



REDUCED! For Sale - Industrial

2002 Main St. (SR 66) | Tell City, IN 47586

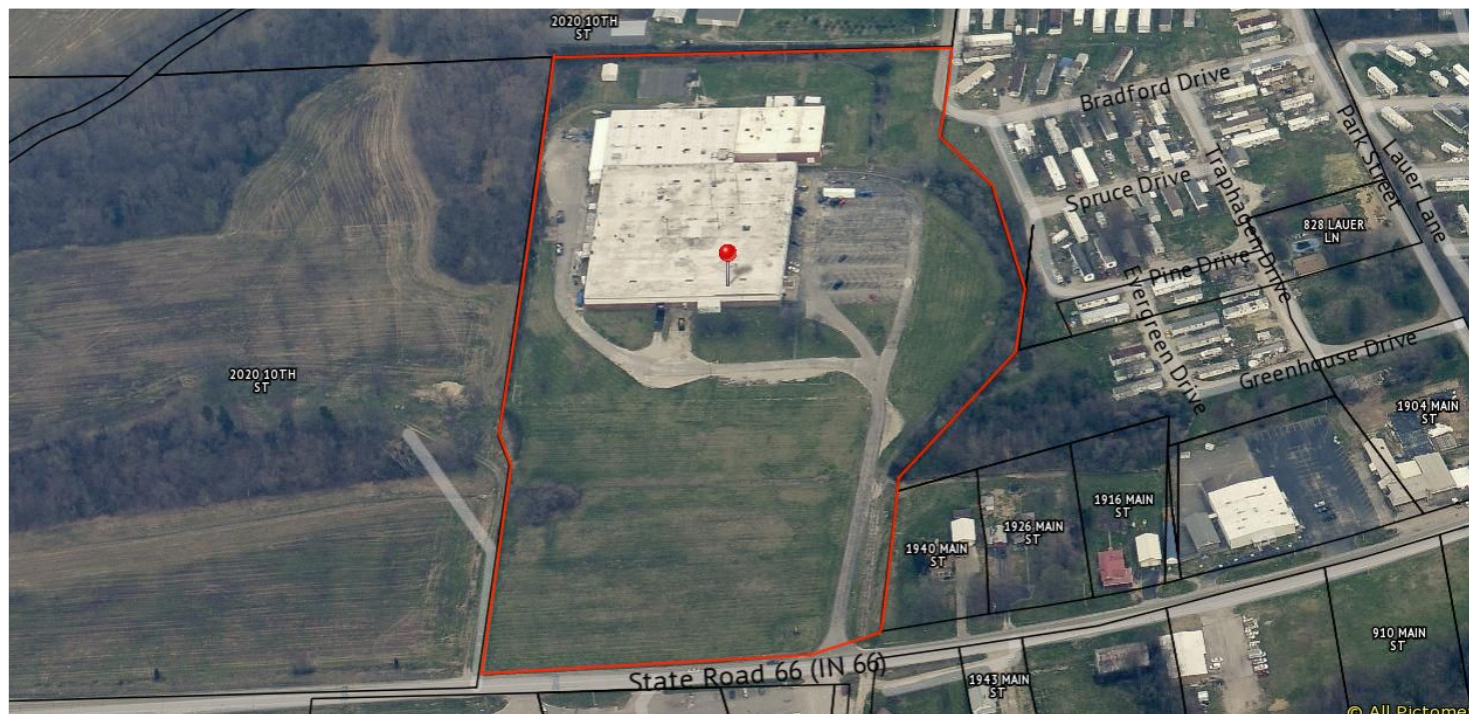
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Woodward Commercial Realty, Inc.
4763 Rosebud Lane

Newburgh, IN 47630

HIGHLIGHTS

- Well-maintained Industrial facility located in Tell City, IN. Recently occupied by Parker-Hannifin
- Strategically situated between Louisville, KY and Evansville, IN. Located on SR 66 with easy access to SR 37 and I-64
- ±111,000 SF of warehouse and ±5,000 SF of office
- Rail Spur on-site with access to Hoosier Southern RR, but not currently in operation
- Major employers include Waupaca Foundry, ATTC Manufacturing, Mulzer Crushed Stone, Meggitt, Perry County Memorial Hospital

