

LIBERTY DRIVE LOT 12

State Highway 37 | Bloomington, Indiana
31,000 sf building

6-1

FEATURES

- High visibility retail location
- 13,000 sf frontage
- Located on Highway 37
- Fast-growing retail sector of Bloomington
- Infrastructure in place with utilities on-site
- Easy access from State Roads 45 and 48
- Nearby retail includes Wal-Mart, Sam's Club, & Menard's to the south; Lowes, K-mart, Kroger, and Marsh to the north

DEMOGRAPHICS

Population	
1 mi.	5,562
3 mi.	35,819
5 mi.	90,863
Avg Fam HH Inc	
1 mi.	\$46,613
3 mi.	\$45,680
5 mi.	\$51,939
Avg Daily Traffic	
SR 45	23,560
SR 37	41,920
SR 48	39,070

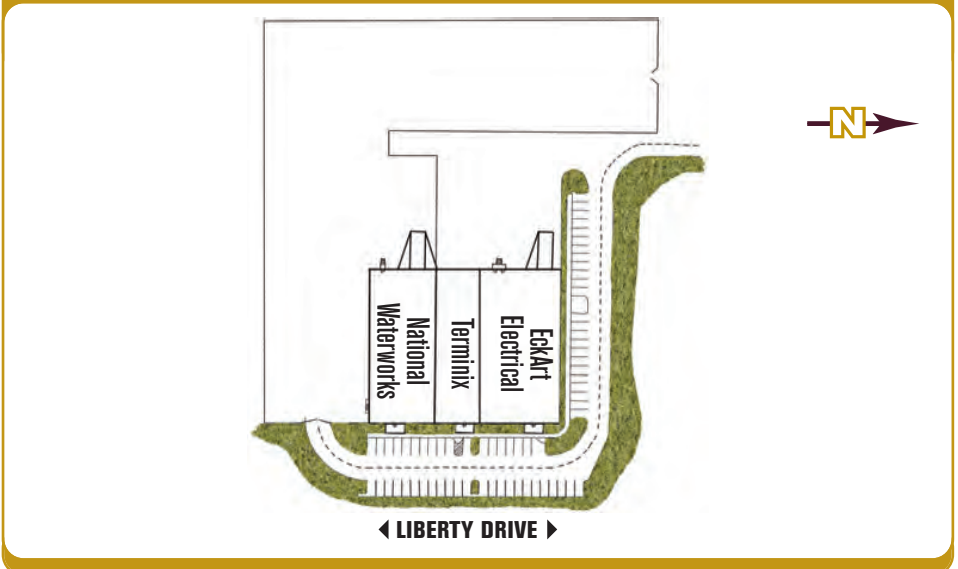
FLEX SPACE FOR LEASE | LIBERTY DRIVE LOT 12



LOADING DOCK | LIBERTY DRIVE LOT 12



SITE PLAN | LIBERTY DRIVE LOT 12



CONTACT

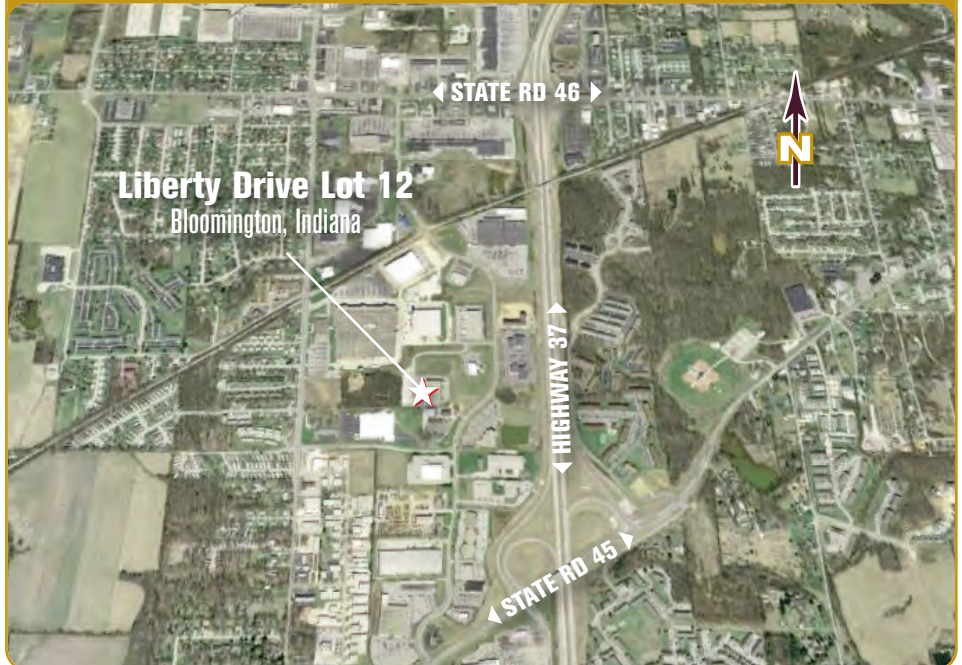
Debi O'Heran
Property Manager/Leasing
Ph 812-332-9575
Fx 812-332-0261
debio@wspropertygroup.com
1128 S College Mall Rd
Bloomington, IN 47401
www.wspropertygroup.com

