



Patterson Pointe

W. 3rd & Patterson Drive, Bloomington, Indiana 47404

- New Planned Mixed Use Development
- 33,000 Square Feet of Commercial/Retail Space Available For Lease
- Bloomington is Home to Indiana University, a Public Research University with Over 48,999 Students and is the Flagship Institution of the Indiana University System
- Densely Populated, Underserved Retail Trade Area
- 2,140 Apartments Units Within 1-Mile
- Adjacent to Landmark Office / Medical Area
- Full Access from 3rd Street via Westplex Avenue and from Patterson Drive via Isaac Drive
- Centrally Located - Less than 1 Mile to Downtown, Cook Pharmica and I-69



MIDLAND ATLANTIC PROPERTIES

For additional information contact:

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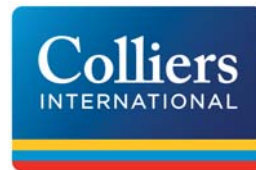
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116 1/2 College Avenue, Suite 14, Bloomington, IN 46404



Demographics: (3 & 5 mile radius / 2016 estimates)

Population	16,929
Average HH Income	\$66,591
Number of Businesses	583
Number of Employees	6,604

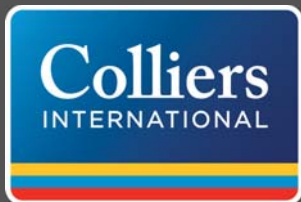
Population	72,266
Average HH Income	\$50,131
Number of Businesses	3,456
Number of Employees	51,782

MIDLAND ATLANTIC PROPERTIES • DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice

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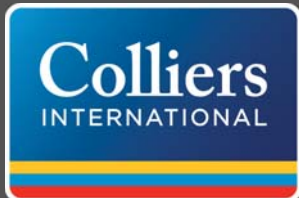
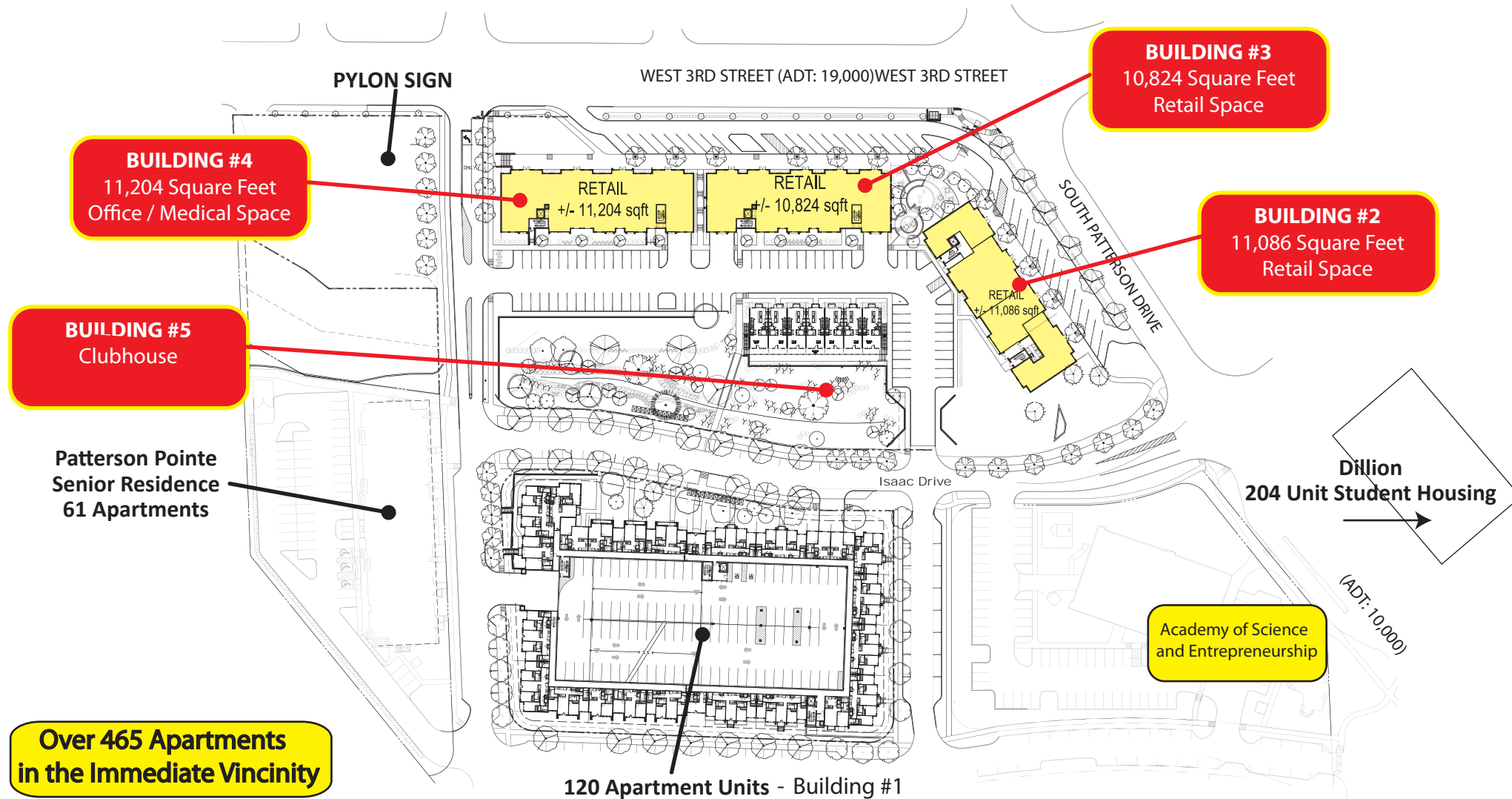
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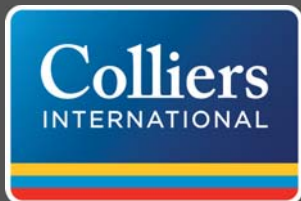


