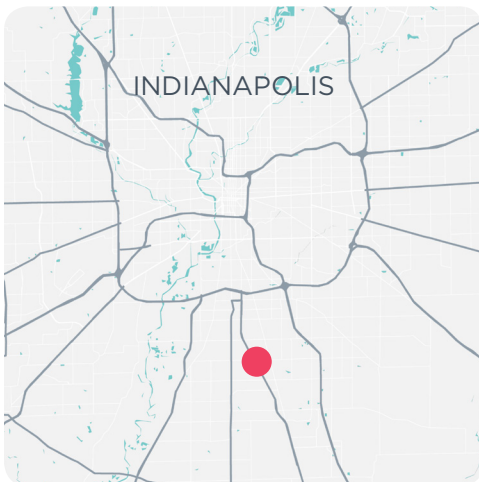


FOR SALE // HIGH TRAFFIC AREA OFFICE SPACE



AVAILABLE SPACE

1,630 SF on .46 Acre

SALE PRICE

\$320,000

Renovated in 2016 - 3 offices, conference room, two restrooms, one ADA compliant, reception area, storage space - with room for expansion.

- + Great visibility on US 31 - 52,000 vehicles per day
- + Garage that can easily be turned into additional office space or storage
- + On hard corner of US 31 with access both North and South
- + One story building with a ramp
- + Zoned C-1 (Retail C-3 variance potential)

MELISSA BLACKWELL

Senior Associate

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US 31
VPD: 52,000



DEMOGRAPHICS*

	1 MILE	3 MILES	5 MILES
Population	15,233	83,118	200,446
Households	6,754	34,767	80,196
Average HH Income	\$47,949	\$74,906	\$76,126
Median Age	35.7	38.8	36.1

*SitesUSA 2018 Estimated

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in #growIndiana

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