

Eastland Plaza

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



key features

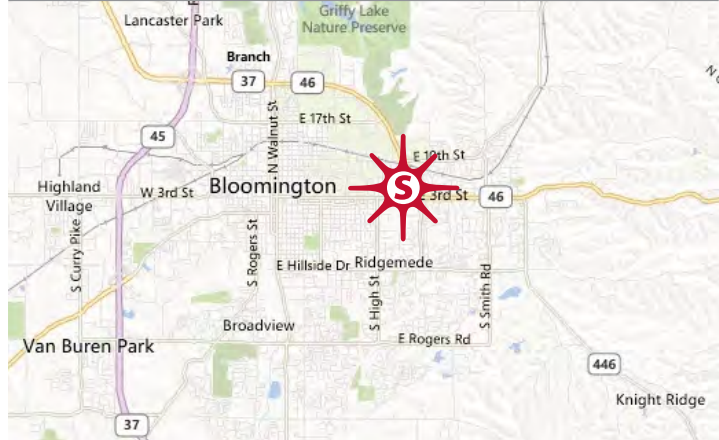
- across from College Mall in premier eastside commercial corridor
- minutes from Indiana University (approx. 49,000 students)
- highly visible and easily accessible from State Road 46 and College Mall Road
- daily traffic counts: 22,190 on 3rd Street and 20,270 on College Mall Road

demographics

	1 mile	3 miles	5 miles
population	18,153	74,103	102,040
households	5,610	31,262	43,864
avg. household income	\$80,678	\$81,385	\$85,905
daytime population	15,100	60,316	86,124

2024 Estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography

100% leased



Andrew T. Hasbrook 317.524.7868 ahasbrook@sandordev.com

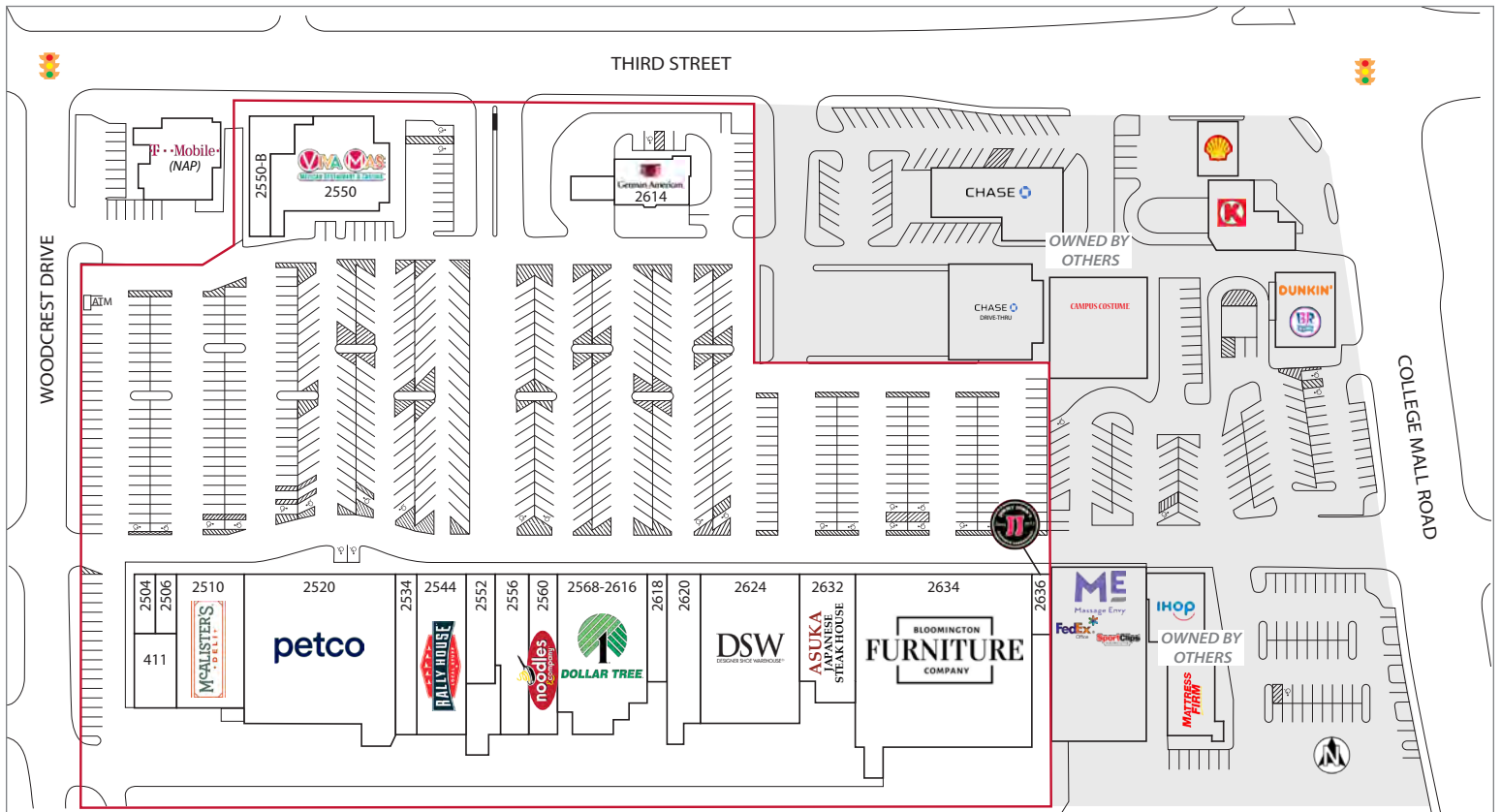
10689 N. Pennsylvania St., Suite 100, Indianapolis, IN 46280

www.sandordev.com
sandor

Eastland Plaza

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

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 PIZZA	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	BLOOMINGTON FURNITURE CO.	160 x 160	25,600
2552	DR. TAVEL	30 x 80	2,400	2636	JIMMY JOHN'S	20 x 50	1,000



Andrew T. Hasbrook 317.524.7868 ahasbrook@sandordev.com

10689 N. Pennsylvania St., Suite 100, Indianapolis, IN 46280

www.sandordev.com
sandor