

# 1155 W. 3rd Street

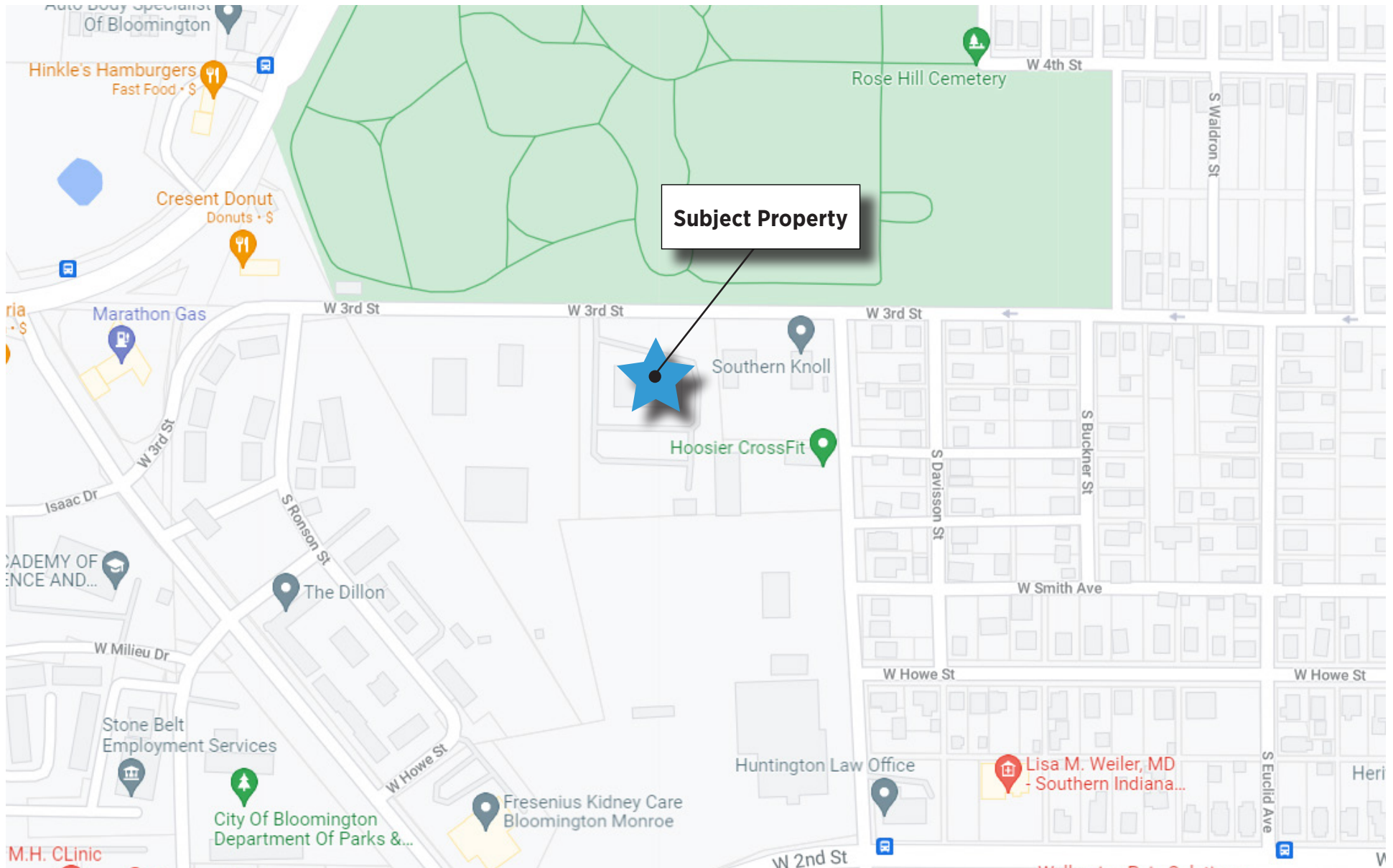
BLOOMINGTON, IN



**Available For Sale**



# Local Map



# Aerial Overview



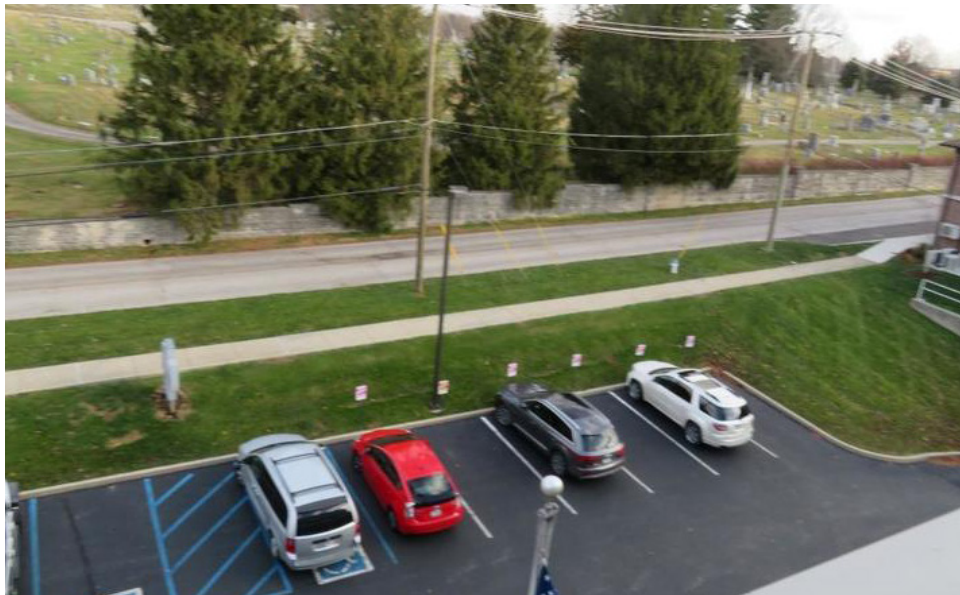
# Surrounding Area Overview



# Property Photos



# Property Photos



# Property Photos



# Financial Overview

Building Data	
Property	1155 W. 3rd Street
Property Address	1155 W. 3rd Street
	Bloomington, IN 47404
Zoning	Commercial Arterial
Gross Leasable Area	31,680 SF
Lot Size	2.48 AC
Lease Type	NNN
Year Built / Renovated	2002
Stories	3
Parcel #	015-46640-01
Parking Spaces	113

Fully leased through February 28, 2027 with option to renew by IU Health for five years. Attractive modern architecture, high efficiency mechanical systems and a large, paved lot with ample parking rounds out an impressive list of features for this unique 2.5 Acre property. Beyond the first floor lobby you will find a large, state of the art conference area featuring a full multimedia suite as well as an area for food service. A central elevator leads to the second and third floors, each of which offer open spaces in a variety of sizes that could serve as cubicle or common areas, as well as enclosed, executive offices. The building's design will accommodate one, or multiple occupants on individual floors. Upscale finishes throughout make for a professional atmosphere. The central location also provides easy access to a number of regional destinations, including Bloomington's downtown square, and direct access to both Indianapolis and Crane via I-69.

Financial Data	
Price	
Subtype	Executive Office
Class	A
Tenant Credit	Credit Rated
Brand/Tenant	Indiana University Health
Lease Commencement	03/01/2015
Lease Expiration	02/28/2027
Remaining Term	5.5 Years
CAP Rate	
NOI	\$360,160
Broker Co-Op	Yes
Lease Options	5 Years
Tenancy	Single
Lease Term	12 Years
Rent Bumps	2% Annually

# Demographic Report

Households	1-Mile	3-Miles	5-Miles
2026 Projection	13,681	86,562	120,912
2021 Estimate	12,795	83,794	117,250
2010 Census	11,000	76,871	107,755
2000 Census	8,944	67,777	93,238
2026 Projection	6,942	34,927	49,501
2021 Estimate	6,423	33,289	47,372
2010 Census	5,410	29,724	42,611
2000 Census	4,269	25,927	36,257

Income	1-Mile	3-Miles	5-Miles
\$150,000 or More	3.75%	5.62%	8.24%
\$100,000 - \$149,000	3.98%	8.93%	11.87%
\$75,000 - \$99,999	7.02%	9.23%	10.84%
\$50,000 - \$74,999	14.81%	15.39%	16.05%
\$35,000 - \$49,999	13.00%	13.16%	12.55%
Under \$35,000	57.45%	47.68%	40.46%
2021 Median Household Income	\$46,031	\$57,811	\$69,770
2021 Per Capita Income	\$28,454	\$37,715	\$45,945
2021 Average Household Income	\$23,531	\$25,037	\$29,688

Demographic Data © 2021 by Experian

