

1,539 SQ. FT. RETAIL BUILDING LOCATED ON BUSY HARD CORNER



103 E. Central Ave., LaGrange, IN 46761

- Great visibility and accessibility
- Located at the corner of IN 9 and US 20
- Corner lot is 0.34 acres
- Ideal for coffee shop, hair salon or small cafe
- Sale price: \$160,000 (\$103.96/sf)



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PROPERTY INFORMATION

BUILDING LOCATION/ZONING/SIZE

Street Address	103 E. Central Ave.
City, State, Zip	LaGrange, IN 46761
County/Township	LaGrange/Bloomfield
City Limits	Inside
Zoning	B2/Neighborhood Business District
Total Building Size	1,539 SF
Site Acreage	0.34 Acre

PRICE/AVAILABILITY

Sale Price	\$160,000.00
Sale Price/SF	\$103.96
Availability	Immediately

BUILDING DATA

Date of Construction	1987
HVAC	Central

UTILITIES

Electric Supplier	NIPSCO
Natural Gas Source	NIPSCO
Water & Sewer	City of Lagrange

POPULATION DEMOGRAPHICS

1 Mile	733
5 Miles	10,248
10 Miles	32,410

PROPERTY TAXES

Parcel Number	44-07-19-300-003.005-002
Assessment: Land	\$42,300
Improvements	\$6,600
Total Assessment	\$48,900
Annual Taxes	\$1,252.68 (\$0.81/sf)
Tax Year	2019 payable 2020

