

# JR. BIG BOX & OUTLOT AVAILABLE

1709 S. Memorial Drive New Castle, IN 47362



MIDLAND ATLANTIC  
PROPERTIES



## PROPERTY OVERVIEW

27,000 square foot Jr. box for lease and outlot for sale in New Castle, IN.

## PROPERTY HIGHLIGHTS

- +/- 27,000 SF Jr Box – End Cap For Lease and Out Lot for Sale
- 40' of Sign Frontage
- Signalized Access, Ample Parking & Large Pylon Sign
- Located on New Castle's Main Commercial Thoroughfare
- 20,848 Vehicles Per Day and a 20,696 Population within 3 miles
- Join Buffalo Wild Wings, Family Dollar, Anytime Fitness, Goodwill and T-Mobile
- Outlot is +/- 0.60 Acres with Excellent Frontage on State Road 3 (Memorial Drive)

## DEMOGRAPHICS

	3 MILE	5 MILES
Total Population	20,696	26,577
Average HH Income	\$60,023	\$60,945
Businesses	887	979
Employees	9,739	10,914

## TRAFFIC COUNTS

State Road 3 (Memorial Drive)	20,848
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## MIDLAND ATLANTIC PROPERTIES

Indianapolis Office  
3801 East 82nd Street, Suite B  
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

## JACQUE HAYNES, CCIM

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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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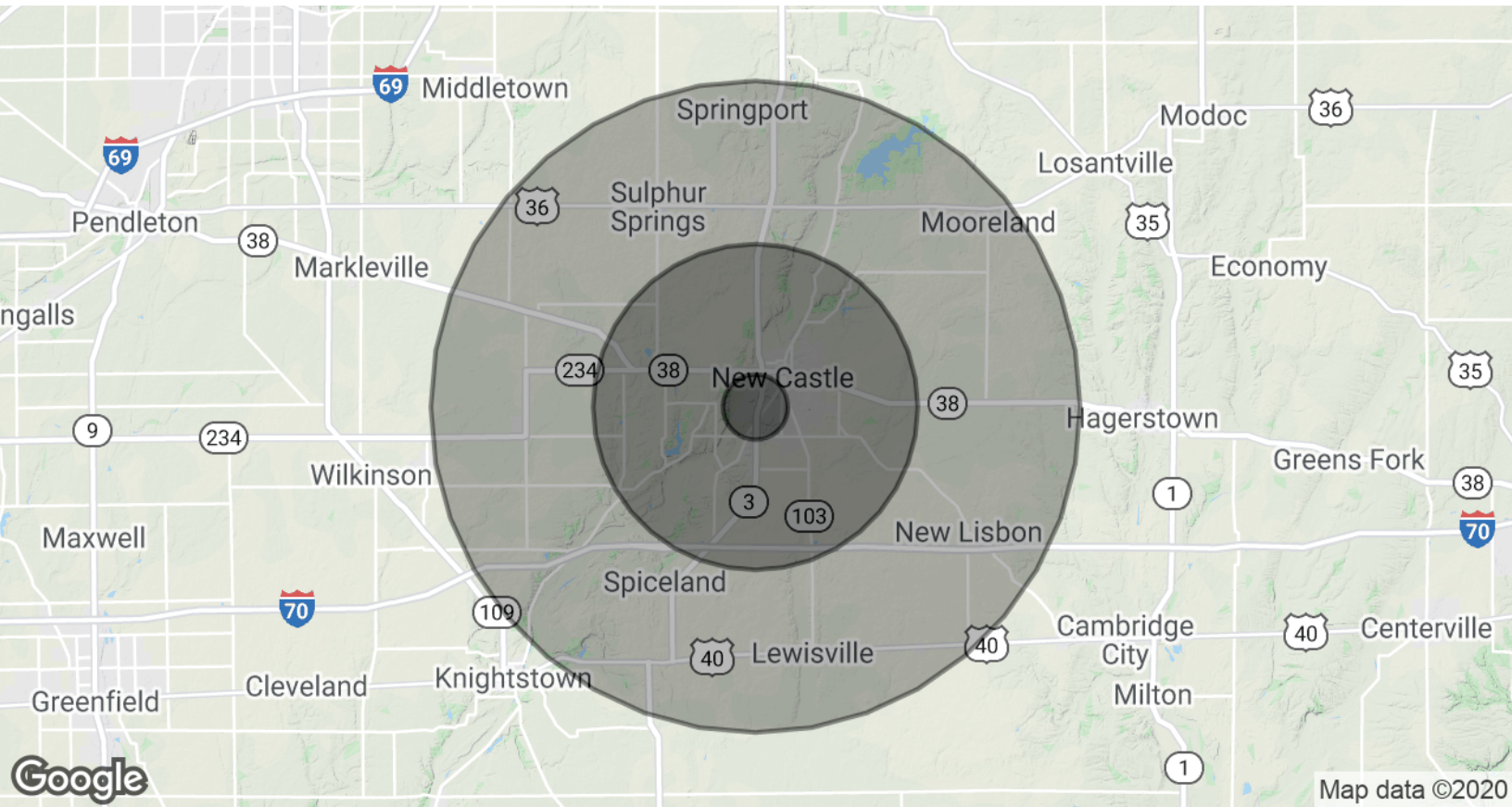


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## POPULATION & HOUSING

	1 MILE	3 MILES	5 MILES
Total Population	3,225	20,696	26,577
Projected Population (2025)	3,239	21,453	27,278
Total Households	1,525	9,169	10,573
Median Home Value	\$95,663	\$83,041	\$91,813

## INCOME & BUSINESS

	1 MILE	3 MILES	5 MILES
Average HH income	\$71,464	\$60,023	\$60,945
Daytime Population (16+ years)	3,495	17,964	22,969
Total Businesses	265	887	979
Total Employees	2,366	9,739	10,914

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