

11525 Highway 31

SELLERSBURG, IN 47172

MARKETING PRESENTATION



Scan here for
full listing!



STEPHANNIE WILSON
COMMERCIAL PROPERTIES





GREAT LOCATION TO KICKSTART
YOUR VENTURE OR EXPAND
OPERATIONS IN SELLERSBURG!



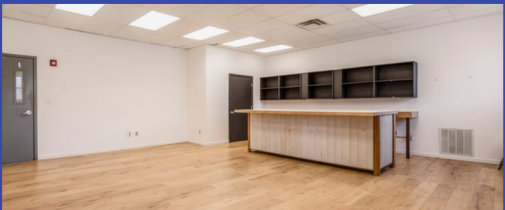
OVERVIEW

Discover Your Ideal Business Space in Sellersburg! Are you on the hunt for the perfect, affordable location to kickstart your venture or expand your operations? Look no further! This exceptional space offers everything you need and more.

Features: A generous total of 3100 sq. ft. awaits, featuring versatile options to suit your business needs. Choose from four 500 sq. ft. offices, one 1000 sq. ft. office, and one cozy 100 sq. ft. office, providing ample room for productivity and creativity. Enjoy hassle-free leasing with our inclusive gross lease package. All units are conveniently located upstairs, offering privacy and tranquility for focused work. Ample Parking: Say goodbye to parking woes with great parking spaces available for you and your team. Don't let this opportunity slip away! Secure your spot in this prime office rental space in Sellersburg today. Contact us now to schedule a viewing and make your business dreams a reality!



STEPHANIE WILSON
COMMERCIAL PROPERTIES



LIST REPORTS



11515 US 31, SELLERSBURG, IN 47172

AREA REPORT



CONVENIENT

This home is in a **convenient** area. Some daily errands in this location **require a car** and most major services are within **4 miles**.



GAS



ATM



CLEANERS



MEDICAL



PHARMACY



2.4
MILES

2.5
MILES

2.7
MILES

2.8
MILES

3.3
MILES



MOVIE THEATER



COFFEE



GYM

6.2
MILES

5.1
MILES

3.9
MILES

ListReports

DISCLAIMER: The information in this report is from third-party sources and its accuracy cannot be guaranteed.



11515 US 31, SELLERSBURG, IN 47172

OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR



GOLF COURSE
COVERED BRIDGE GOLF CLUB
1.9
MILES



PARK
CHARLESTOWN FAMILY ACTIVITIES PARK
5.3
MILES

10

GOLF COURSES



WITHIN
10 MILES

2

PARKS

ListReports

DISCLAIMER: The information in this report is from third-party sources and its accuracy cannot be guaranteed.

LIST REPORTS

 11515 US 31, SELLSBURG, IN 47172

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **2** private schools and **1** charter school within **5** miles.

PK-

HENRYVILLE
ELEMENTARY SCHOOL
ASSIGNED

2-5

SILVER CREEK
ELEMENTARY SCHOOL
NEARBY

6-8

SILVER CREEK MIDDLE
SCHOOL
NEARBY



 ListReports

DISCLAIMER: School data is provided by Great Schools, ATOM Data Solutions and other sources. It is intended for reference only. Contact the school district directly to verify enrollment eligibility.

 11515 US 31, SELLSBURG, IN 47172

FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **7** moderately priced restaurants and has an **average** variety of cuisines.

7

★★★★+
WITHIN 5 MILES



GOOD EATS BY CATEGORY

AMERICAN	1
ASIAN	1
INTERNATIONAL	1
PIZZA	1
ITALIAN	1
MEXICAN	1
FAST FOOD	1

 ListReports

DISCLAIMER: This information in this report is from third-party sources and its accuracy cannot be guaranteed.

Listed By



Stephannie Wilson

502.643.3062

s.realtorwilson2@gmail.com

buywithwilson.com