NNN FULLY LEASED **INVESTMENT OPPORTUNITY**



FOR SALE // FULLY LEASED RETAIL BUILDING

96 West Main Street // Richmond, IN 47374



Net leased building includes extensive machine shop with ancillary equipment. Building has been occupied by an auto parts store and machine shop for 75 years. <u>41</u>

LEASE DETAILS

NNN lease to Advance Auto

+ Lease expires: October 31, 2021

+ Monthly rental: \$3,220

+ Annual rental: \$38.640

+ Lease available for review

+ Sale Price: \$325,000

PROPERTY DETAILS

+ 11,725 square feet

+ 0.5 acre site

+ 36 parking spaces

+ Built in 1920



Ross Reller

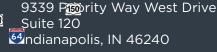
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RESOURCE Commercial Real Estate



DEMOGRAPHICS*

	1 Mile	3 Miles	5 Miles
Median Age	32.6	39.7	40.5
Population	11,652	37.867	45,159
Total Households	4,708	15,805	18,968
Median HHI (\$)	\$29,140	\$36,829	\$38,489
Average HHI (\$)	\$37,204	\$47,216	\$48,953
Median Home Value (\$)	\$76,618	\$97,702	\$103,095

*SitesUSA 2016 Estimated

CONTACT

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BUILDING PICTURE (PREVIOUS TENANT)

