

# 10610 RANDOLPH STREET, WINFIELD, IN 46307



For more information, please contact:

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 1,200 SF

**Lease Rate:** \$18.00 SF/yr (NNN)

**Lot Size:** 0.84 Acres

**Year Built:** 2008

**Building Size:** 8126 SF

### PROPERTY HIGHLIGHTS

- 1200 SF unit now available on Randolph Street
- Former pet grooming use
- Great exposure with pylon signage
- Ample Parking included with unit
- Easy access to I-65 (located 1/2 mile from 109th avenue)
- Close proximity to multiple new residential developments



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## ADDITIONAL PHOTOS



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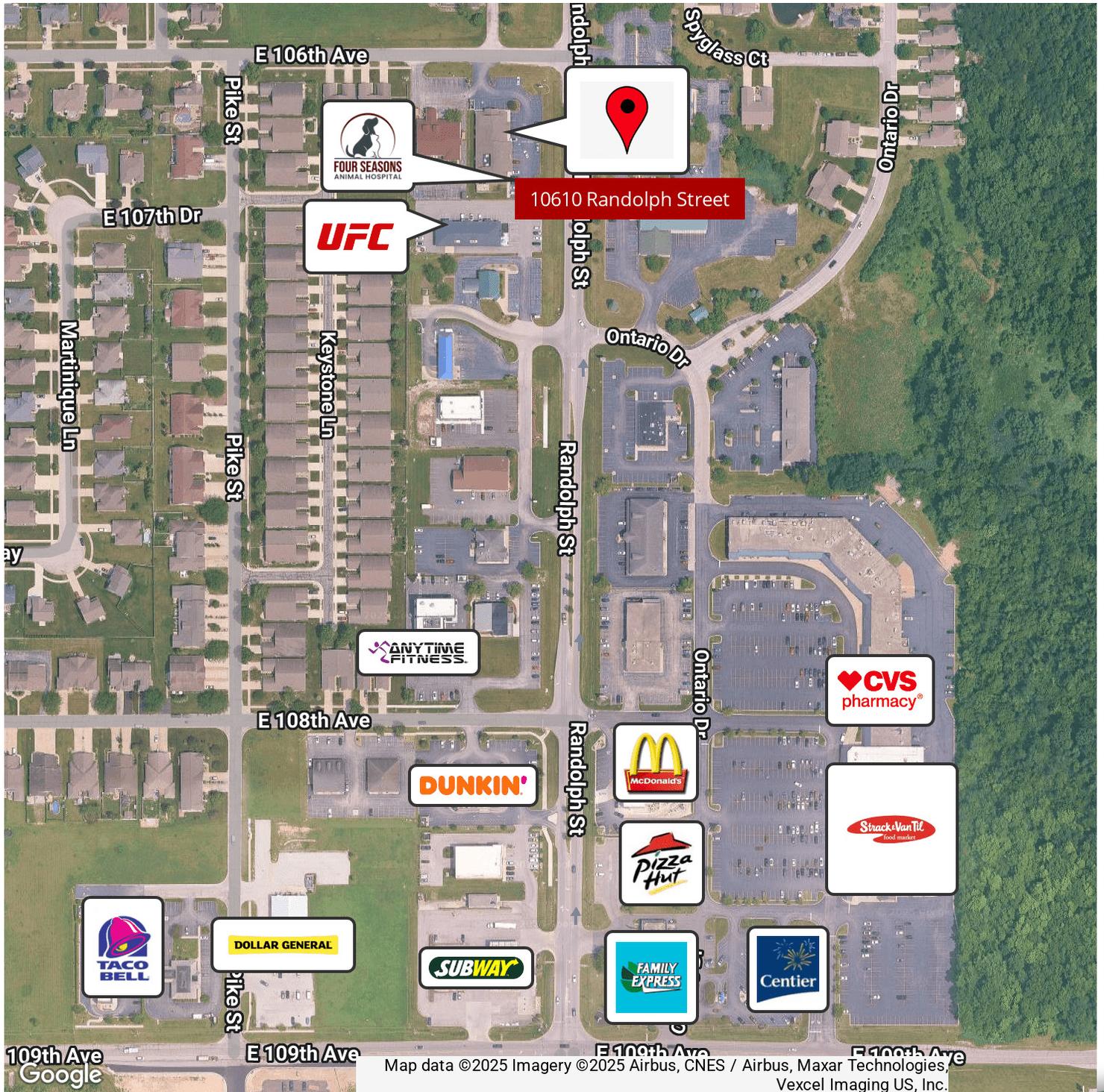
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WINFIELD MAP



