



8839 S US 31

Edinburgh, IN 46124

For Sale



PROPERTY DESCRIPTION

Situated along the bustling US 31 retail corridor, the area offers a prime location for a Retail/Street Retail investor. Boasting a strong sense of community and a steady flow of visitors, the location presents an exceptional opportunity for commercial development. Nearby attractions such as the Edinburgh Premium Outlets and Camp Atterbury draw in a steady stream of shoppers, making the area an enticing prospect for retail businesses. Enjoy the small-town charm with big business potential in this thriving commercial hub.

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	0.61 Acres

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	4,344	22,146	58,503
Total Population	10,989	56,118	149,576
Average HH Income	\$81,063	\$101,736	\$101,731

BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com

Jeff Marchio • Sr. Vice President - Managing Broker • 317.432.5361 • jeff@tharprealty.com

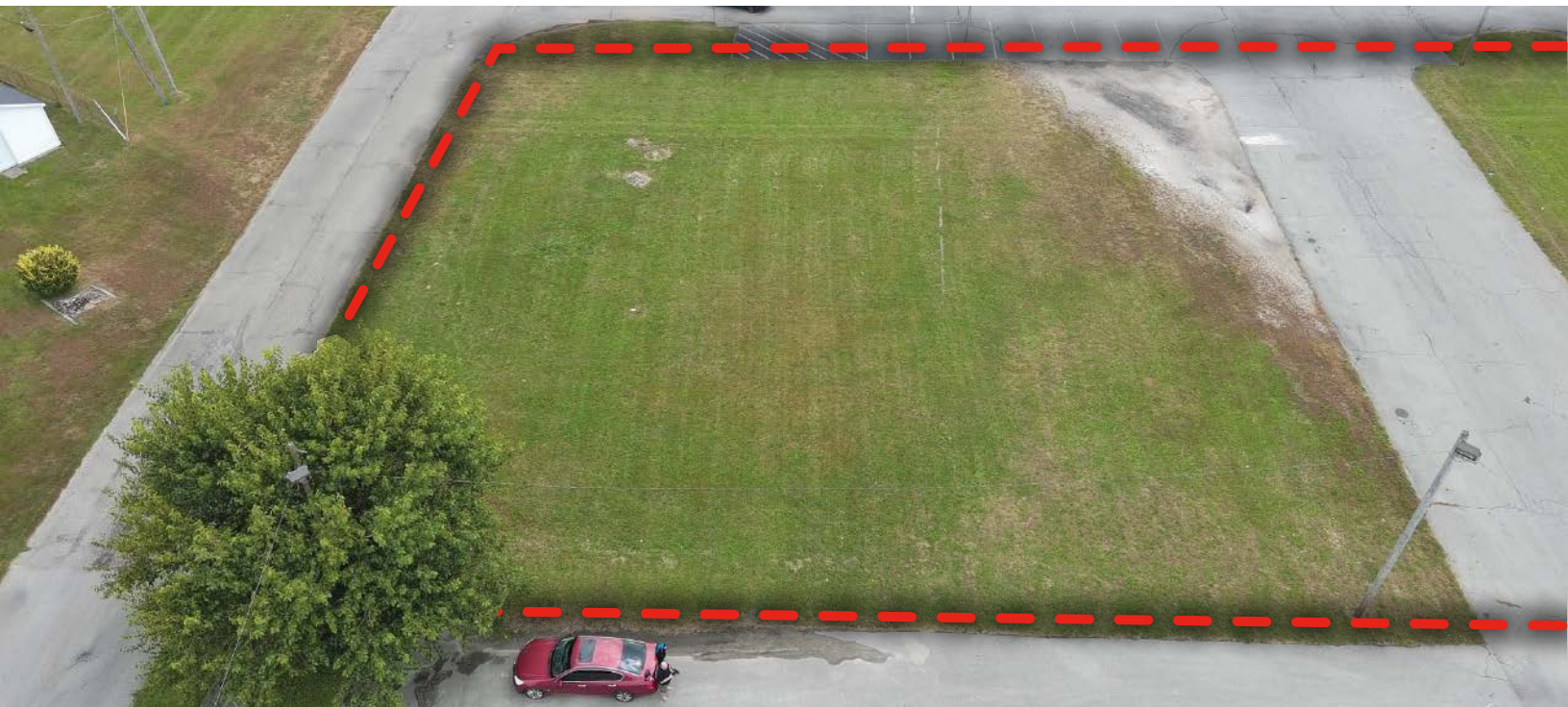
Crystal Kennard • Vice President, Brokerage • 317.418.2464 • ckennard@tharprealty.com



