

FOR LEASE

RETAIL

NNN Lease / 3-5 Year / \$3CAM

\$3,510/MONTH



3612 W 3rd St
Bloomington, IN 47404

Imagine your business thriving in this highly visible 2,106 SF end-cap space in one of Bloomington's most active retail corridors. Positioned beside a high-traffic Dollar Store within a well-established shopping center, this location delivers constant exposure, easy access, and steady daily foot traffic. With a wide-open layout, high ceilings, and infrastructure already in place for a variety of uses, the space offers a fast, efficient path to opening in a market known for strong consumer demand, limited retail availability, and long-term stability driven by Indiana University and a robust healthcare economy.



- 2,106 SF end-cap suite with excellent visibility, easy access, and consistent daily traffic
- Open floor plan with existing plumbing, restrooms, break room, and storage—ideal for salon, wellness, or medical uses
- Prime Bloomington location in a proven retail corridor supported by Indiana University and strong year-round demand

CONTACT US

317-902-8622



ANNIE SCOTT
REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company

PROPERTY DETAILS

3612 W 3RD ST., BLOOMINGTON, IN 47404



20/SF

Offering Rent

NNN Lease

Lease Type

Property Type:	Commercial
Zoning:	MC (Mixed-Use Corridor)
Parcel No.:	53-04-36-400-006.000-012
Lot Size:	6.21 Acre
Year Built:	1978
Unit 3612 Size	2,106 SF
CAM	\$3/SF
Tax Year	Total Taxes
2024	\$68,555.18
2023	\$35,349.55
2022	\$70,874.28
2021	\$74,255.20
2020	\$74,843.36



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PROPERTY DESCRIPTION

3612 W 3RD ST., BLOOMINGTON, IN 47404



This highly visible 2,106 square foot end-cap space is now available for lease in a well-established Bloomington retail center surrounded by major retailers. Located on the far right of the center as Suite 3612 and positioned directly next to a high-traffic Dollar Store, the space offers strong exposure, easy customer access, and consistent daily foot traffic—making it an ideal location for retail, service, wellness, or medical-oriented users seeking immediate market presence.

The space features a wide-open floor plan with approximately fourteen-foot ceiling heights and a drop ceiling, allowing for flexible design and efficient build-out. Flooring includes epoxy, tile, and concrete, and existing countertops remain in place. Formerly operated as a barber college, the unit includes existing plumbing infrastructure well-suited for barber, salon, spa, or medical support uses. Additional improvements include two restrooms, two water heaters, a dedicated break room, and two storage rooms, providing functional back-of-house space for day-to-day operations.

The property is offered on a five-year lease with scheduled rent escalations. While there is no loading dock, the end-cap configuration and existing build-out significantly reduce startup costs for many users.

Bloomington continues to be one of Indiana's most resilient and in-demand commercial markets, supported by steady population growth, Indiana University, a strong healthcare sector, and year-round consumer activity. With limited new retail development and increasing demand for well-located space, this end-cap opportunity offers a strategic and timely entry into a proven retail corridor.



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PERMITTED MC USES

1. Residential Uses

- Dwelling, single-family (detached), fourplex, multifamily, live/work
- Assisted living facility
- Continuing care retirement facility
- Group care home, FHAA small and large
- Nursing or convalescent home
- Opioid rehabilitation home, small and large
- Residential rooming house
- Student housing or dormitory

2. Public, Institutional, and Civic Uses

- Art gallery, museum, or library
- Club or lodge
- Community Center, Community Garden
- Day-care center, adult or child
- Government service facility
- Meeting, banquet, or event facility
- Mortuary, Park, Place of worship, Police, fire, or rescue station
- Educational Facilities: School, public or private
- School, trade or business
- Healthcare Facilities: Medical clinic

3. Commercial Uses

- Plant nursery or greenhouse, commercial
- Veterinarian clinic, Pet grooming
- Entertainment and Recreation: Amenity center, Country club
- Recreation indoor
- Bar or Dance club, Bed and breakfast, Brewpub, Hotel or motel
- Restaurant
- Artist studio or workshop, Financial Institution, Fitness center (small & large)
- Office, personal service (small & large), Tattoo or piercing parlor
- Building supply store, Grocery or supermarket, Liquor or tobacco sales
- Pawnshop, Retail sales (small, med, large & big box), Transportation terminal
- Vehicle fleet operations (small & large), Vehicle fuel station, Parking garage
- Vehicle sales or rental
- Commercial Laundry, Manufacturing, artisan, Contractor's yard

