



# 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:** 23,085 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](http://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

### ALEX JUSTICE

[alex@goodmanrealestate.com](mailto:alex@goodmanrealestate.com)

### MAGGIE JONES

[maggie@goodmanrealestate.com](mailto:maggie@goodmanrealestate.com)

### JOHN HOLLOWAY

[john@veritasrealty.com](mailto:john@veritasrealty.com)



216.381.8200

john@veritasrealty.com

# Bloomington, Indiana



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216.381.8200

john@veritasrealty.com

# Bloomington, Indiana





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## LEASING INFORMATION

P 216.381.8200  
F 216.381.8211

[WWW.GOODMANREALESTATE.COM](http://WWW.GOODMANREALESTATE.COM)

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KEY	UNIT	TENANT	SIZE (SQ. FT.)
 AVAILABLE	1	Rural King	
 LEASED	2	Available	23,085
 NEG LEASE	3	Sam's Club	
 NOT PART	4	Outlot	0.5 AC