8839 S US 31

Edinburgh, IN 46124

For Sale



BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com

Jeff Marchio • Sr. Vice President - Managing Broker • 317.432.5361 • jeff@tharprealty.com

Crystal Kennard • Vice President, Brokerage • 317.418.2464 • ckennard@tharprealty.com

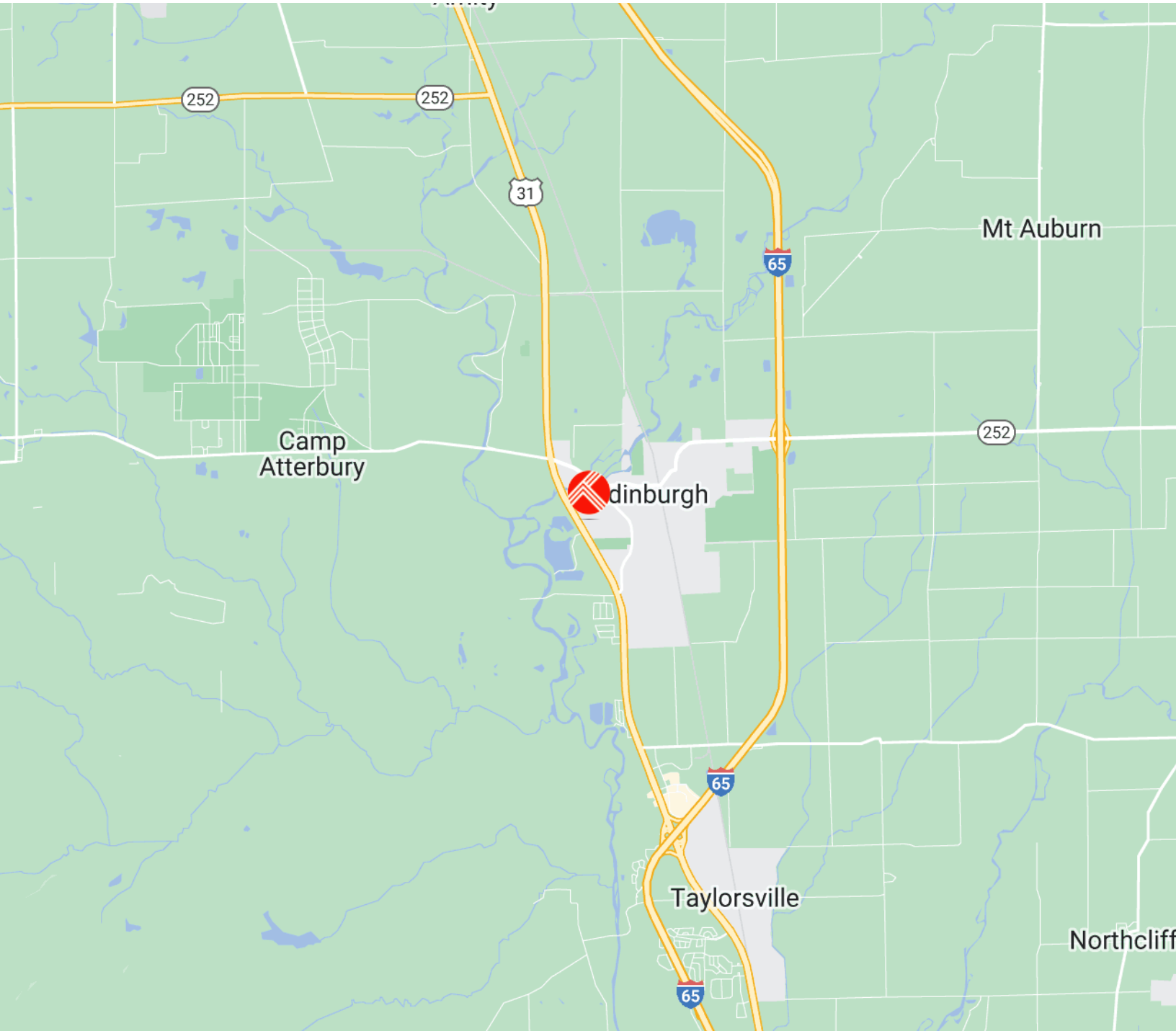


8839 S US 31

Edinburgh, IN 46124

For Sale

Regional Map



BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com

Jeff Marchio • Sr. Vice President - Managing Broker • 317.432.5361 • jeff@tharprealty.com

Crystal Kennard • Vice President, Brokerage • 317.418.2464 • ckennard@tharprealty.com

Surrounding Businesses



BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com

Jeff Marchio • Sr. Vice President - Managing Broker • 317.432.5361 • jeff@tharprealty.com