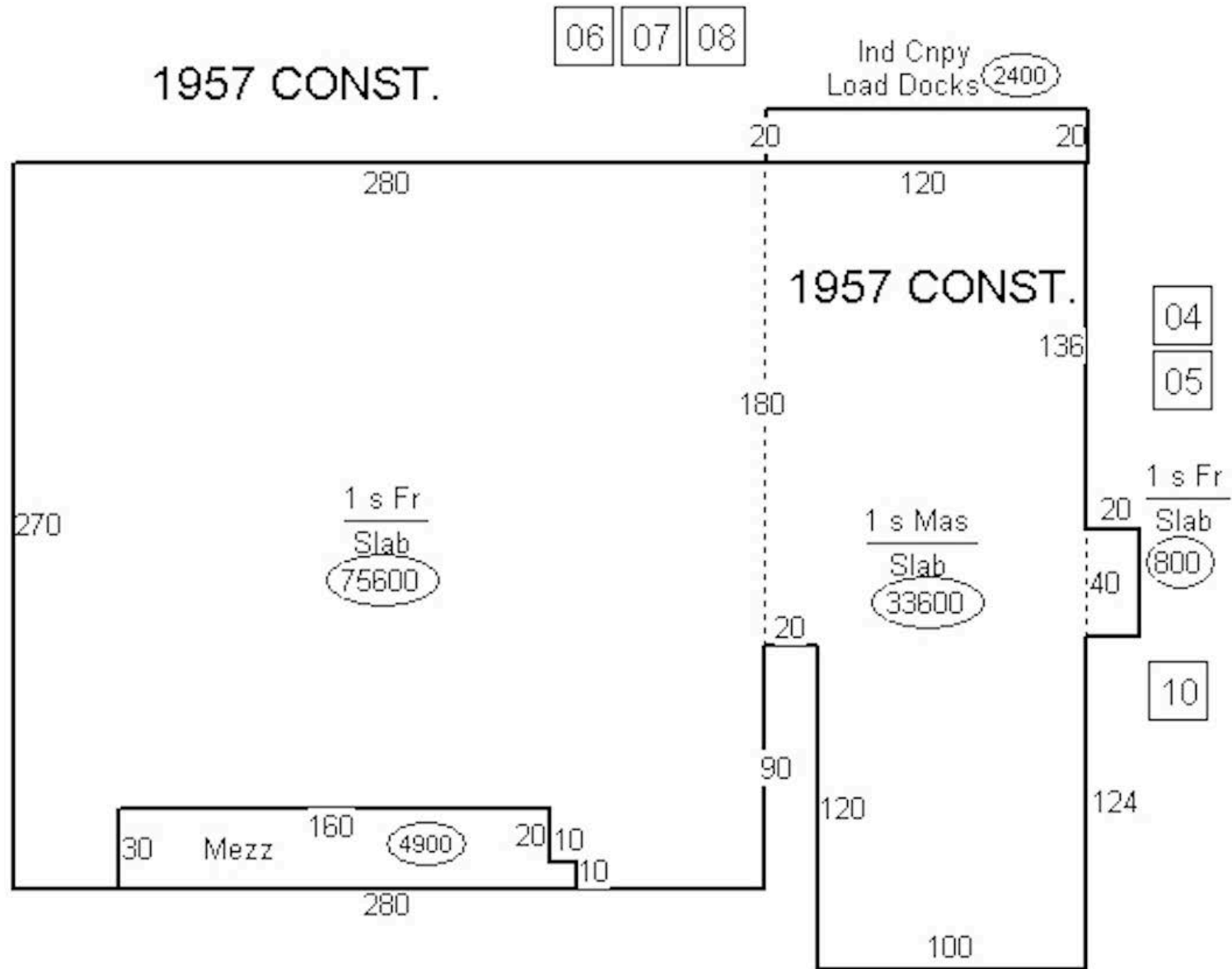


PROPERTY DETAILS

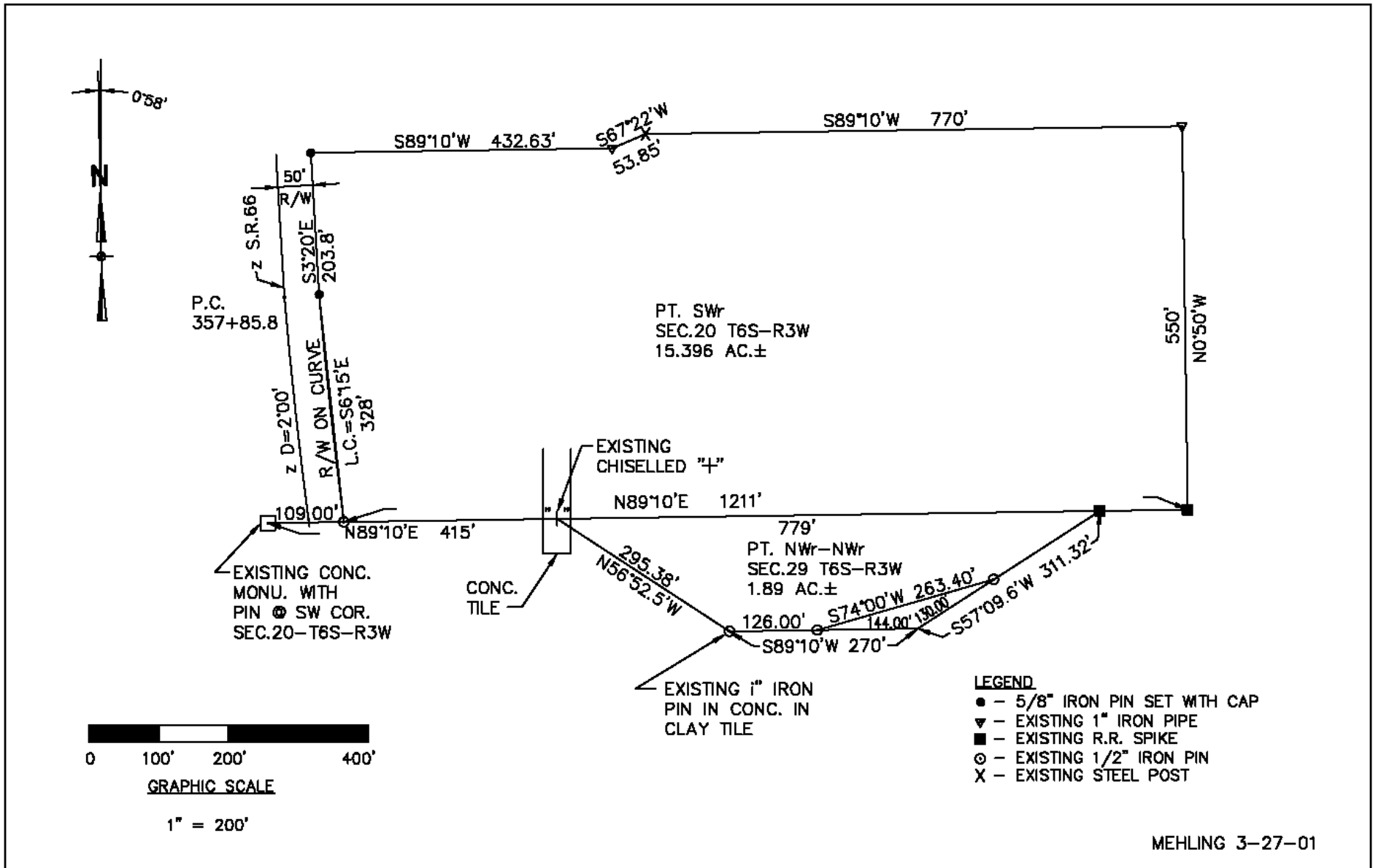
Price:	\$2,295,000 \$1,740,000 (\$15.00/SF)
Building Size:	±116,000 SF
Land Size:	15.4 Acres
Age:	1957
Construction:	Steel/Block/Brick/Metal
Roof:	Single-Ply Membrane
Docks:	5 (4 Flush; 1 Recessed)
Zoning:	M-1
Parking Spaces:	±115
Ceiling Height:	20' - 18' Clear
Sprinklered:	Yes (Wet)
Power:	600A/460V/3-Phase



BUILDING SKETCH



SURVEY





Executive Summary

2002 Main St, Tell City, Indiana, 47586
 Ring Bands: 0-10, 10-20, 20-30 mile radii

Prepared By: Chris Jackson, CCIM, SIOR
 Latitude: 37.97074
 Longitude: -86.77188

DEMOGRAPHICS

	0 - 10 mile	10 - 20 mile	20 - 30 mile
Population			
2000 Population	21,977	41,880	138,135
2010 Population	22,191	42,845	144,253
2020 Population	22,335	44,017	150,690
2025 Population	22,319	44,443	153,754
2000-2010 Annual Rate	0.10%	0.23%	0.43%
2010-2020 Annual Rate	0.06%	0.26%	0.43%
2020-2025 Annual Rate	-0.01%	0.19%	0.40%
2020 Male Population	49.9%	51.9%	49.1%
2020 Female Population	50.1%	48.1%	50.9%
2020 Median Age	42.9	42.3	41.4

In the identified area, the current year population is 150,690. In 2010, the Census count in the area was 144,253. The rate of change since 2010 was 0.43% annually. The five-year projection for the population in the area is 153,754 representing a change of 0.40% annually from 2020 to 2025. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 42.9, compared to U.S. median age of 38.5.