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FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



MIDLAND ATLANTIC
PROPERTIES

Lat/Lon: 39.1643/-86.5519

RF1

W 3rd St & S Patterson Dr

Bloomington, IN 47404

1 mi radius 3 mi radius 5 mi radius 7 mi radius

POPULATION	2017 Estimated Population	9,281	79,308	115,731	130,440
	2022 Projected Population	9,746	82,316	120,615	136,103
	2010 Census Population	8,386	74,432	109,102	123,137
	2000 Census Population	6,802	66,264	94,395	107,050
	Projected Annual Growth 2017 to 2022	1.0%	0.8%	0.8%	0.9%
	Historical Annual Growth 2000 to 2017	2.1%	1.2%	1.3%	1.3%
HOUSEHOLDS	2017 Estimated Households	4,539	30,608	46,163	52,124
	2022 Projected Households	4,783	32,194	48,521	54,796
	2010 Census Households	4,070	28,350	43,139	48,822
	2000 Census Households	3,064	24,920	36,702	41,586
	Projected Annual Growth 2017 to 2022	1.1%	1.0%	1.0%	1.0%
	Historical Annual Growth 2000 to 2017	2.8%	1.3%	1.5%	1.5%
AGE	2017 Est. Population Under 10 Years	9.0%	7.3%	8.3%	8.6%
	2017 Est. Population 10 to 19 Years	8.2%	17.3%	15.4%	15.0%
	2017 Est. Population 20 to 29 Years	36.4%	37.2%	31.5%	29.2%
	2017 Est. Population 30 to 44 Years	20.2%	15.5%	16.8%	17.2%
	2017 Est. Population 45 to 59 Years	13.1%	10.3%	12.6%	13.6%
	2017 Est. Population 60 to 74 Years	9.2%	8.3%	10.3%	11.1%
	2017 Est. Population 75 Years or Over	4.0%	4.2%	5.2%	5.2%
	2017 Est. Median Age	28.9	27.6	30.4	31.5
MARITAL STATUS & GENDER	2017 Est. Male Population	51.2%	50.4%	49.9%	49.8%
	2017 Est. Female Population	48.8%	49.6%	50.1%	50.2%
	2017 Est. Never Married	53.5%	61.7%	53.3%	50.1%
	2017 Est. Now Married	24.5%	22.4%	30.4%	32.9%
	2017 Est. Separated or Divorced	20.1%	12.8%	12.4%	12.9%
	2017 Est. Widowed	1.9%	3.0%	3.9%	4.1%
INCOME	2017 Est. HH Income \$200,000 or More	2.4%	2.4%	4.6%	4.6%
	2017 Est. HH Income \$150,000 to \$199,999	1.8%	2.6%	3.5%	3.6%
	2017 Est. HH Income \$100,000 to \$149,999	4.2%	7.6%	9.7%	10.3%
	2017 Est. HH Income \$75,000 to \$99,999	9.0%	8.6%	9.4%	10.2%
	2017 Est. HH Income \$50,000 to \$74,999	17.4%	14.6%	14.9%	15.8%
	2017 Est. HH Income \$35,000 to \$49,999	13.5%	13.6%	13.4%	13.4%
	2017 Est. HH Income \$25,000 to \$34,999	11.4%	11.7%	10.8%	10.5%
	2017 Est. HH Income \$15,000 to \$24,999	11.6%	13.0%	11.5%	11.2%
	2017 Est. HH Income Under \$15,000	28.7%	25.8%	22.2%	20.5%
	2017 Est. Average Household Income	\$43,764	\$49,239	\$59,854	\$61,664
	2017 Est. Median Household Income	\$34,589	\$38,160	\$47,243	\$49,219
	2017 Est. Per Capita Income	\$21,765	\$19,713	\$24,375	\$25,086
	2017 Est. Total Businesses	1,192	3,825	4,856	5,222
	2017 Est. Total Employees	12,966	55,568	65,373	68,341

