



**Chris Cockerham, CPM, GRI**  
**Commercial Manager/Broker**  
*F.C. Tucker/Bloomington, REALTORS®*  
487 S. Clarizz Blvd.  
Bloomington, IN. 47401  
Direct: 812-330-7568  
Fax: 812-333-7740  
Email: [chris@cockerham.us](mailto:chris@cockerham.us)  
[www.cockerhamcommercial.com](http://www.cockerhamcommercial.com)

**FOR LEASE** ◆ **STREET RETAIL**  
**222 N. College Ave., Basement Suite**  
**Bloomington, IN 47404**



**Property Highlights**

- ⇒ 782 SF for Lease, \$553/Mo. + Utilities
- ⇒ Downtown, corner street retail
- ⇒ Features large, open area w/ built-in shelving
- ⇒ Location is excellent for self-storage, a workroom, or office-not handicap accessible
- ⇒ Parking is public, paid street parking
- ⇒ Zoned: Commercial Downtown
- ⇒ Entrance through common area from N. College side

**Location Highlights**

- ⇒ Less than 5 miles from I-69/HWY-37
- ⇒ Adjacent restaurants, coffee houses, local retail of downtown Bloomington
- ⇒ Adjacent to two high traffic streets
- ⇒ Near Indiana University campus & new student housing
- ⇒ Near B-Line trail
- ⇒ Location is rare