



PROPERTY DESCRIPTION

Ground lease available in excellent location for Truck Parking, QSR, Retail, or Bank. Located on Finley Blvd adjacent to the new Mapco station with over 250' of frontage visible from I-65. Option to lease existing 150' x 200' fenced and graveled lot separately or ground lease the entire property.

PROPERTY HIGHLIGHTS

- Located at Finley Blvd Exit
- 16,000+ VPD on Finley
- 250' frontage
- 3 Mile Radius: 3,729 Businesses & 115,740 Employees

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1.3 Acres
Lot Size:	1.34 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,955	77,445	194,338
Total Population	4,635	139,497	390,274
Average HH Income	\$19,947	\$54,400	\$67,513

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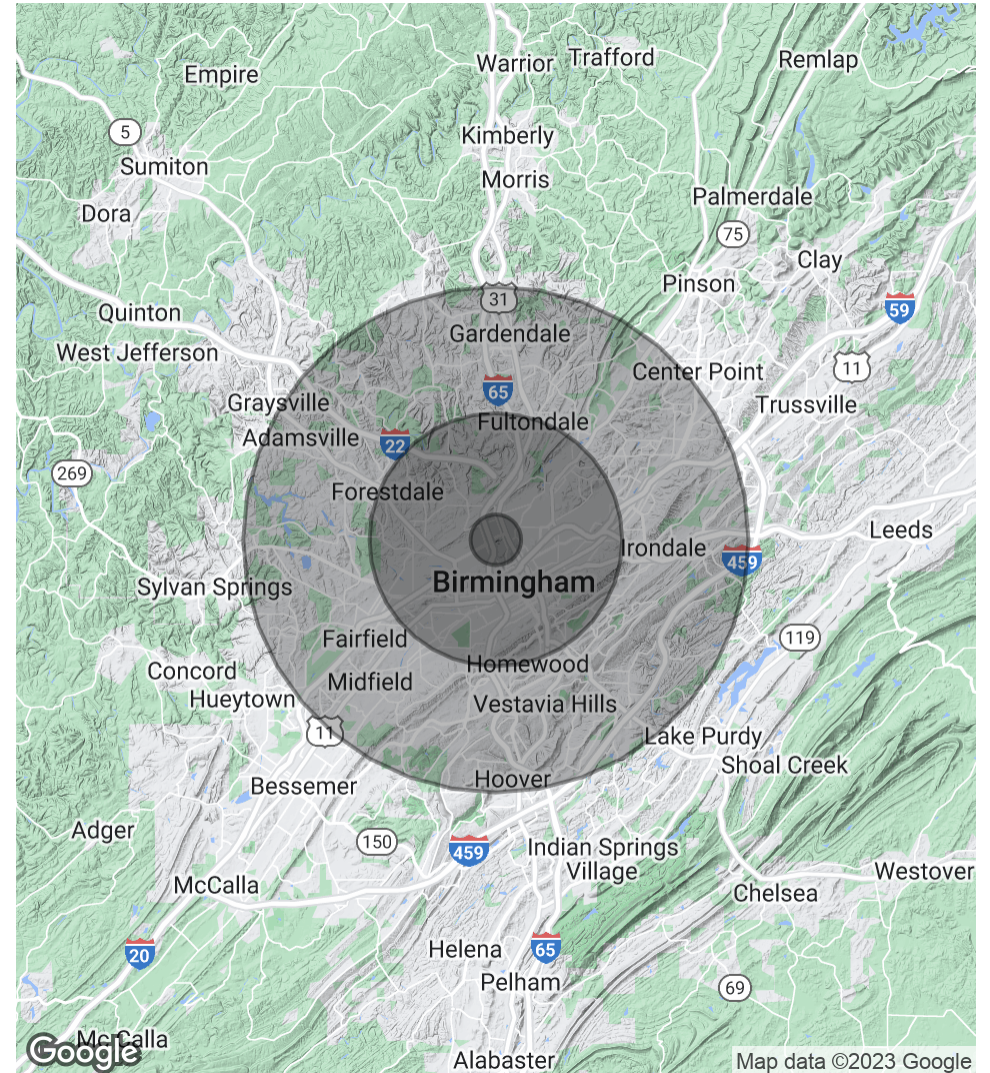
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,635	139,497	390,274
Average Age	45.5	38.8	38.8
Average Age (Male)	46.9	36.4	36.2
Average Age (Female)	43.7	40.0	40.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,955	77,445	194,338
# of Persons per HH	1.6	1.8	2.0
Average HH Income	\$19,947	\$54,400	\$67,513
Average House Value	\$44,173	\$175,420	\$202,032

* Demographic data derived from 2020 ACS - US Census



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