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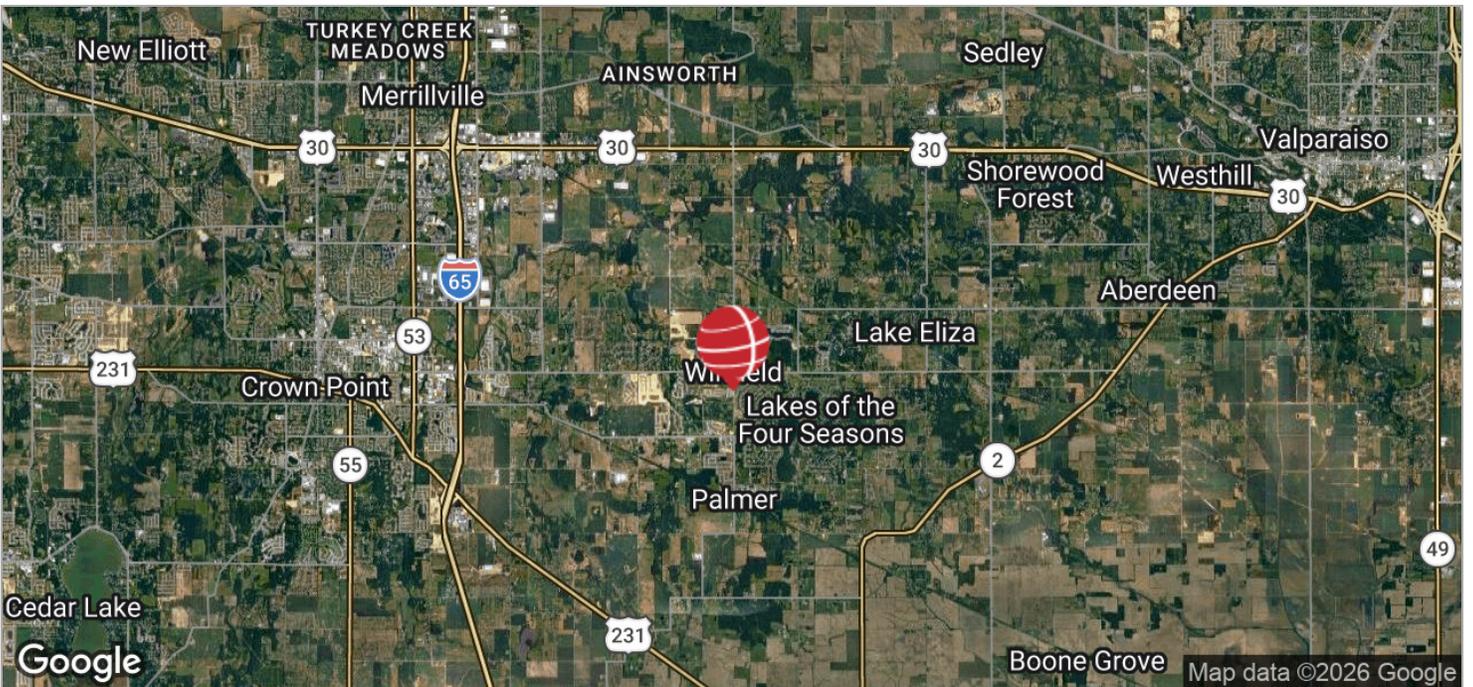
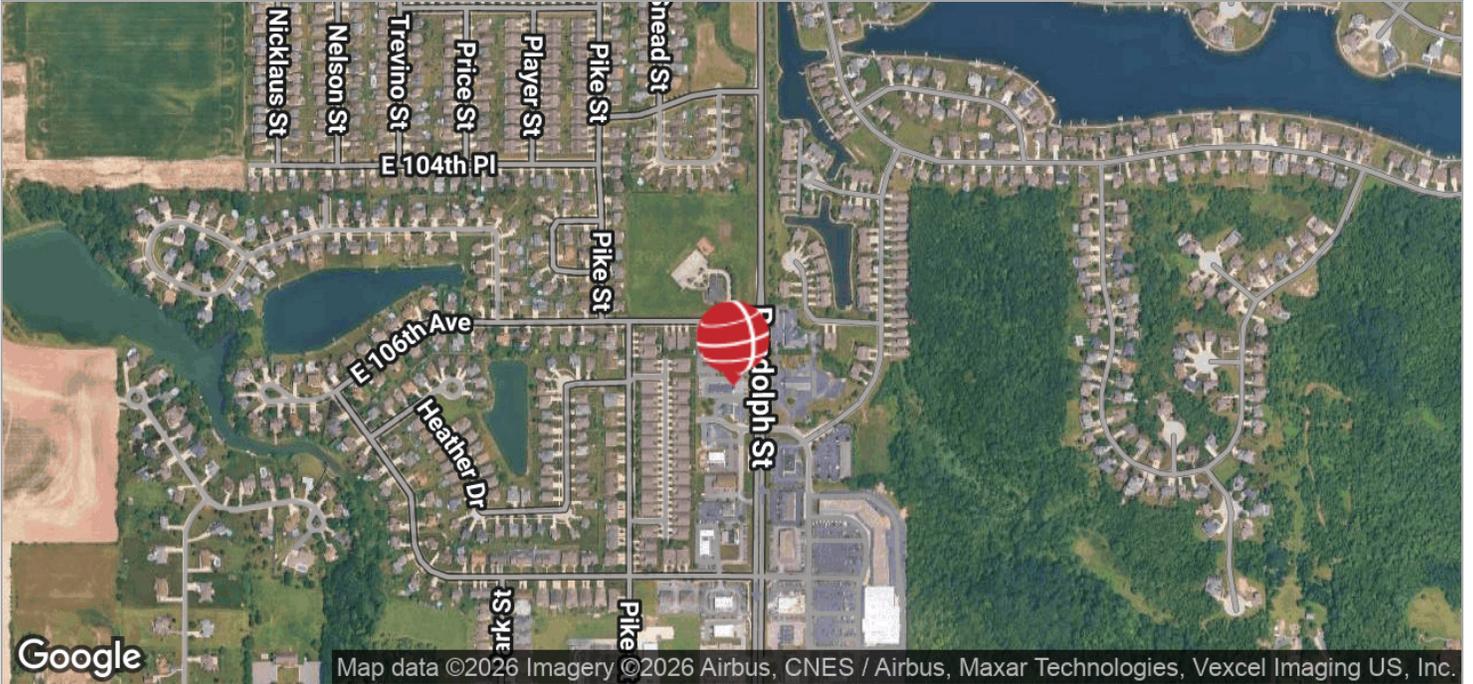
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## LOCATION MAPS



