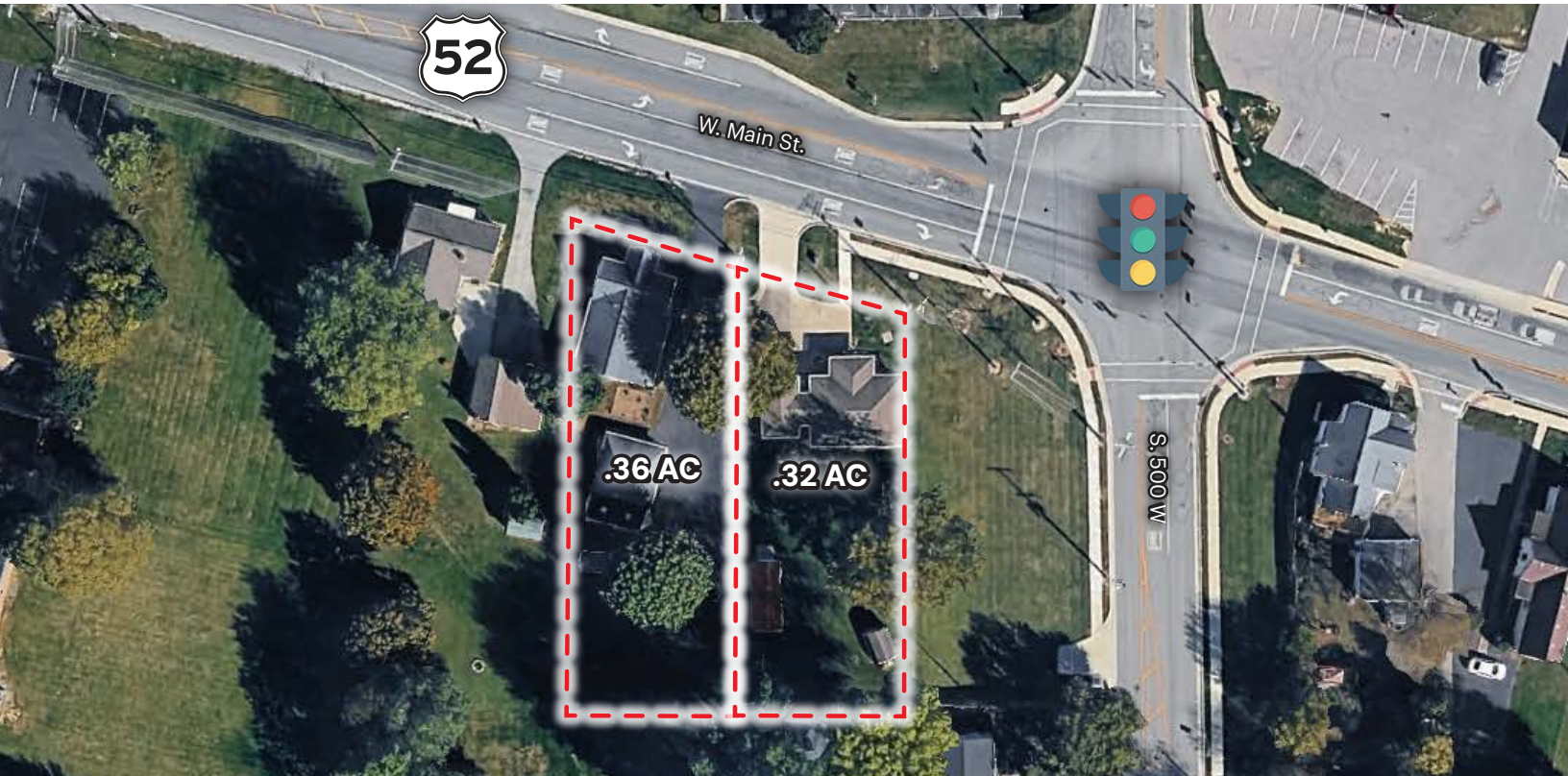




5023-5037 US 52
New Palestine, IN 46163



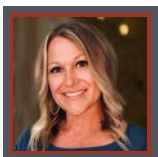
PROPERTY DESCRIPTION

Redevelopment opportunity in the heart of New Palestine. This 0.68-acre parcel offers excellent visibility surrounded by established neighborhoods and growing community amenities, this site presents strong potential for a small commercial development. One of Hancock County's most desirable and rapidly expanding areas.

OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	0.68 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	696	4,764	10,697
Total Population	1,829	12,640	28,335
Average HH Income	\$151,918	\$142,326	\$127,851



Crystal Kennard
VP, Brokerage
317.418.2464
ckennard@tharprealty.com





5023-5037 US 52
New Palestine, IN 46163



Looking North





5023-5037 US 52

New Palestine, IN 46163

Looking West



Looking East

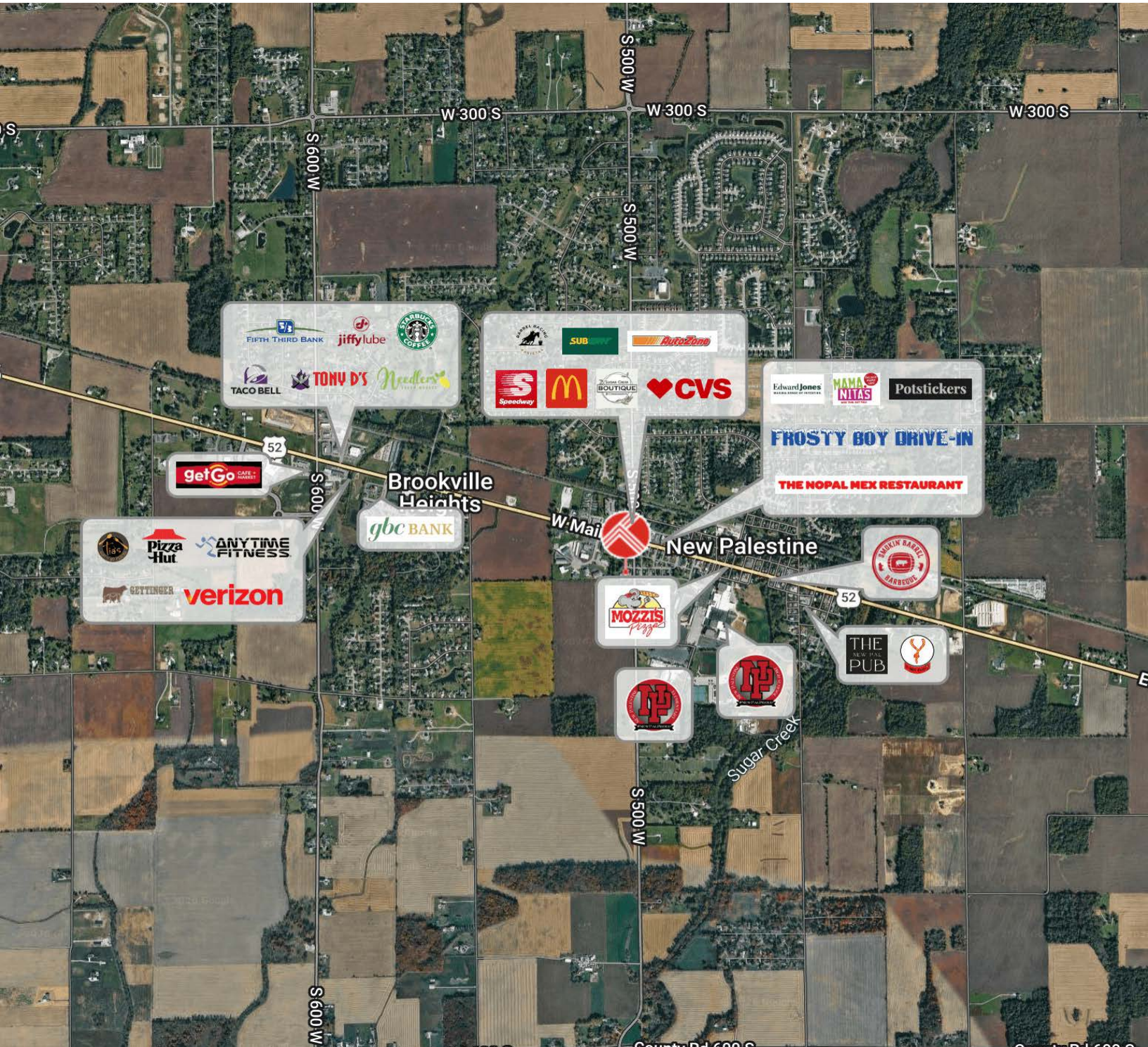




5023-5037 US 52

New Palestine, IN 46163

