

WALMART ANCHORED CENTER

Connersville, IN

4000 Western Avenue / For Lease

**AT&T
NOW
OPEN!**



Bill French / Executive Director / bill.french@cushwake.com / +1 317 639 0430
Bailey Nuckols / Senior Associate / bailey.nuckols@cushwake.com / +1 317 639 0543

**WE ARE
THE CENTER
OF RETAIL**

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RETAIL SPACE

6,000 SF - divisible

RENT

\$14/SF

PYLON SIGN

2 panels remaining

NEIGHBORING TENANTS

Walmart, Goodwill, Dollar Tree, Burger King, Shoe Show, Rent-A-Center & More

COMMENTS

- Signalized access
- Direct curb cut from State Road 1
- Walmart in the top two comparable stores in sales in the region
- New Wayzata Home Products plant, creating 300 new jobs 1/2 mile north

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION

5 Minutes

6,426

\$52,483

7,278

10 Minutes

12,879

\$52,904

12,653

15 Minutes

18,269

\$56,384

15,155

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