



FOR LEASE

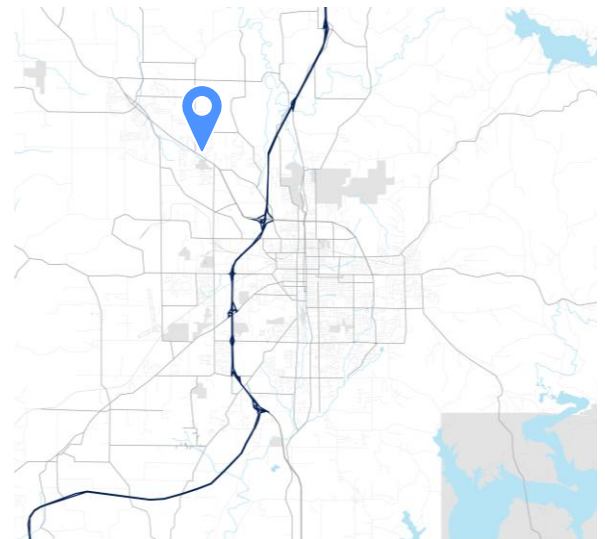
Cedar Bluff

4264 Cypress Ln, Bloomington, IN 47404

Retail center with great visibility from SR 46

Property Highlights

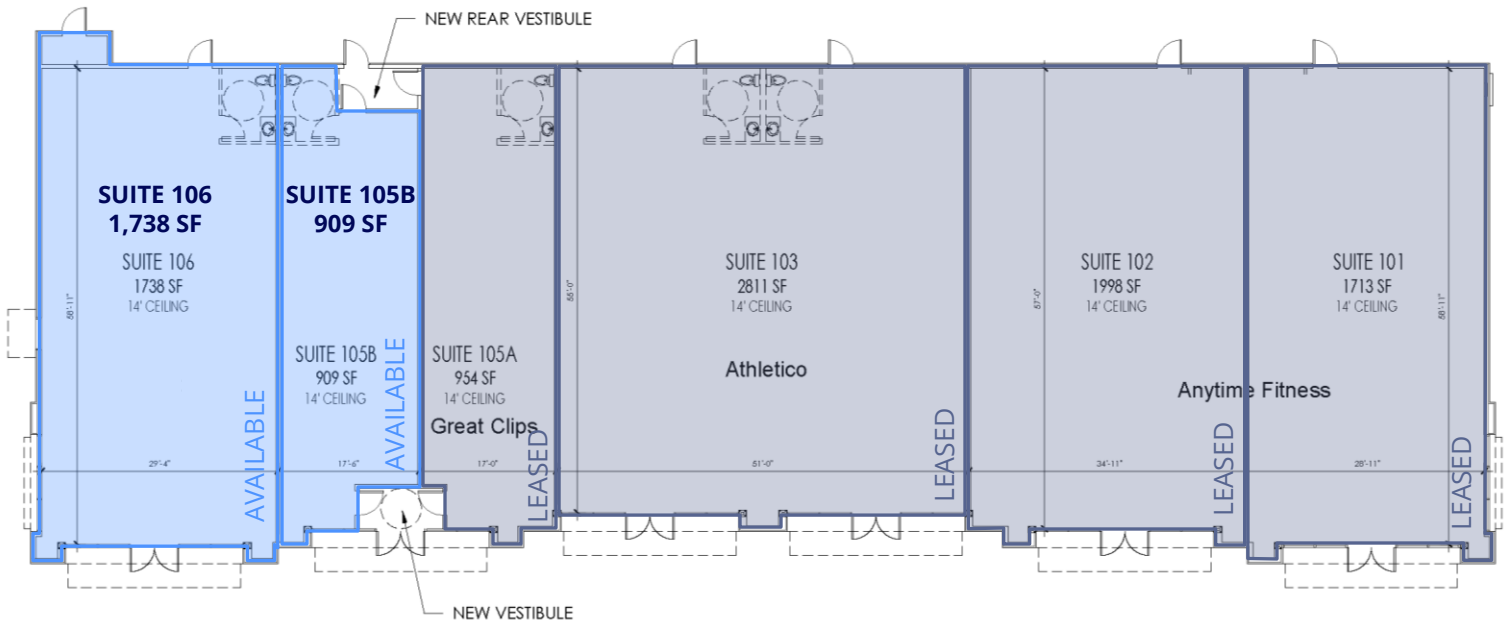
- ± 10,574 SF Retail Center
- ± 2,647 SF Total available
 - Suite 105B | ± 909 SF available
 - Suite 106 | ± 1,738 SF available
- ± 1.16 acres
- Ready for occupancy
- New Class A construction in growing trade area
- Tremendous exposure to SR 46
- Endcap has drive through, walk-in, hood, and other restaurant buildout
- Lease Rate: \$26.00 / SF NNN | \$5.32 OpEx



