

**FREESTANDING
RETAIL
BUILDING
FOR SALE
\$950,000**

**ACCESS
EASEMENT
AREA**

SITE



IN 45 BYPASS - 27,000 VPD

N WALNUT STREET - 16,000 VPD

PROPERTY HIGHLIGHTS

PROPERTY SQUARE FOOT AND ACREAGE

- Freestanding building of 3,162 square feet on 0.42 acres offering flexibility and strong site presence.

PROPERTY LOCATION AND ACCESSIBILITY

- Located on Walnut Street, a high-profile, busy corridor with excellent visibility, and convenient ingress and egress.

MCDONALD'S ADJACENCY

- Located adjacent to McDonald's benefiting from exceptional strong visitor counts and daily traffic generation. McDonald's is top 97% nationwide according to Placer AI data.

HIGHEST AND BEST USE

- Highest and best uses include: freestanding fast food, QSR, retail, office or medical office uses.

IU PROXIMITY

- Located near IU Bloomington campus with more than 48,000 students and more than 44,500 faculty and employees.

OWNER-USER OPPORTUNITY

- Attractive option for a local investor or private user seeking an easily adaptable property for multiple uses.

PLACER AI: ADJACENT MCDONALD'S

917.3K

VISITS

3.9

VISIT FREQUENCY

11 MIN

AVG. DWELL TIME

514.3K

TRANSACTIONS

\$5.2M

SALES

235.3K

VISITORS

\$1.1K

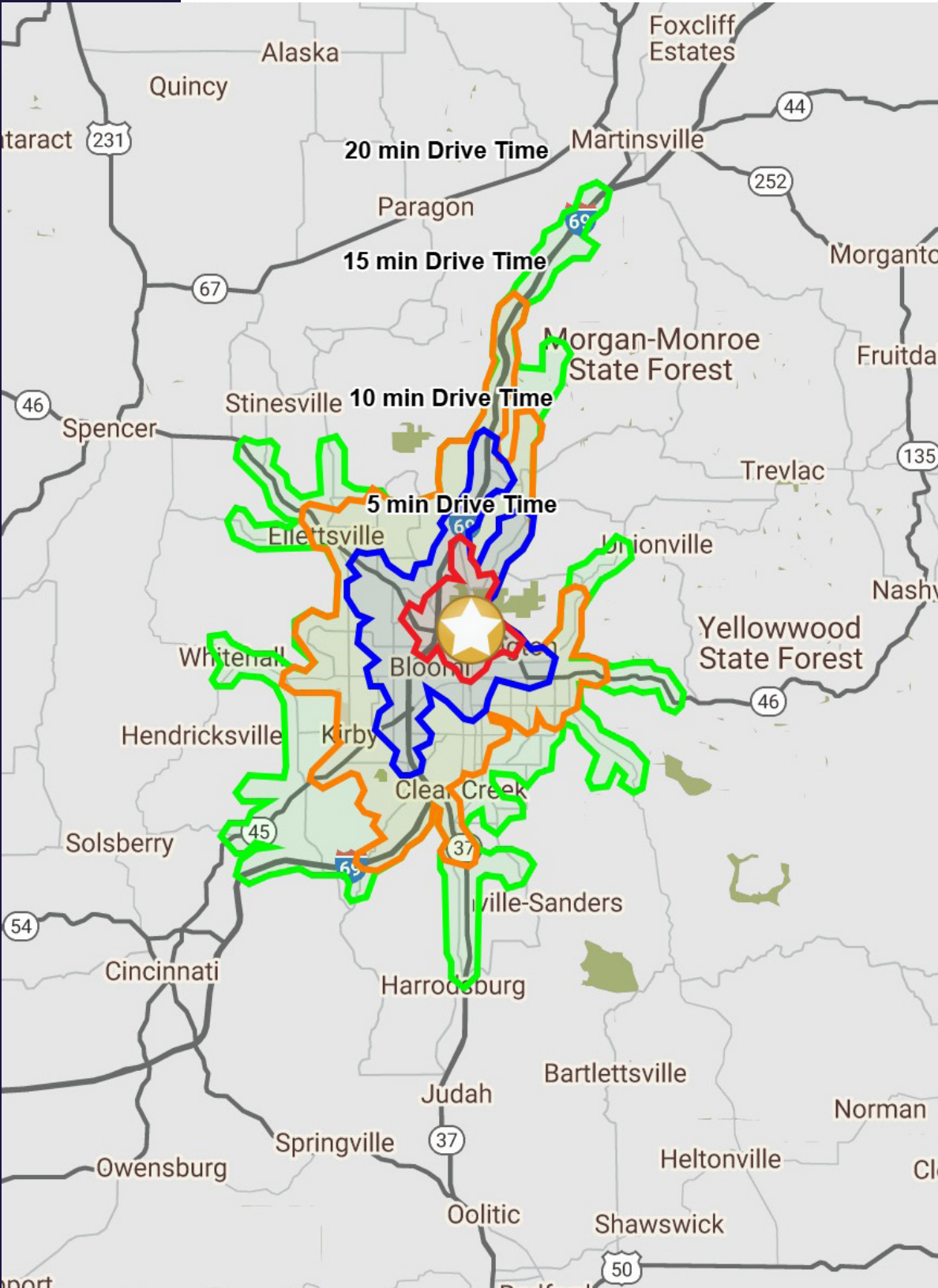
SALES PSF

97%

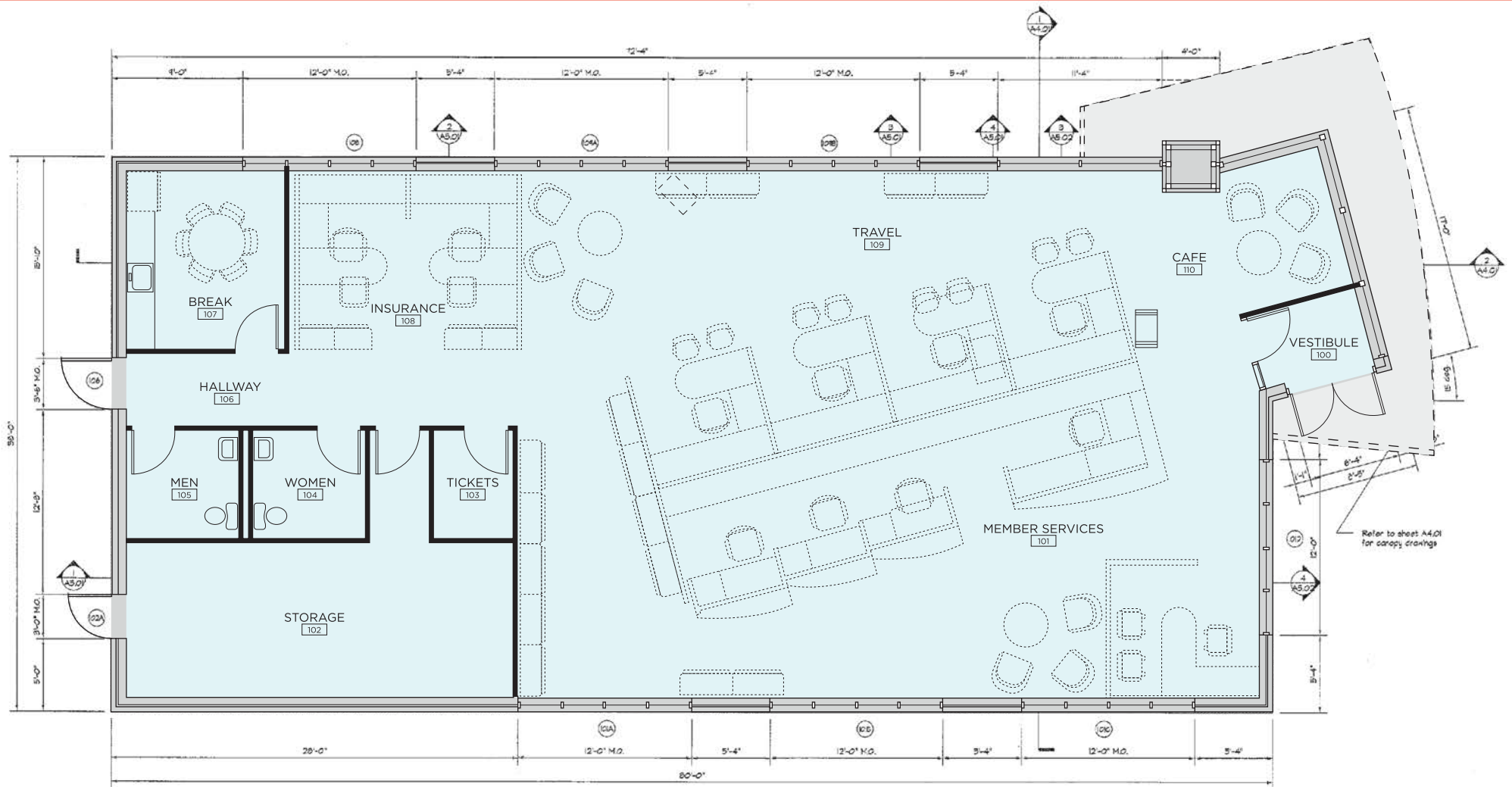
NATIONWIDE
RANKING

DRIVETIME DEMOGRAPHICS AND MAP

PROPERTY ADDRESS	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE	20 MIN DRIVE
Population				
Estimated Population (2025)	23,286	63,982	107,890	123,294
Estimated Daytime Population (2025)	20,861	67,303	90,445	99,175
Households & Income				
Estimated Median Household Income (2025)	\$55,162	\$69,712	\$84,696	\$91,645
Households (2025)	9,935	25,422	45,524	51,927



FLOOR PLAN





AERIAL



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