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EXTERIOR PHOTOS



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FRONT INTERIOR PHOTOS



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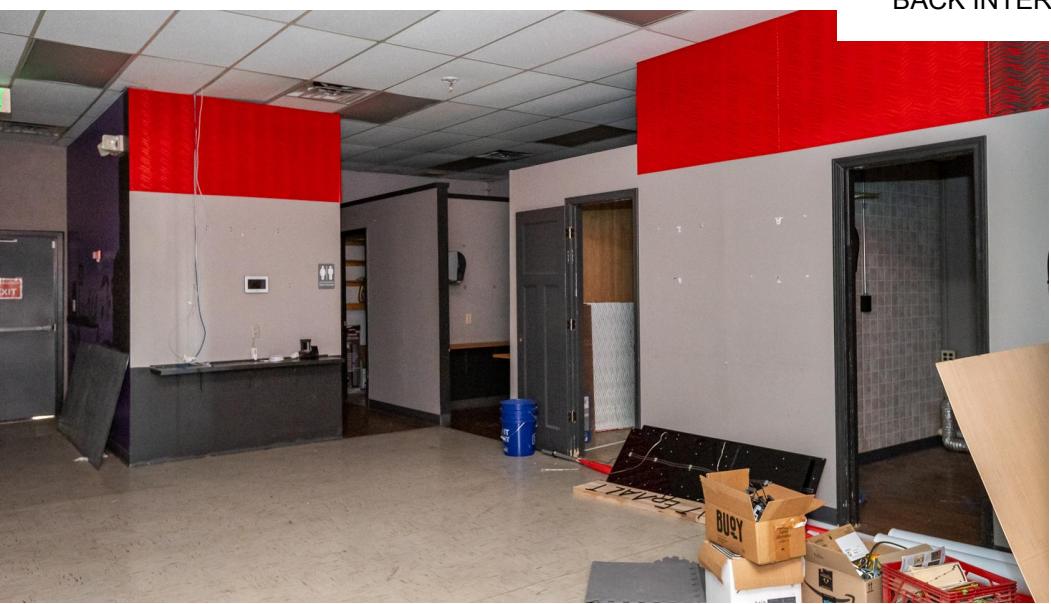
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BACK INTERIOR PHOTOS



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NEIGHBORHOOD MAP

3612 W 3RD ST., BLOOMINGTON, IN 47404



NEIGHBORHOOD MAP

3612 W 3RD ST., BLOOMINGTON, IN 47404



DEMOGRAPHIC SUMMARY

3612 W 3rd St, Bloomington, Indiana, 47404

Rings: 1, 3, 5 mile radii

KEY FACTS

104,407

Population



44,657

Households

28.6

Median Age

\$46,706

Median Disposable Income

EDUCATION

4.2%



No High School Diploma



21.5%

19.9%

Some College/
Associate's Degree



54.4%

INCOME



\$56,866

Median Household Income



\$35,609

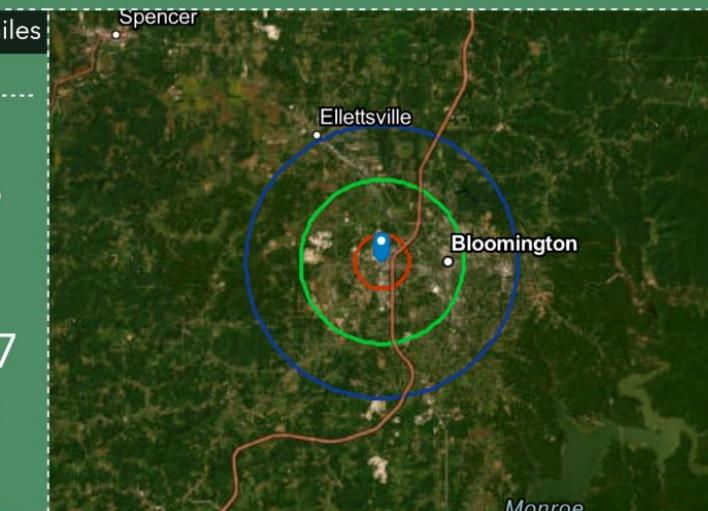
Per Capita Income



\$53,397

Median Net Worth

5 miles



BUSINESS



4,124

Total Businesses



65,542

Total Employees

ANNUAL HOUSEHOLD SPENDING



\$1,838

Apparel & Services



\$182

Computers & Hardware



\$3,077

Eating Out



\$5,483

Groceries



\$5,409

Health Care

Variables	1 mile	3 miles	5 miles
2023 Total Population	5,226	46,528	104,407
2023 Household Population	5,072	45,223	92,378
2023 Family Population	2,930	22,035	52,927
2028 Total Population	5,188	47,455	105,272
2028 Household Population	5,034	46,149	93,243
2028 Family Population	2,887	22,250	52,809