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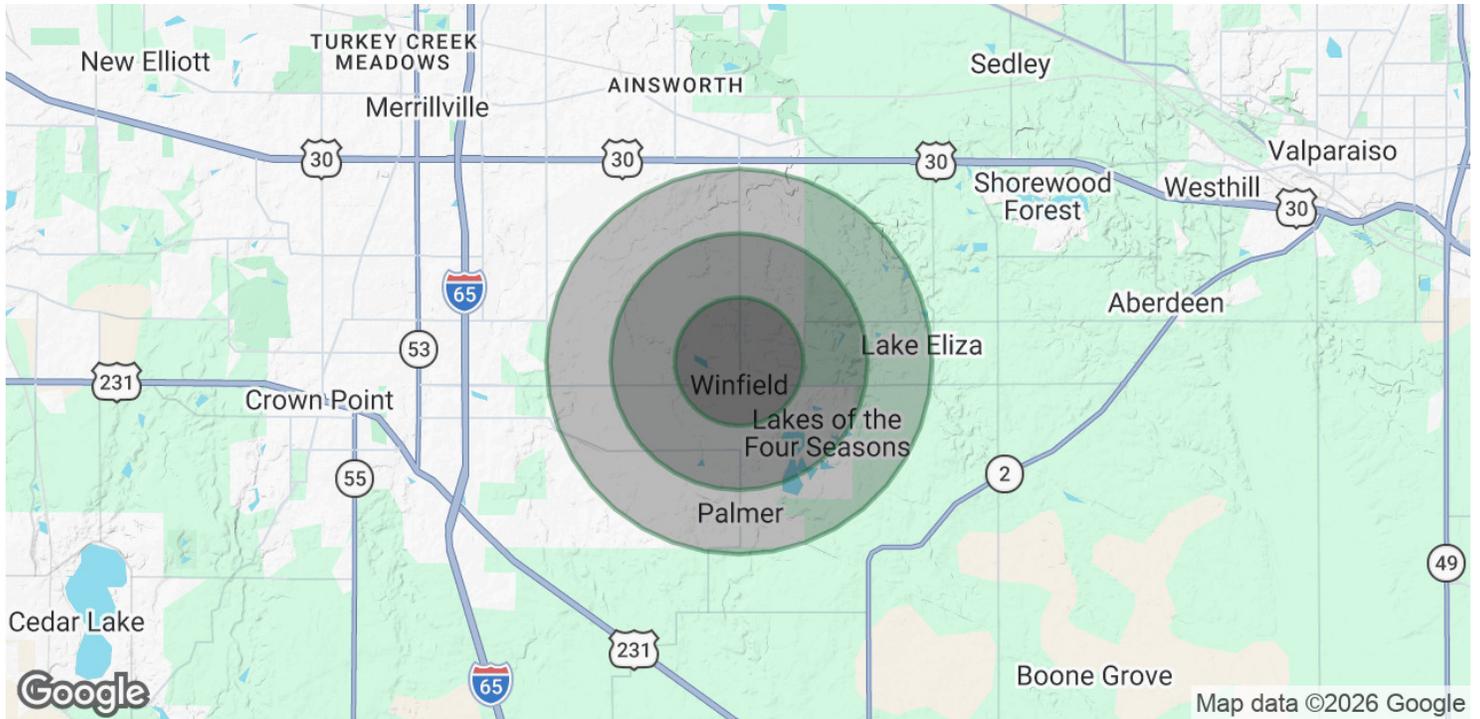
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

|                      | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 3,520  | 10,406  | 15,546  |
| Average Age          | 35.7   | 38.4    | 39.9    |
| Average Age (Male)   | 25.0   | 32.2    | 34.6    |
| Average Age (Female) | 38.5   | 40.2    | 40.8    |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,136     | 3,577     | 5,440     |
| # of Persons per HH | 3.1       | 2.9       | 2.9       |
| Average HH Income   | \$120,399 | \$105,946 | \$105,997 |
| Average House Value | \$286,039 | \$262,407 | \$268,654 |

\* Demographic data derived from 2020 ACS - US Census

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