# Demographic Summary

**Population:** In 2021, the population in your selected geography is 83,794. The population has changed by 23.63% since 2000. It is estimated that the population in your area will be 86,562.00 five years from now, which represents a change of 3.30% from the current year. The current population is 50.01% male and 49.99% female. The median age of the population in your area is 24.47, compare this to the US average which is 38.38. The population density in your area is 2,959.78 people per square mile.

**Households:** There are currently 33,289 households in your selected geography. The number of households has changed by 28.40% since 2000. It is estimated that the number of households in your area will be 34,927 five years from now, which represents a change of 4.92% from the current year. The average household size in your area is 2.08 persons.

**Income:** In 2021, the median household income for your selected geography is \$37,715, compare this to the US average which is currently \$65,694. The median household income for your area has changed by 55.44% since 2000. It is estimated that the median household income in your area will be \$38,984 five years from now, which represents a change of 3.36% from the current year.

The current year per capita income in your area is \$25,037, compare this to the US average, which is \$36,445. The current year average household income in your area is \$57,811, compare this to the US average which is \$94,822.

**Race & Ethnicity:** The current year racial makeup of your selected area is as follows: 80.53% White, 5.08% Black, 0.07% Native American and 8.95% Asian/Pacific Islander. Compare these to US averages which are: 69.64% White, 12.92% Black, 0.20% Native American and 5.78% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 4.68% of the current year population in your selected area. Compare this to the US average of 18.55%.

**Housing:** The median housing value in your area was \$177,934 in 2021, compare this to the US average of \$227,827. In 2000, there were 9,442 owner occupied housing units in your area and there were 16,485 renter occupied housing units in your area. The median rent at the time was \$487.

**Employment:** In 2021, there are 47,360 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 65.48% of employees are employed in white-collar occupations in this geography, and 34.35% are employed in blue-collar occupations. In 2021, unemployment in this area is 5.41%. In 2000, the average time traveled to work was 18.00 minutes.

**Exclusively Listed By:**

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