PARKING/TRANSPORTATION

Parking Lot	Asphalt
Major Road Nearest Site	US Hwy. 20



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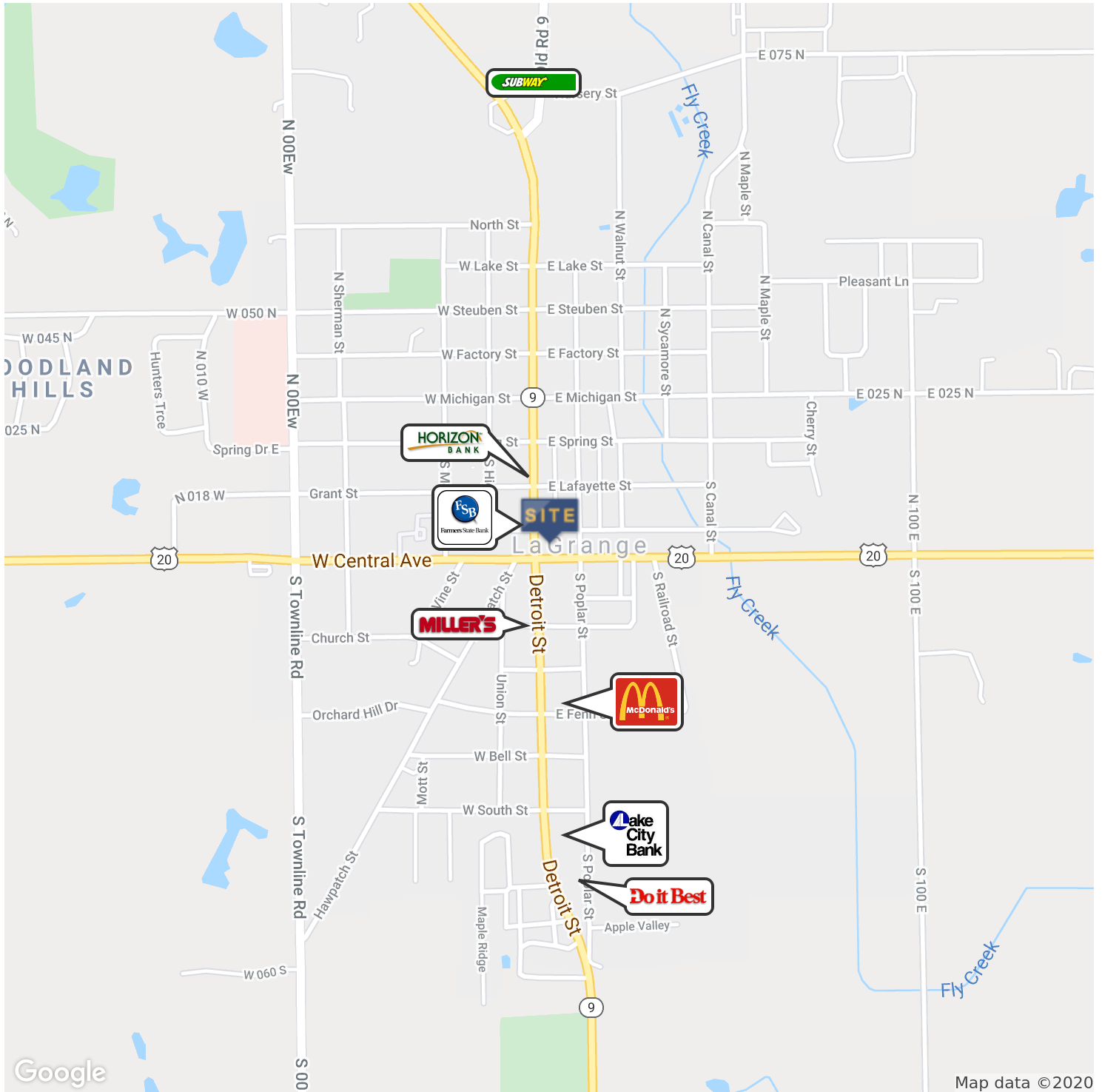
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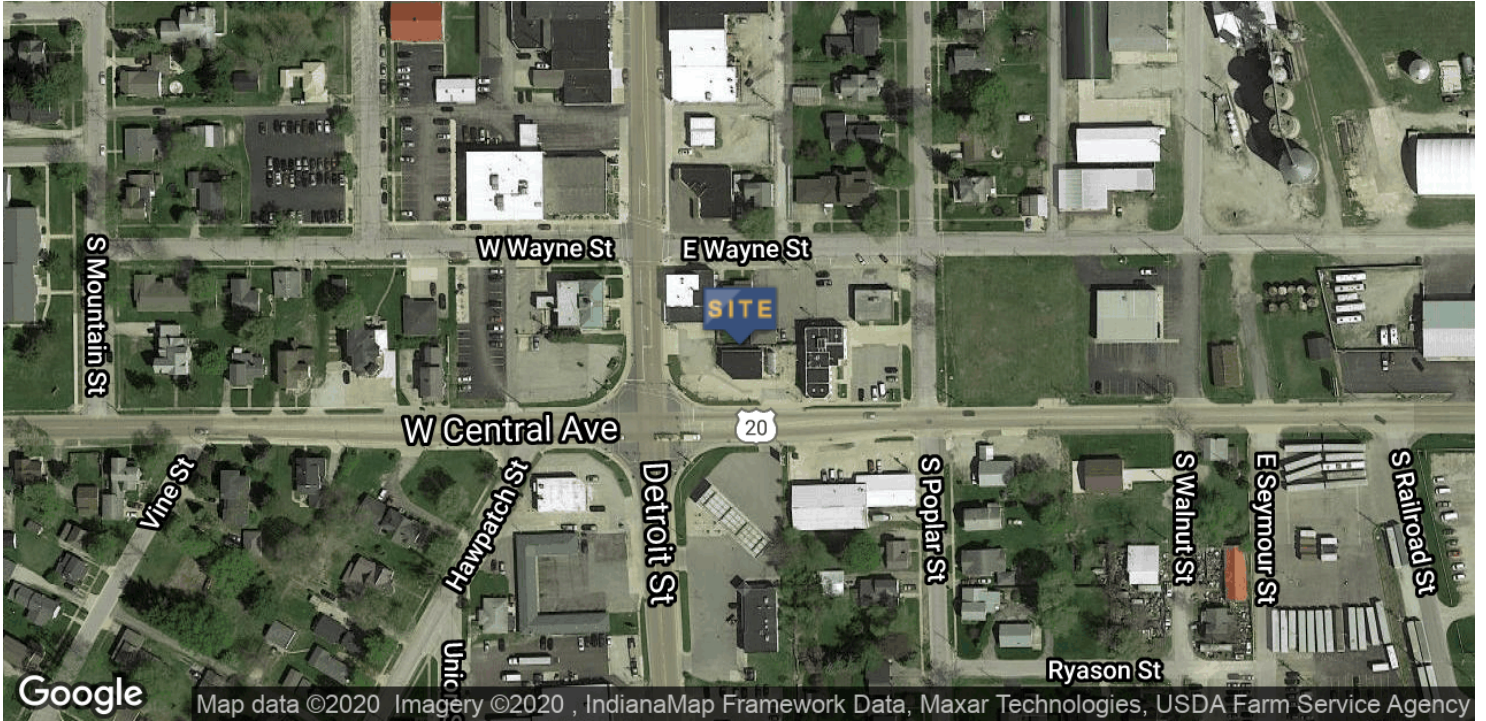
RETAILER MAP