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RACE	2017 Est. White	84.1%	82.1%	82.7%	84.1%
	2017 Est. Black	6.7%	4.9%	4.3%	3.9%
	2017 Est. Asian or Pacific Islander	3.5%	8.3%	8.5%	7.7%
	2017 Est. American Indian or Alaska Native	0.4%	0.3%	0.3%	0.2%
	2017 Est. Other Races	5.3%	4.4%	4.2%	3.9%
HISPANIC	2017 Est. Hispanic Population	475	3,591	4,844	5,137
	2017 Est. Hispanic Population	5.1%	4.5%	4.2%	3.9%
	2022 Proj. Hispanic Population	7.4%	6.3%	5.9%	5.6%
	2010 Hispanic Population	4.0%	3.6%	3.3%	3.1%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	5,924	40,587	65,769	76,432
	2017 Est. Elementary (Grade Level 0 to 8)	4.5%	2.7%	2.2%	2.2%
	2017 Est. Some High School (Grade Level 9 to 11)	7.7%	5.3%	4.8%	5.1%
	2017 Est. High School Graduate	23.6%	18.9%	19.5%	20.9%
	2017 Est. Some College	20.3%	18.8%	17.6%	17.7%
	2017 Est. Associate Degree Only	5.4%	6.7%	6.5%	6.8%
	2017 Est. Bachelor Degree Only	22.1%	23.8%	24.1%	23.5%
	2017 Est. Graduate Degree	16.4%	23.9%	25.2%	23.9%
HOUSING	2017 Est. Total Housing Units	4,694	31,475	47,530	53,756
	2017 Est. Owner-Occupied	26.7%	34.1%	43.2%	46.9%
	2017 Est. Renter-Occupied	70.0%	63.2%	54.0%	50.1%
	2017 Est. Vacant Housing	3.3%	2.8%	2.9%	3.0%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.2%	0.3%	0.5%	0.6%
	2010 Homes Built 2000 to 2004	23.1%	17.5%	20.2%	20.4%
	2010 Homes Built 1990 to 1999	21.2%	18.8%	19.5%	19.5%
	2010 Homes Built 1980 to 1989	9.8%	11.4%	11.8%	11.6%
	2010 Homes Built 1970 to 1979	17.0%	19.3%	18.2%	18.3%
	2010 Homes Built 1960 to 1969	7.2%	11.8%	12.1%	12.1%
	2010 Homes Built 1950 to 1959	5.6%	8.9%	8.0%	8.0%
	2010 Homes Built Before 1949	20.9%	13.2%	11.2%	11.1%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.6%	0.7%	0.9%	1.0%
	2010 Home Value \$500,000 to \$999,999	2.1%	2.9%	4.0%	4.2%
	2010 Home Value \$400,000 to \$499,999	2.4%	3.1%	3.7%	3.8%
	2010 Home Value \$300,000 to \$399,999	5.6%	6.0%	7.9%	7.6%
	2010 Home Value \$200,000 to \$299,999	16.6%	21.1%	24.4%	23.5%
	2010 Home Value \$150,000 to \$199,999	16.2%	18.8%	19.1%	19.1%
	2010 Home Value \$100,000 to \$149,999	34.0%	29.9%	25.5%	26.1%
	2010 Home Value \$50,000 to \$99,999	21.9%	16.5%	14.4%	14.9%
	2010 Home Value \$25,000 to \$49,999	1.3%	1.9%	1.4%	1.4%
	2010 Home Value Under \$25,000	5.0%	5.5%	4.9%	4.4%
	2010 Median Home Value	\$139,663	\$157,964	\$176,351	\$174,100
	2010 Median Rent	\$762	\$741	\$763	\$757

