

# KROGER OUTLOT AVAILABLE

GROUND LEASE • BUILD TO SUIT • FOR SALE

120 S Memorial Dr, New Castle, IN 47362



**SITE**

**Kroger**

**Walgreens**

8,203 VPD

Broad St

S Memorial Dr

**Applebee's**  
GRILL + BAR

**CVS**  
pharmacy

19,070 VPD

**verizon**  
authorized retailer

**Hardee's**

**DOLLAR TREE**

**O'Reilly's**

7,520 VPD



**KR KINGDOM REALTY**

Ben Sullivan • Ben@kingdomrealty.CO • (317) 450-9281



# KROGER OUTLOT AVAILABLE

GROUND LEASE • BUILD TO SUIT • FOR SALE

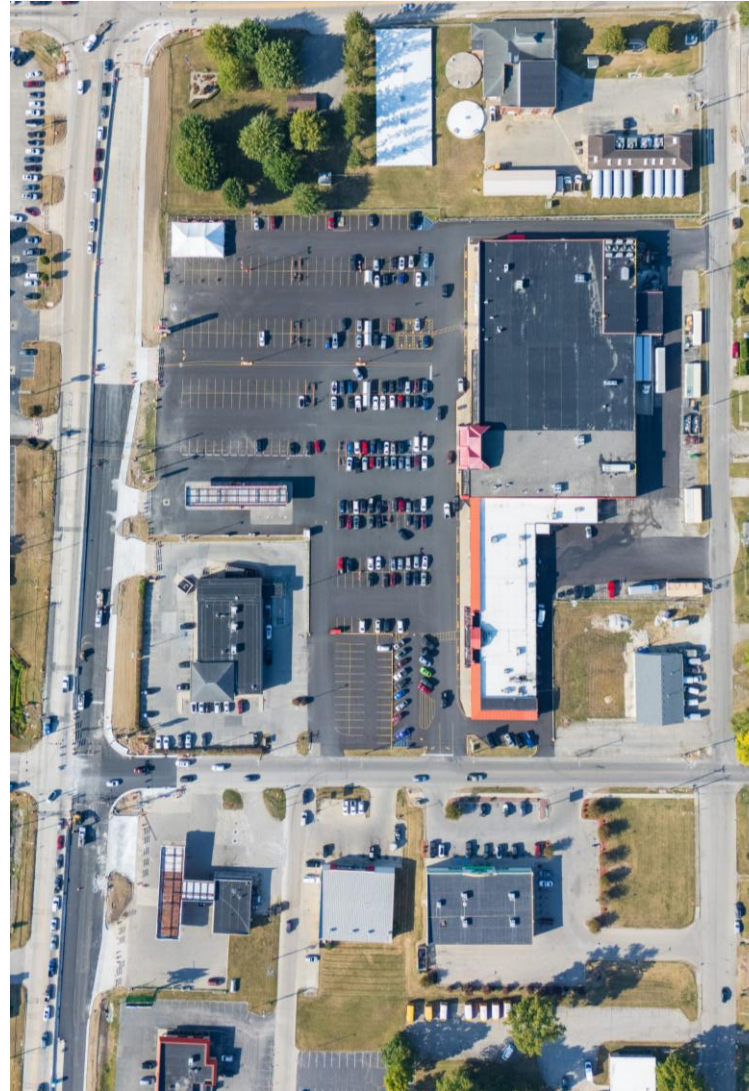
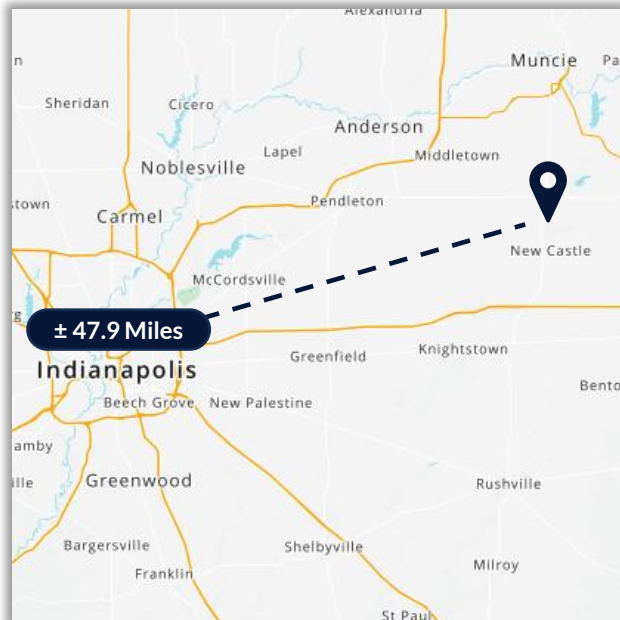
120 S Memorial Dr, New Castle, IN 47362



Ben Sullivan • Ben@kingdomrealty.CO • (317) 450-9281

## PROPERTY HIGHLIGHTS:

- Centrally located at “Main & Main” on premier New Castle retail corridor.
- Ideally situated close to signalized hard corner with elite visibility to 27,273 VPD.
- Outparcel to dominant, national grocer.
- C2 Zoning allows for most commercial uses.





# KROGER OUTLOT AVAILABLE

GROUND LEASE • BUILD TO SUIT • FOR SALE

120 S Memorial Dr, New Castle, IN 47362

## AERIAL & DEMOS



DEMOGRAPHICS	3-MILE	5-MILE	10-MILE
POPULATION			
Population	26,137	29,274	38,954
HOUSEHOLDS			
Households	9,910	11,086	14,934
INCOME			
Avg Household Income	\$60,289	\$62,199	\$66,804
Median Household Income	\$50,353	\$51,386	\$54,273





Kroger  
**SITE** 

Walgreens

DOLLAR TREE

O'Reilly

LONG JOHN SILVER'S

CVS  
pharmacy

Hardee's

verizon  
authorized retailer

Applebee's  
GRILL + BAR

FIRST

Wendy's

BIG TIRES

Culver's

bealls

AutoZone

ACE  
The helpful place.

RURAL KING  
EST'D 1960  
AMERICA'S FARM & HOME STORE

ALDI

jiffylube

SUBWAY

ADVANCE  
AUTO PARTS

BURGER KING

SMOOTHIE KING

McDonald's

KFC

DUNKIN'

Arby's

SCOOTERS

BUFFALO WILD WINGS

goodwill

FAMILY DOLLAR

ANYTIME FITNESS

HARBOR FREIGHT

TACO BELL