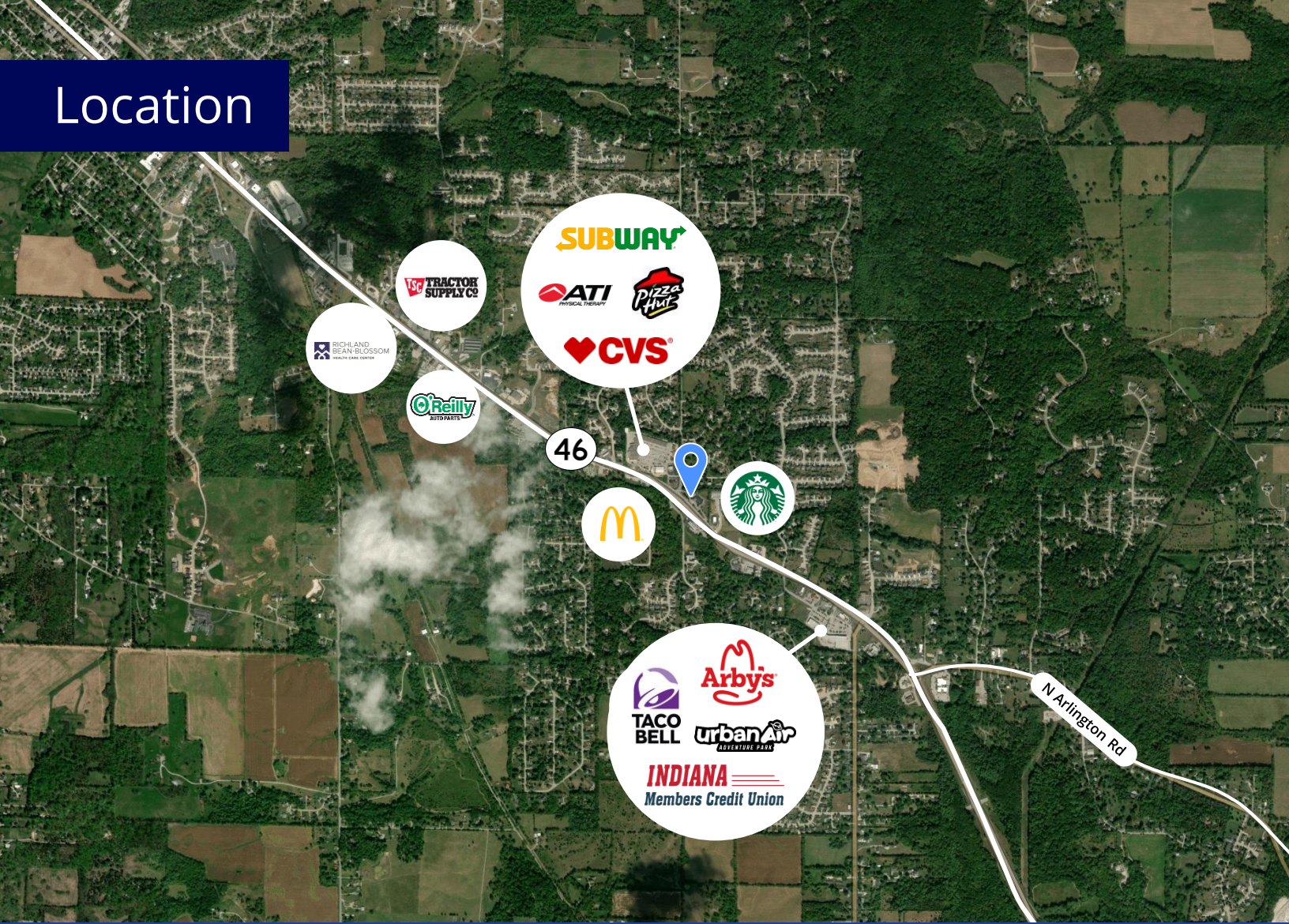
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Site Overview



Location



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2025	5,471	16,979	56,137
Population Projected 2030	5,668	17,173	57,332
Average HH Income	\$127,672	\$117,996	\$78,270
Total Households 2025	2,189	7,005	24,567
Households Project 2030	2,296	7,175	25,482

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