Race and Ethnicity

	0 - 10 mile	10 - 20 mile	20 - 30 mile
2020 White Alone	96.2%	94.8%	91.1%
2020 Black Alone	1.1%	1.8%	3.8%
2020 American Indian/Alaska Native Alone	0.4%	0.2%	0.2%
2020 Asian Alone	0.5%	0.3%	0.6%
2020 Pacific Islander Alone	0.0%	0.0%	0.1%
2020 Other Race	0.4%	1.4%	1.9%
2020 Two or More Races	1.4%	1.5%	2.3%
2020 Hispanic Origin (Any Race)	1.5%	3.0%	3.9%

Persons of Hispanic origin represent 3.9% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 23.0 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

	0 - 10 mile	10 - 20 mile	20 - 30 mile
2020 Wealth Index	60	74	65
2000 Households	8,869	14,857	54,326
2010 Households	9,094	15,644	57,544
2020 Total Households	9,185	16,272	60,494
2025 Total Households	9,187	16,482	61,868
2000-2010 Annual Rate	0.25%	0.52%	0.58%
2010-2020 Annual Rate	0.10%	0.38%	0.49%
2020-2025 Annual Rate	0.00%	0.26%	0.45%
2020 Average Household Size	2.38	2.60	2.43

The household count in this area has changed from 57,544 in 2010 to 60,494 in the current year, a change of 0.49% annually. The five-year projection of households is 61,868, a change of 0.45% annually from the current year total. Average household size is currently 2.43, compared to 2.45 in the year 2010. The number of families in the current year is 40,082 in the specified area.



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DEMOGRAPHICS

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Mortgage Income			
2020 Percent of Income for Mortgage	10.0%	10.3%	11.1%
Median Household Income			
2020 Median Household Income	\$51,222	\$58,260	\$51,776
2025 Median Household Income	\$54,006	\$62,187	\$54,195
2020-2025 Annual Rate	1.06%	1.31%	0.92%
Average Household Income			
2020 Average Household Income	\$63,235	\$72,696	\$66,083
2025 Average Household Income	\$69,506	\$79,784	\$71,755
2020-2025 Annual Rate	1.91%	1.88%	1.66%
Per Capita Income			
2020 Per Capita Income	\$25,768	\$27,003	\$26,583
2025 Per Capita Income	\$28,365	\$29,713	\$28,927
2020-2025 Annual Rate	1.94%	1.93%	1.70%

Households by Income

Current median household income is \$51,776 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$54,195 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$66,083 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$71,755 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$26,583 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$28,927 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	238	231	209
2000 Total Housing Units	9,852	16,361	59,868
2000 Owner Occupied Housing Units	6,941	12,669	39,756
2000 Renter Occupied Housing Units	1,928	2,188	14,569
2000 Vacant Housing Units	983	1,504	5,543
2010 Total Housing Units	10,212	17,248	64,204
2010 Owner Occupied Housing Units	6,891	13,022	41,144
2010 Renter Occupied Housing Units	2,203	2,622	16,400
2010 Vacant Housing Units	1,118	1,604	6,660
2020 Total Housing Units	10,556	18,091	67,663
2020 Owner Occupied Housing Units	6,771	13,293	42,304
2020 Renter Occupied Housing Units	2,414	2,979	18,191
2020 Vacant Housing Units	1,371	1,819	7,169
2025 Total Housing Units	10,709	18,479	69,341
2025 Owner Occupied Housing Units	6,772	13,455	43,240
2025 Renter Occupied Housing Units	2,415	3,028	18,628
2025 Vacant Housing Units	1,522	1,997	7,473

Currently, 62.5% of the 67,663 housing units in the area are owner occupied; 26.9%, renter occupied; and 10.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 64,204 housing units in the area - 64.1% owner occupied, 25.5% renter occupied, and 10.4% vacant. The annual rate of change in housing units since 2010 is 2.36%. Median home value in the area is \$137,357, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.37% annually to \$154,407.



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