



RESTAURANT SPACE FOR LEASE

535 S. Walnut St.
Bloomington, IN 47401

Total leasing SF	+/- 2,169
Zoning	Downtown Gateway Downtown Character Overlay (MD-DG)
Annual Real Estate Tax	\$14,512.08
Lease Price	\$25/SF
Lease Type	NNN

Former Arby's restaurant available for lease, offering approximately $\pm 2,169$ SF of freestanding retail space in a highly visible, high-traffic corridor.

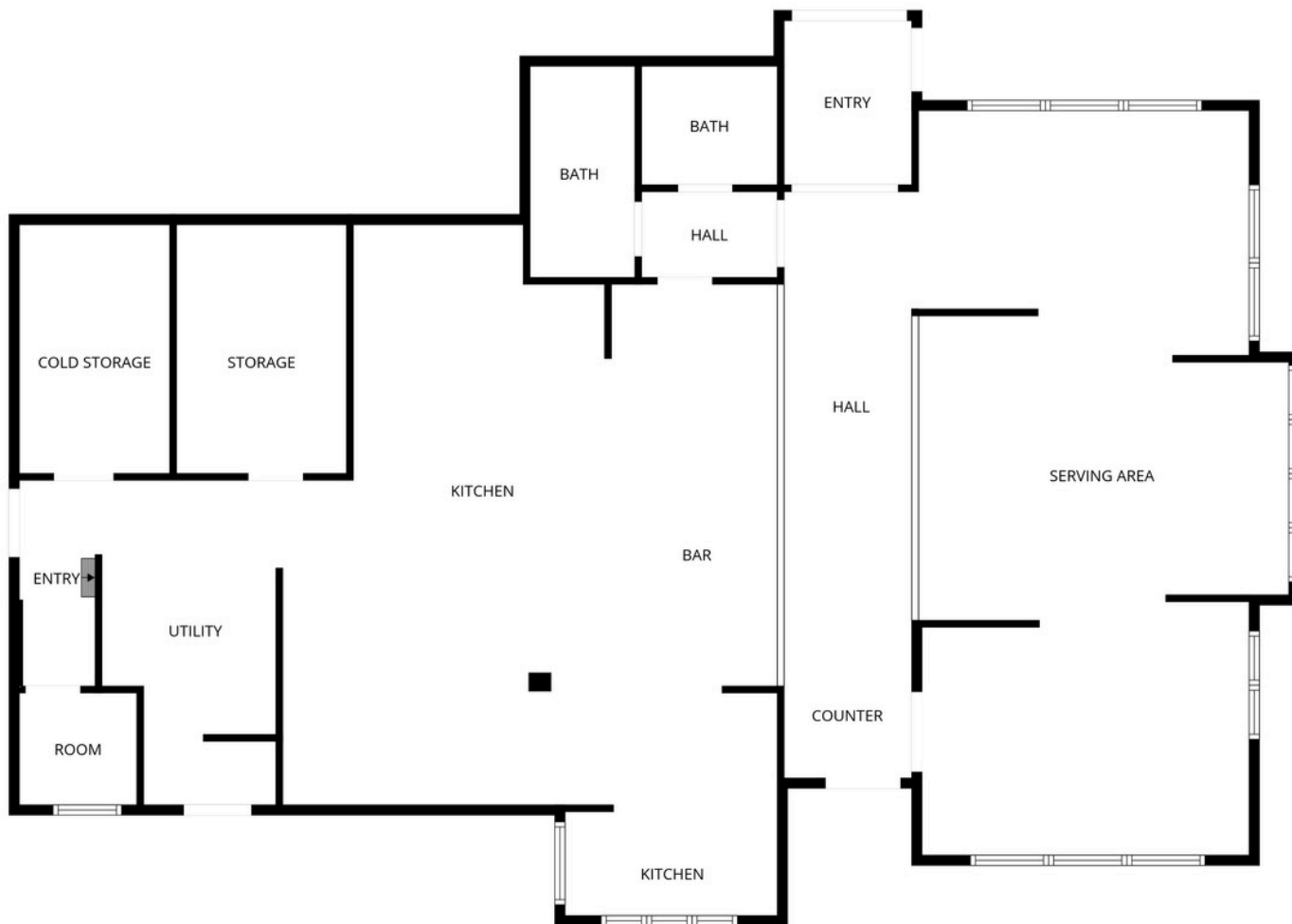
The existing building layout supports efficient conversion for a variety of retail, restaurant, or service-oriented users, including quick-service, fast-casual, or beverage concepts.

The site includes a dedicated on-site parking lot, providing convenient customer access and strong circulation. Strategically positioned along S. Walnut Street, the property benefits from excellent visibility, accessibility, and daily traffic exposure, making it a prime opportunity for both operators and redevelopment.



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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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