LIBERTY DRIVE LOT 12

State Highway 37 | Bloomington, Indiana
31,000 sf building

6-2

AERIAL | LIBERTY DRIVE LOT 12



AERIAL CLOSE-UP | LIBERTY DRIVE LOT 12



CONTACT

Debi O'Heran

Property Manager/Leasing

Ph 812-332-9575

Fx 812-332-0261

debio@wspropertygroup.com

1128 S College Mall Rd

Bloomington, IN 47401

www.wspropertygroup.com

LIBERTY DRIVE LOT 12

State Highway 37 | Bloomington, Indiana
31,000 sf building

6-3

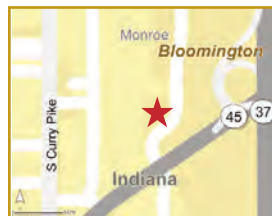
LINK TO:

- Indianapolis: 50 minutes
- Chicago: 4 hours
- Louisville: 2.3 hours
- Nashville: 5 hours
- St. Louis: 5 hours
- Air and rail transport close proximity

CITY AREA MAP | LIBERTY DRIVE LOT 12



CITY/COUNTY AREA MAPS | LIBERTY DRIVE LOT 12



CONTACT

Debi O'Heran
Property Manager/Leasing
Ph 812-332-9575
Fx 812-332-0261
debio@wspropertygroup.com
1128 S College Mall Rd
Bloomington, IN 47401
www.wspropertygroup.com

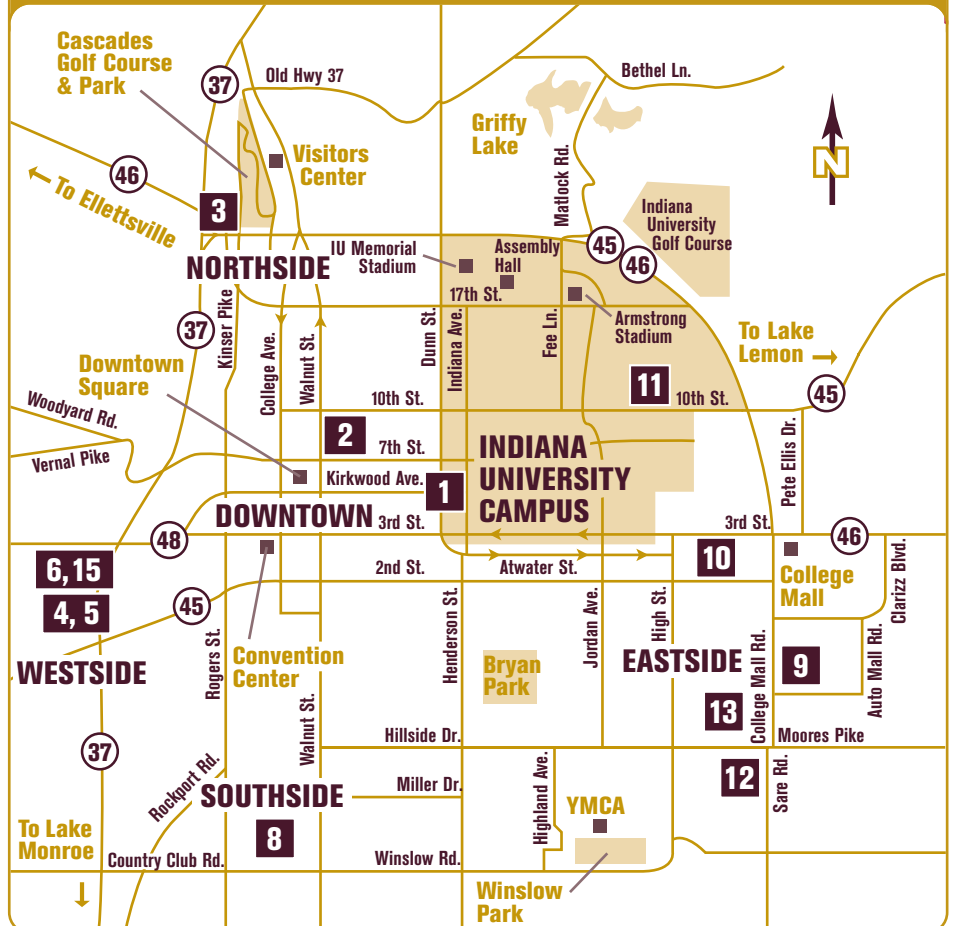
WS PROPERTY GROUP

Property Locator Map Bloomington, IN

MAP KEY

1. Carmichael Center
2. Walnut Center
3. Kinser Crossing
4. Center 37 South
5. Center 37 North
6. Liberty Drive Lot 12
8. Walnut Park Shopping Center
9. The Shoppes on College Mall Road
10. Woodcrest Park Professional Complex
11. Crosstown II Shopping Center
12. www.RenwickVillageCenter.com
13. CMR Professional Office Complex
15. Whitehall Park Retail Center

LOCATOR MAP | BLOOMINGTON, IN



BLOOMINGTON, IN AREA MAPS



Also available:
Free-Standing
Build-To-Suit



CONTACT

Debi O'Heran
Property Manager/Leasing
Ph 812-332-9575
Fx 812-332-0261
debio@wspropertygroup.com
1128 S College Mall Rd
Bloomington, IN 47401
www.wspropertygroup.com