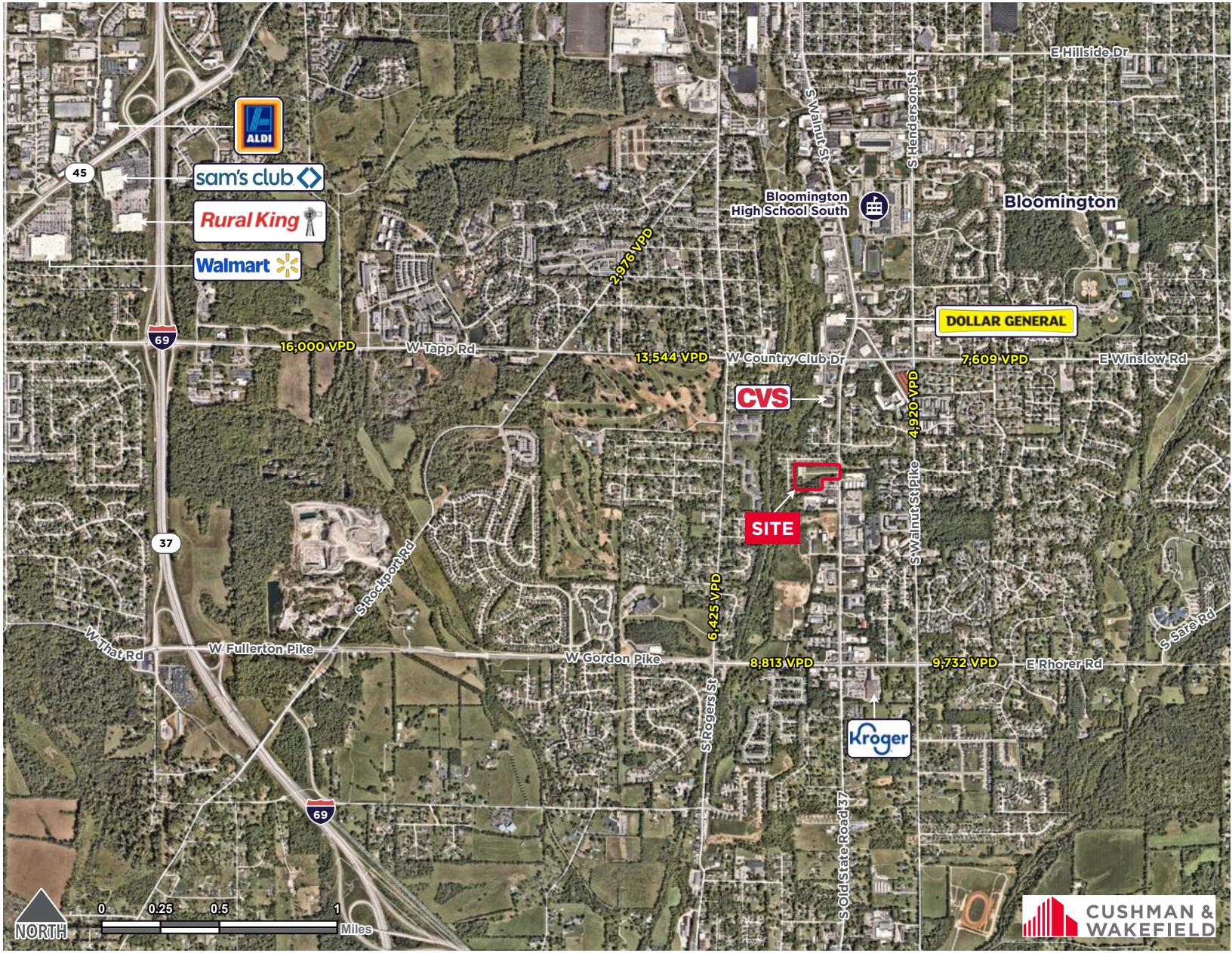
13' High Ceilings



676 SF Office (leased)

AERIAL

3000-3070 S Walnut Street
Bloomington, IN



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