

**FOR SALE
OUTLOT
TO
EASTLAND PLAZA
BLOOMINGTON, IN**

2642 E 3RD ST



PROPERTY HIGHLIGHTS



PRIME LOCATION

- Located at the signalized intersection/SWC of E 3rd Street and SR 46 in the heart of the College Mall retail trade area with multiple access points from E 3rd Street and SR 46.

REDEVELOPMENT POTENTIAL

- Excellent opportunity to redevelop the property as a drive-thru coffee or small QSR format.

HIGH TRAFFIC COUNTS

- High traffic counts of 14,165 vehicles per day on E 3rd Street and 18,771 on SR 46 with a combined total of 32,936 vehicles per day.

ADJACENT TO EASTLAND PLAZA

- Located adjacent to and in front of Eastland Plaza with retailers Dollar Tree, DSW, McAlister's Deli and more.
- Eastland Plaza has over 1.5 million visits per year according to Placer.

INCREDIBLE DEMOGRAPHICS

- The Bloomington area has good income, excellent daytime population, and high education demographics translating to a solid customer base.

NEAR IU BLOOMINGTON CAMPUS

- Located near IU Bloomington campus with thousands of students and faculty members.

RETAIL METRICS | EASTLAND PLAZA

1.5M
VISITS

307K
VISITORS

4.7
VISIT FREQUENCY

36 MIN
AVG. DWELL TIME

PROPERTY ADDRESS	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE	20 MIN DRIVE
Population				
Estimated Population (2025)	29,079	63,284	86,803	110,393
Daytime Population (2025)	27,261	51,539	72,016	92,692
Median Household Income				
Estimated Median Household Income (2025)	\$54,871	\$57,604	\$61,196	\$66,062
Projected Median Household Income (2030)	\$55,503	\$56,918	\$60,645	\$65,678

AERIAL



**PLEASE CONTACT US
FOR MORE INFORMATION:**

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