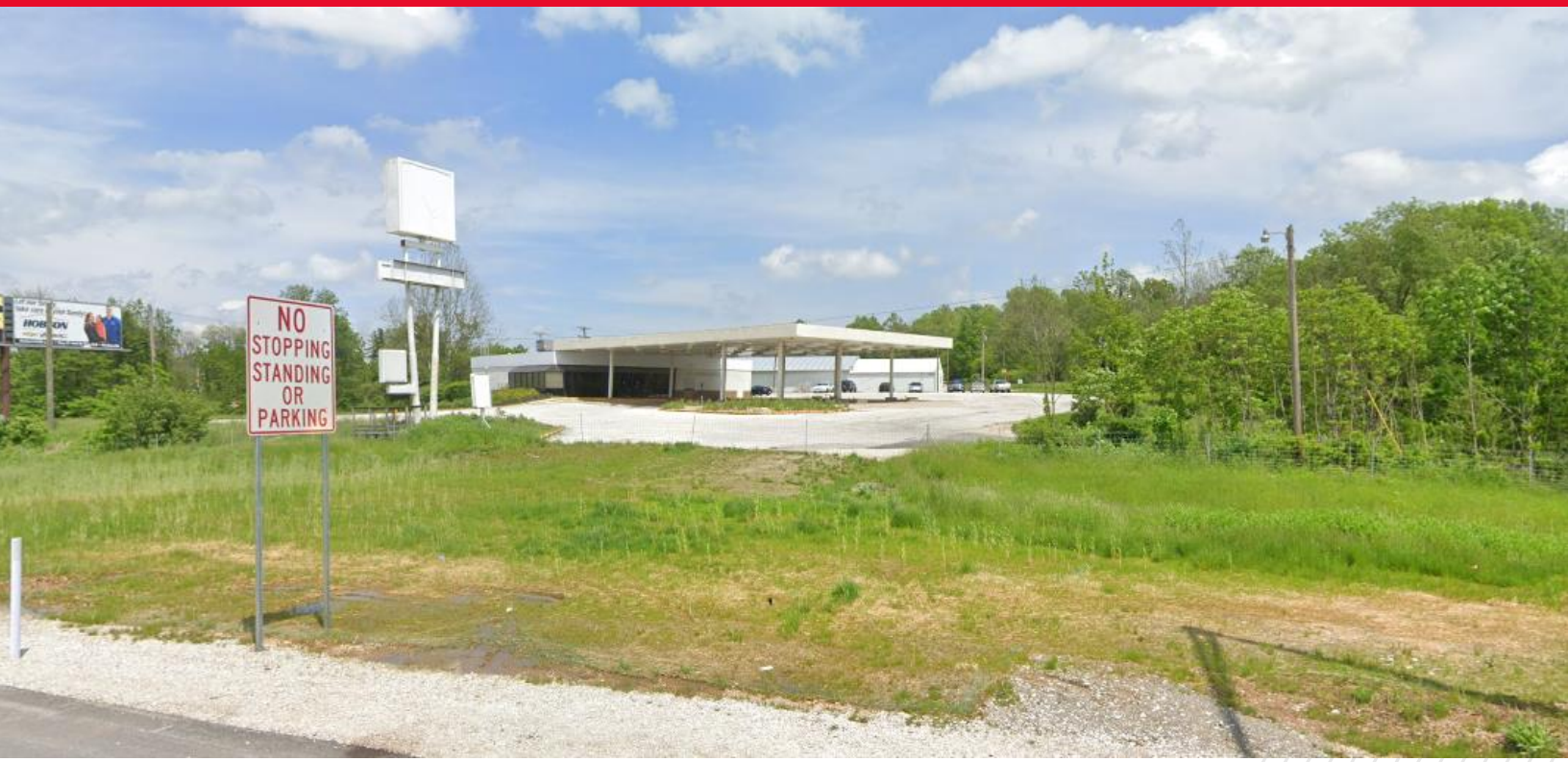
FOR SALE

7340 North Wayport Road
Bloomington, IN 47408

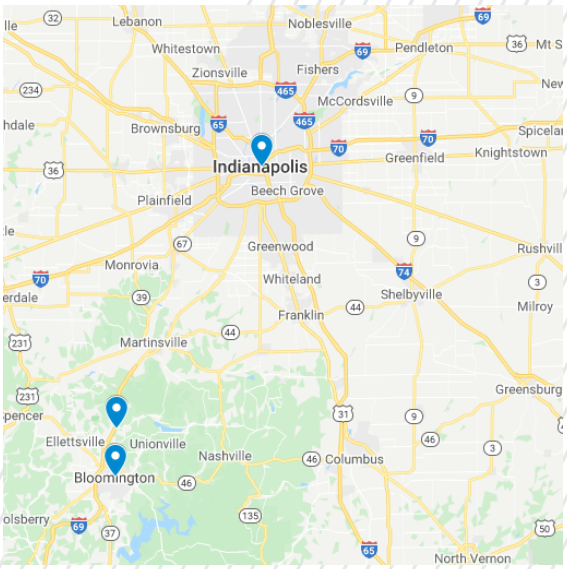


PROPERTY HIGHLIGHTS

5,000 +/- sq ft building with 2.64 acres for sale at the Sample Rd exit on the North side of Bloomington. This is the first exit in Bloomington coming from Indianapolis. Previously a gas station, this is a prime location for any business needing convenient access between Indy and Bloomington. Zoned LB (Limited Business).

BUILDING SF	5,000 +/-
LAND SF	2.64 Acres
YEAR BUILT	1980
PARKING	N/A
TRAFFIC COUNTS	5,598

SIGNAGE TYPE	N/A
1-MILE (POP.)	439
3-MILE (POP.)	2,313
MED. INCOME	$80,021
SPACE USE	LB



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FOR SALE

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AREA RETAILERS

Oliver Winery & Vineyards, Scholars Inn Bakehouse, Bloomington Auto Parts, PEI Maintenance & Contracting General Contractors, & Thompson Furniture



LEGAL INFORMATION

TAX PARCEL ID	53-02-33-100-017.000-017
2024 RE TAXES	$19,056.58
ZONING	LB – Limited Business

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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