



RURAL KING CO-TENANT & OUTLOT OPPORTUNITIES

3201 West State Route 45
Bloomington, Indiana



HIGHLIGHTS

- Join successful Rural King store and area retailers including Sam's Club, Walmart, and more as well as restaurants, hotels, and many businesses
- Excellent visibility from Interstate 69 and over 20,000 vehicles passing the site daily on State Route 45 at the main entrance to both Rural King and Sam's Club
- Extremely dense daytime population of 50,697 employees within a 5-mile radius
- Population of over 98,000 within 5 miles
- Indiana University - Bloomington, the largest branch of Indiana University, is located less than 5 miles away and has over 43,000 students and nearly 2,000 faculty members
- **AVAILABLE:** 25,000 SF | 0.5 AC

DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2028 Projection	101,904	143,830	167,529	201,667	311,077
2023 Estimate	98,961	139,169	162,508	196,837	305,916
INCOME	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2023 Average	\$69,864	\$75,208	\$75,213	\$74,467	\$75,637
2023 Median	\$51,161	\$55,860	\$56,716	\$57,016	\$59,082
DAYTIME POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2023 Employees	50,697	57,570	62,753	70,403	103,024

LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

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