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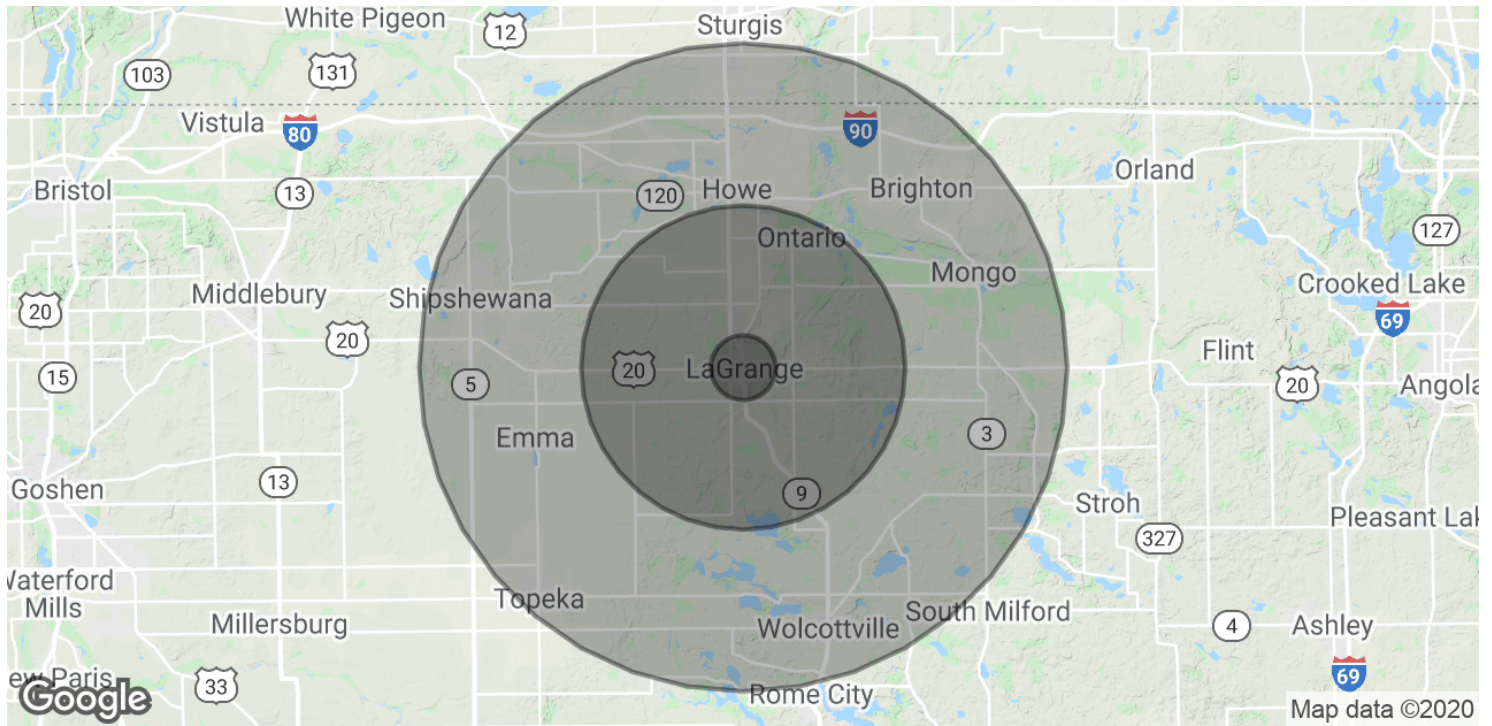
LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	733	10,248	32,410
Average age	31.3	31.0	32.0
Average age (Male)	30.5	30.3	31.6
Average age (Female)	33.3	33.2	33.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	259	3,523	11,064
# of persons per HH	2.8	2.9	2.9
Average HH income	\$50,385	\$52,013	\$55,094
Average house value	\$123,690	\$125,093	\$172,659

* Demographic data derived from 2010 US Census



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