OFFICE MARKET PROFILE

3612 W 3rd St, Bloomington, Indiana, 47404
Ring of 5 miles

This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)

PROJECTED ANNUAL GROWTH RATE



0.17%
Population



1.58%
Generation Z



-0.76%
Generation X



-2.60%
Millennial

INTERNET ACCESS (INDEX)



101

Access to Internet at home



101

Internet at home via high speed connection

LIFESTYLE SPENDING (INDEX)



75
Meals at Restaurants



72
Entertainment/
Recreation



75
Apparel & Services



70
Home Services



71
Retail Goods

Tapestry segments

No segments found

COMMUTE PROFILE

3612 W 3rd St, Bloomington, Indiana, 47404

Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

TRANSPORTATION TO WORK



2.3%

Took Public Transportation



9.2%

Carpooled



8.1%

Walked to Work



1.4%

Bike to Work

WORKERS



51,086

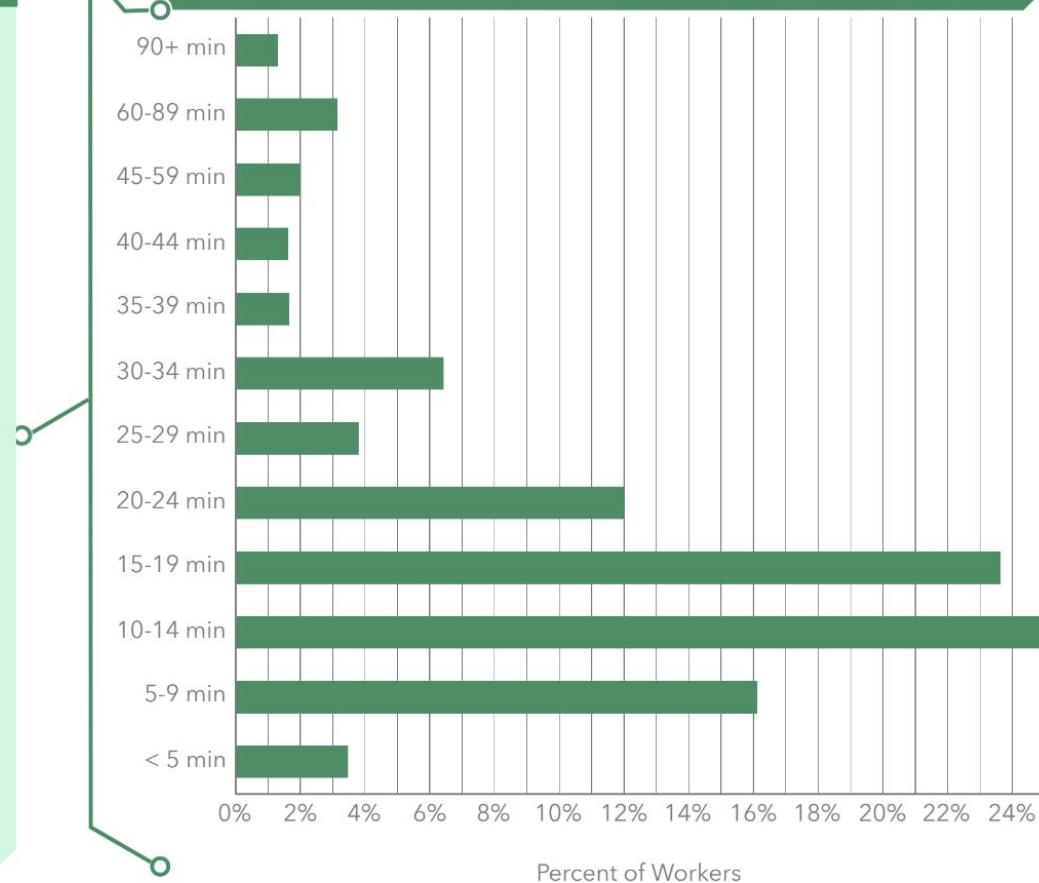
ACS Workers Age 16+



63.2%

Drove Alone to Work

TRAVEL TIME TO WORK



Economic Development Profile

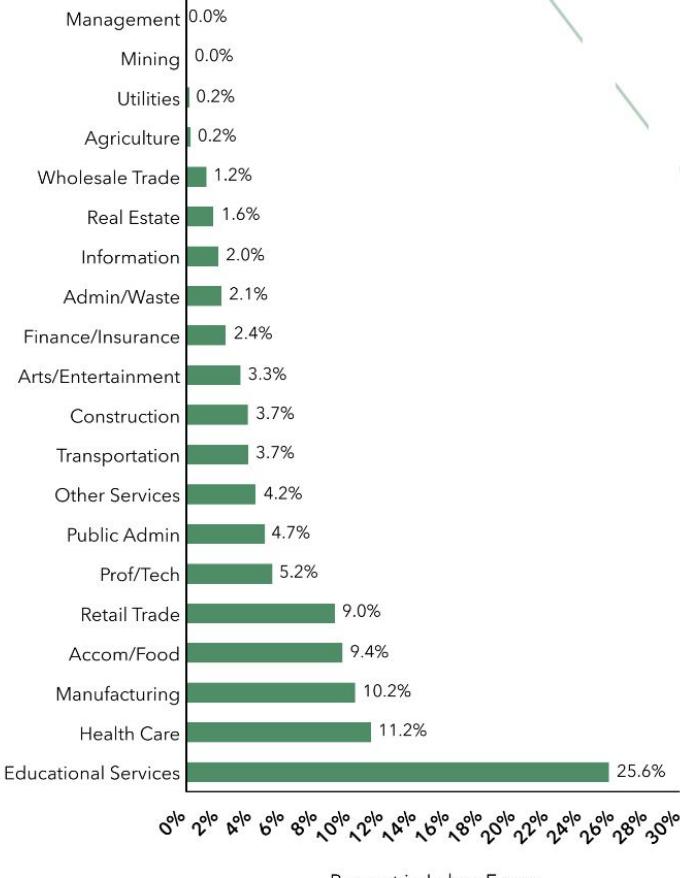
3612 W 3rd St, Bloomington, Indiana, 47404

Ring of 5 miles



Labor Force by Industry

Industry



71%



14%



15%

Employment



Workforce Overview



4,124

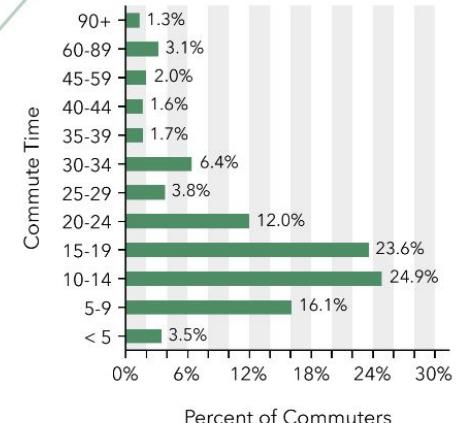
Total Businesses



65,542

Total Employees

Commute Time: Minutes



Transportation to Work



2.3%

Took Public Transportation



9.2%

Carpooled



8.1%

Walked to Work



1.4%

Bike to Work



63%

Drove Alone to Work

AREA OVERVIEW

3612 W 3RD ST., BLOOMINGTON, IN 47404

Bloomington

- Bloomington is most famously known as the home of Indiana University, but it has evolved into a significant regional hub for technology, life sciences, and sustainable urban living.
 - Education:** Over 60% of residents hold a bachelor's degree or higher.
 - Housing:** The city faces a tight housing market with a median home value of approximately \$340,000, leading to a major push for "attainable" workforce housing.

