

Eastland Plaza

2504-2636 E. 3rd St.
Bloomington, IN 47401
Monroe County



key features

- across from College Mall in premier eastside commercial corridor
- minutes from Indiana University (approx. 49,000 students)
- highly visible and easily accessible from State Road 46 and College Mall Road
- daily traffic counts: 22,553 on 3rd Street and 26,031 on College Mall Road

demographics

	1 mile	3 miles	5 miles
population	19,087	76,233	103,470
households	5,797	31,727	43,897
avg. household income	\$79,421	\$82,626	\$87,118
daytime population	17,038	56,980	82,543

2025 Estimates. Source: Applied Geographic Solutions 5/2025, TIGER Geography

retail space for lease 25,600 sf



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UNIT	TENANT	DIMS.	S.F.	UNIT	TENANT	DIMS.	S.F.
411	BEAUTY MAX SALON	60 x 40	2,400	2556	APNA BAZAAR	30 x 150 IRR	4,225
2504	DOMINO'S	20 x 60	1,200	2560	NOODLES & COMPANY	30 x 150	4,650
2506	J.S. IBROWS & SPA	19.5 x 65	1,268	2568	DOLLAR TREE	78.5 x 150 IRR	10,800
2510	MCALISTER'S DELI	60 x 125	7,500	2614	GERMAN AMERICAN BANK	77 x 38 IRR	2,793
2520	PETCO	131 x 140 IRR	19,292	2618	NAIL WORLD & SPA	20 x 100	2,000
2534	OLIVE LEAF/BLOOMINGTON CHOCOLATE CO.	25.7 x 150 IRR	3,771	2620	DEANGELO'S	30 x 140	4,200
2544	RALLY HOUSE	45.5 x 150 IRR	6,802	2624	DSW	89 x 140	12,460
2550	VIVA MAS MEXICAN RESTAURANT	63 x 106 IRR	6,655	2632	ASUKA JAPANESE STEAK HOUSE	47 x 118	5,500
2550-B	HOT POT	20.5 x 106 IRR	3,230	2634	AVAILABLE	160 x 160	25,600
2552	DR. TAVEL	30 x 80	2,400	2636	JIMMY JOHN'S	20 x 50	1,000

