



**MIR**  
INVESTMENTS



Corporate Building for leasing  
1663 Liberty Drive,  
Bloomington, Indiana  
47403

[www.mirinvestments.mx](http://www.mirinvestments.mx)

## Property highlights

1663 Liberty Drive,  
Bloomington, Indiana  
47403



**MIR**  
INVESTMENTS

- Gross Leasable Area 51,735 Sq. Ft. +/-
- Year Built / Renovated 2000 / 2015
- Lot size 6.24 acres +/-
- Type of ownership
- Occupancy
- 5-mile daytime population over 170,000 (2017)
- 5-MILE Number of households, over 42,000 (2017)



- Located near Indiana University flagship campus.
- Indiana University Bloomington, 48,000 students.
- Location Only 3.5 Miles from BIG 10 School Indiana University, Bloomington, the Flagship Campus for IU, Rated #132, U.S. Top Colleges by Forbes in 2018. Booming Indiana College Town with 20% Population Growth within a 5-Mile
- Radius Over the Last Fifteen Years.





- Location is visible to interstate-69/Indiana State road 37 that sees over 40,000 VPD, situated off Exit 177, along Liberty Drive with roughly 13,000 VPD
  - Excellent location surrounded by major tenants, including Aldi, AutoZone, BioLife, Coca-Cola, Dollar General, Dollar Tree, FedEx, Goodwill, IU Health, Kohl's, Kroger, Menards, McDonald's, TJ Maxx, Starbucks, Sam's Club, and Walmart, among others
  - 170,000 daytime population within 15-mile radius. Source: Marcus & Milichap. Analytics: U. S. Census
  - Located 50 miles, south of Indianapolis, IN, and 80 miles north of Louisville, KY 60 minutes from Indianapolis International Airport, over 2M domestic flight passengers in 2017
- "#1 "City for Work-Life balance" by, Forbes 2018