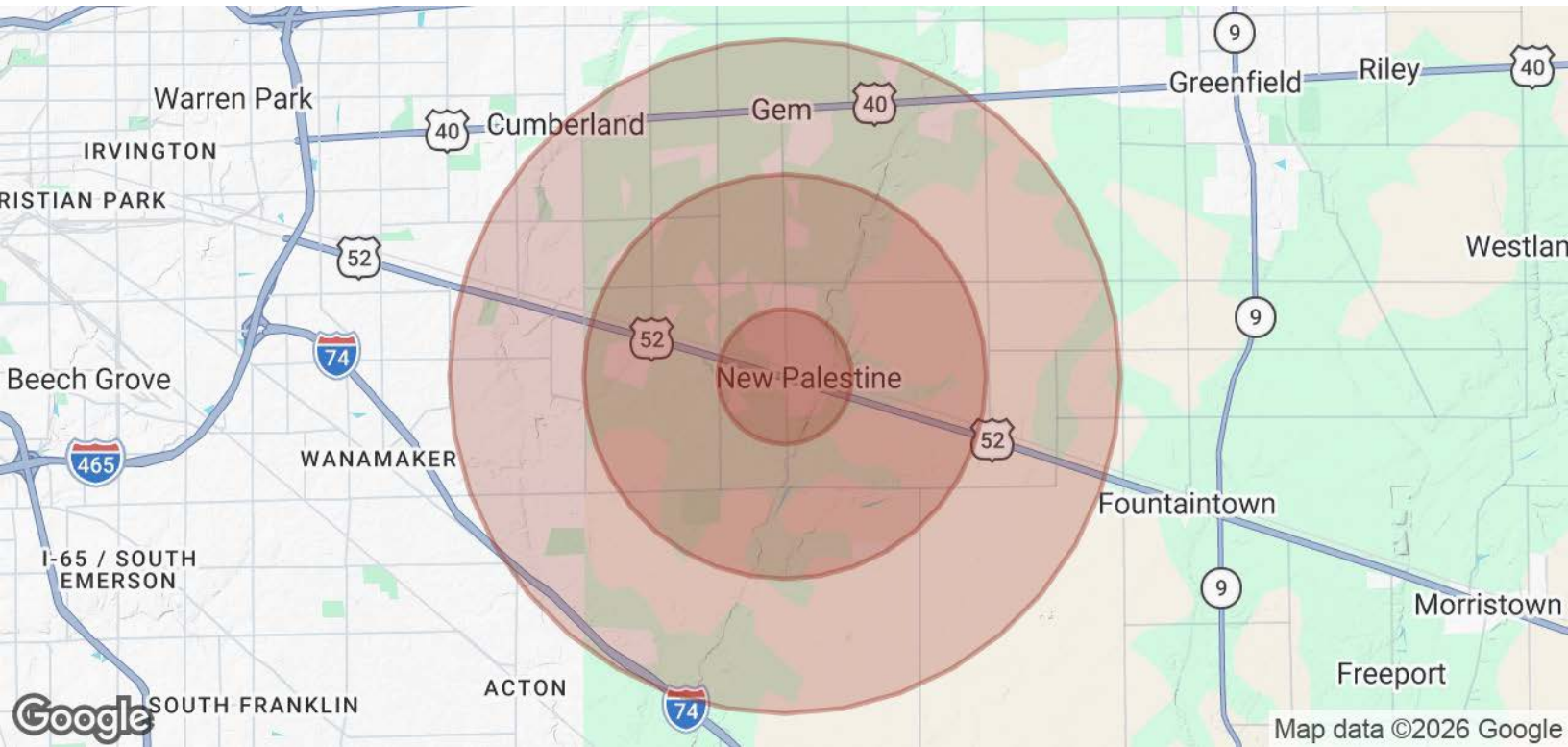
Surrounding Businesses





5023-5037 US 52
New Palestine, IN 46163

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,829	12,640	28,335
Average Age	44.2	42.0	40.6
Average Age (Male)	39.4	39.4	38.9
Average Age (Female)	47.4	44.0	42.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	696	4,764	10,697
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$151,918	\$142,326	\$127,851
Average House Value	\$357,469	\$337,897	\$321,191

2023 American Community Survey (ACS)