Economy & Industry

- Education:** **Indiana University Bloomington** is the primary employer, driving stability and consistent consumer demand.
- Life Sciences:** Bloomington is a national leader in medical device manufacturing and pharmaceuticals. Major players include **Cook Medical**, **Baxter**, and **Catalent**.
- Technology:** The city has successfully fostered a tech ecosystem centered around the **Trades District**, focusing on software development and digital services.

The metro area's GDP is valued at roughly \$7.9 billion. While job growth has been relatively static post-pandemic, real GDP growth is projected to reach 3.1% by the end of 2025, outpacing the national average.

Recent & Upcoming Development

- The Trades District & "The Forge"** - A 12-acre portion of the Bloomington Certified Technology Park is being transformed into a high-tech hub.
- The Hopewell Neighborhood** - Located on the site of the former IU Health hospital, this is the city's most ambitious residential project.
- Convention Center Expansion** - The Monroe County Convention Center is undergoing a significant expansion to increase meeting space and hotel capacity, aiming to capture more regional tourism and professional events.
- Public Safety & Transit**
 - New Police HQ:** In 2025, the city moved forward with converting the former Bloomington Convalescent Center into a modern police headquarters.
 - Infrastructure:** Extensive improvements to the **B-Line Trail** and the "7-Line" multimodal corridor continue to improve bike and pedestrian safety.



162,500 Estimated Population in Monroe County



DOWNTOWN BLOOMINGTON



INDIANA UNIVERSITY



ESKENAZI MUSEUM OF ART

COMMERCIAL SPACE FOR LEASE

3612 W 3RD ST.

BLOOMINGTON, IN 47404



EXCLUSIVELY LISTED BY:

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