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LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	8,108	71,030	101,406	113,344
	2017 Est. Civilian Employed	58.0%	54.8%	56.6%	57.3%
	2017 Est. Civilian Unemployed	4.5%	3.2%	2.9%	2.9%
	2017 Est. in Armed Forces	-	-	-	-
	2017 Est. not in Labor Force	37.4%	42.0%	40.4%	39.7%
	2017 Labor Force Males	51.2%	50.3%	49.6%	49.5%
	2017 Labor Force Females	48.8%	49.7%	50.4%	50.5%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	4,795	38,872	57,392	64,972
	2010 Mgmt, Business, & Financial Operations	11.4%	12.8%	13.9%	14.0%
	2010 Professional, Related	26.1%	26.7%	28.2%	27.6%
	2010 Service	25.1%	26.4%	24.0%	23.6%
	2010 Sales, Office	21.9%	21.8%	21.6%	21.7%
	2010 Farming, Fishing, Forestry	-	0.1%	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	4.6%	3.5%	3.7%	3.9%
	2010 Production, Transport, Material Moving	11.0%	8.7%	8.5%	9.0%
	2010 White Collar Workers	59.4%	61.3%	63.7%	63.3%
	2010 Blue Collar Workers	40.6%	38.7%	36.3%	36.7%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	66.0%	65.6%	69.8%	71.4%
	2010 Drive to Work in Carpool	11.8%	8.2%	8.5%	8.6%
	2010 Travel to Work by Public Transportation	3.7%	5.1%	5.0%	4.5%
	2010 Drive to Work on Motorcycle	-	-	-	-
	2010 Walk or Bicycle to Work	13.0%	15.9%	12.1%	10.9%
	2010 Other Means	1.1%	0.8%	0.7%	0.7%
	2010 Work at Home	4.3%	4.4%	4.1%	4.0%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	48.2%	48.3%	44.9%	42.7%
	2010 Travel to Work in 15 to 29 Minutes	34.8%	33.9%	36.9%	38.8%
	2010 Travel to Work in 30 to 59 Minutes	10.4%	10.4%	11.1%	11.8%
	2010 Travel to Work in 60 Minutes or More	4.4%	5.2%	5.5%	5.6%
	2010 Average Travel Time to Work	14.3	13.8	14.5	15.0
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$181 M	\$1.32 B	\$2.25 B	\$2.59 B
	2017 Est. Apparel	\$6.32 M	\$45.7 M	\$78.3 M	\$90.3 M
	2017 Est. Contributions, Gifts	\$11.1 M	\$83.0 M	\$150 M	\$173 M
	2017 Est. Education, Reading	\$6.72 M	\$49.7 M	\$88.3 M	\$101 M
	2017 Est. Entertainment	\$9.88 M	\$72.2 M	\$124 M	\$144 M
	2017 Est. Food, Beverages, Tobacco	\$28.8 M	\$207 M	\$348 M	\$401 M
	2017 Est. Furnishings, Equipment	\$5.87 M	\$43.1 M	\$75.4 M	\$87.3 M
	2017 Est. Health Care, Insurance	\$16.6 M	\$119 M	\$200 M	\$230 M
	2017 Est. Household Operations, Shelter, Utilities	\$56.6 M	\$410 M	\$699 M	\$805 M
	2017 Est. Miscellaneous Expenses	\$2.78 M	\$19.9 M	\$33.5 M	\$38.6 M
	2017 Est. Personal Care	\$2.38 M	\$17.2 M	\$29.3 M	\$33.8 M
	2017 Est. Transportation	\$34.3 M	\$248 M	\$422 M	\$488 M

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