

RISER RETAIL GROUP

EXCELLENCE IN COMMERCIAL REAL ESTATE

BARNES & NOBLE CENTER 2813 E 3rd St. Bloomington, IN 47401

INVESTMENT HIGHLIGHTS

- Ownership: Leasehold Interest
- 100% National Credit Tenants
- Adjacent to Best Buy
- Adjacent to College Mall:
 - Anchored by Dick's; Macy's; Target
 - Owned by Simon Property Group
- Includes Single Tenant Chili's
- Scheduled Rent Increases
- Strong Historical Occupancy
- Near Indiana University
- Strong Traffic Counts
- Retail Hub of the Region
- Large Pylon Sign

OFFERING SUMMARY

Price:	\$2,600,000
Cap Rate:	8.65%
GLA:	61,537 sf
Occupancy:	100%
Price Per Square Foot:	\$42.25
Site Area:	5.375 Acres



Riser Retail Group
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