Crystal Kennard • Vice President, Brokerage • 317.418.2464 • ckennard@tharprealty.com

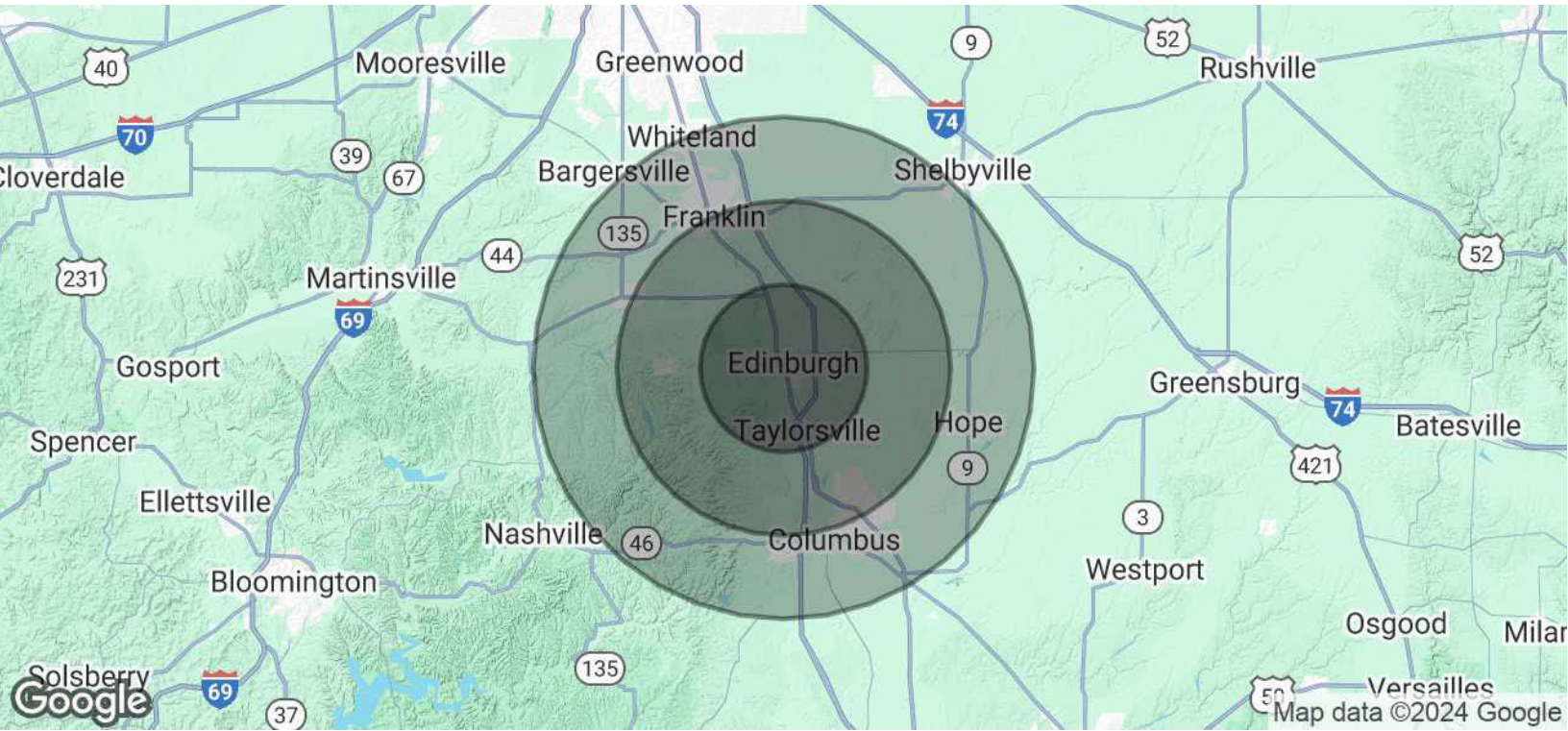


8839 S US 31

Edinburgh, IN 46124

For Sale

Demographics



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	10,989	56,118	149,576
Average Age	40	41	40
Average Age (Male)	39	39	39
Average Age (Female)	41	42	41
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	4,344	22,146	58,503
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$81,063	\$101,736	\$101,731
Average House Value	\$218,266	\$275,738	\$270,599

Demographics data derived from AlphaMap

BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com

Jeff Marchio • Sr. Vice President - Managing Broker • 317.432.5361 • jeff@tharprealty.com

Crystal Kennard • Vice President, Brokerage • 317.418.2464 • ckennard@tharprealty.com