



1575 S US 231 Outlot

Crawfordsville, IN 47933



PROPERTY DESCRIPTION

Presenting a prime opportunity located along the main corridor in Crawfordsville, IN. This exceptionally located property offers an ideal location for retail development. With high visibility and accessibility, this site is primed for success. Its proximity to key transportation routes ensures a steady flow of potential customers. The property's lot provides ample space for numerous retail concepts and substantial parking.

Take the opportunity to establish a lucrative retail presence in this dynamic location and capitalize on the area's growth potential.

HIGHLIGHTS

- High Traffic Location
- Shovel Ready
- Entire Site is Usable
- Located along the main corridor in Crawfordsville, IN
- Adjacent to major retailers

OFFERING SUMMARY

Sale Price:	\$150,000
Available SF:	0.3 Acres
Lot Size:	0.3 Acres

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	4,286	9,738	12,688
Total Population	11,230	24,017	33,292
Average HH Income	\$73,313	\$80,141	\$84,215

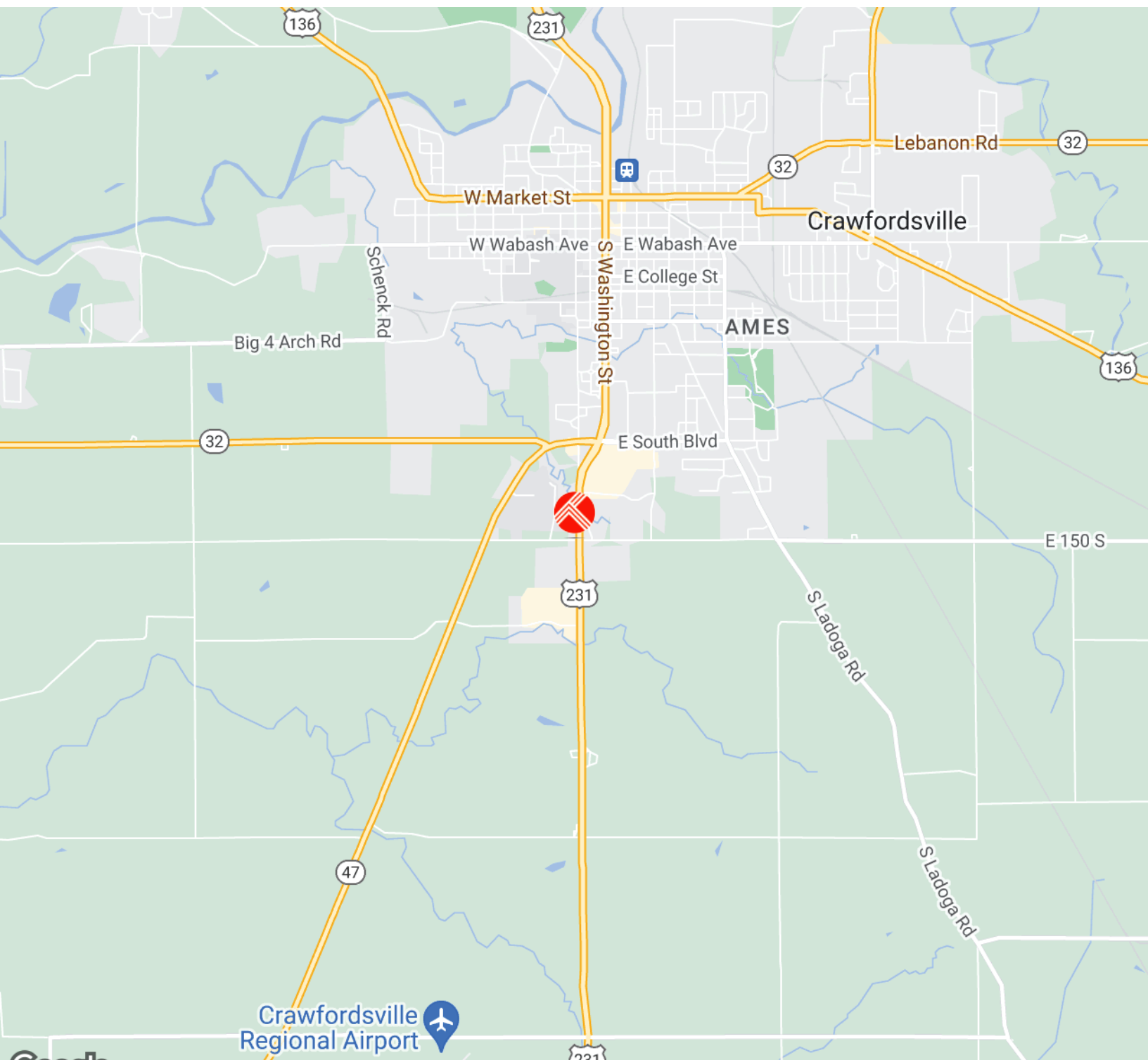




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Area Map

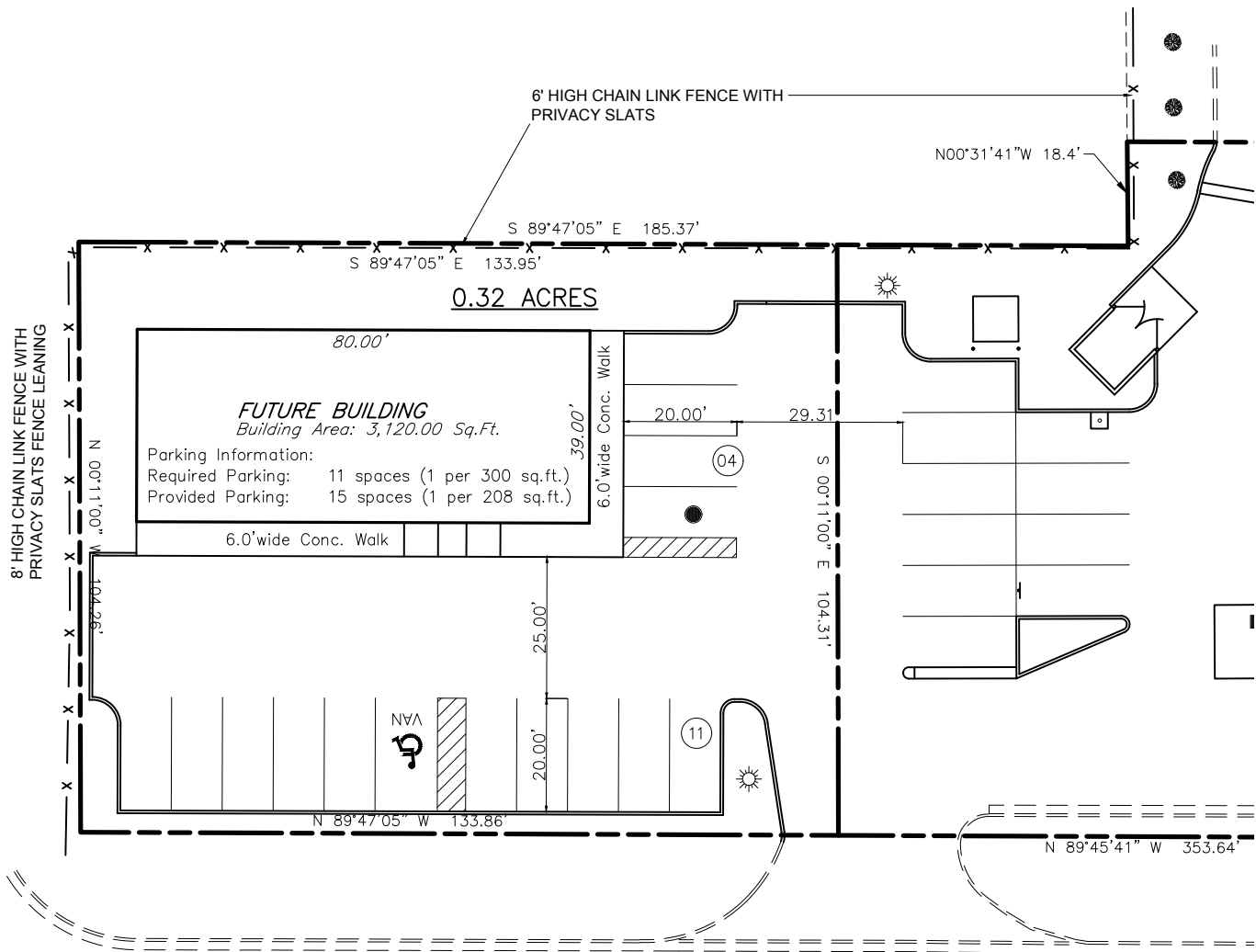




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Potential Site Plan

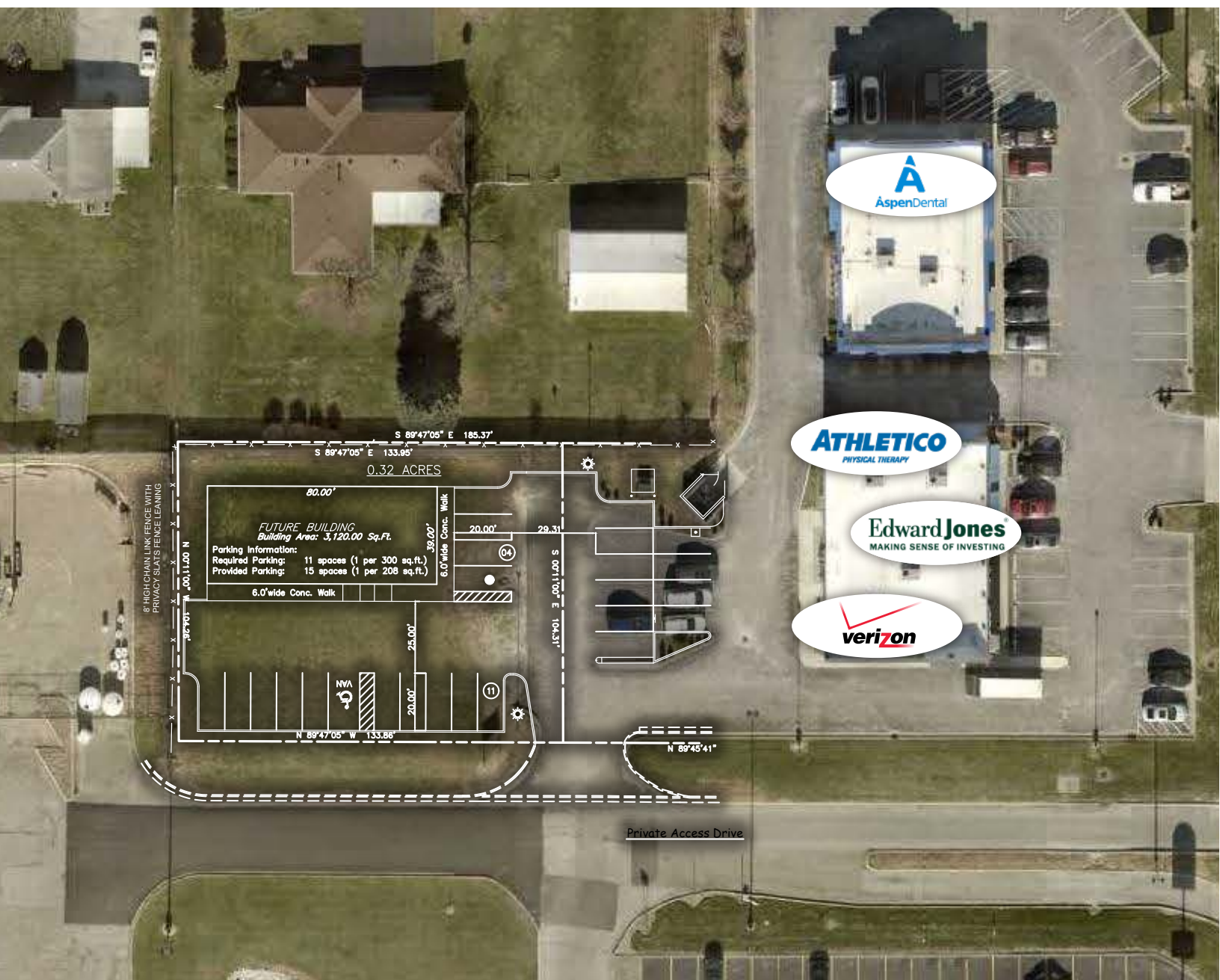




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Site Plan Overlay





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Surrounding Businesses

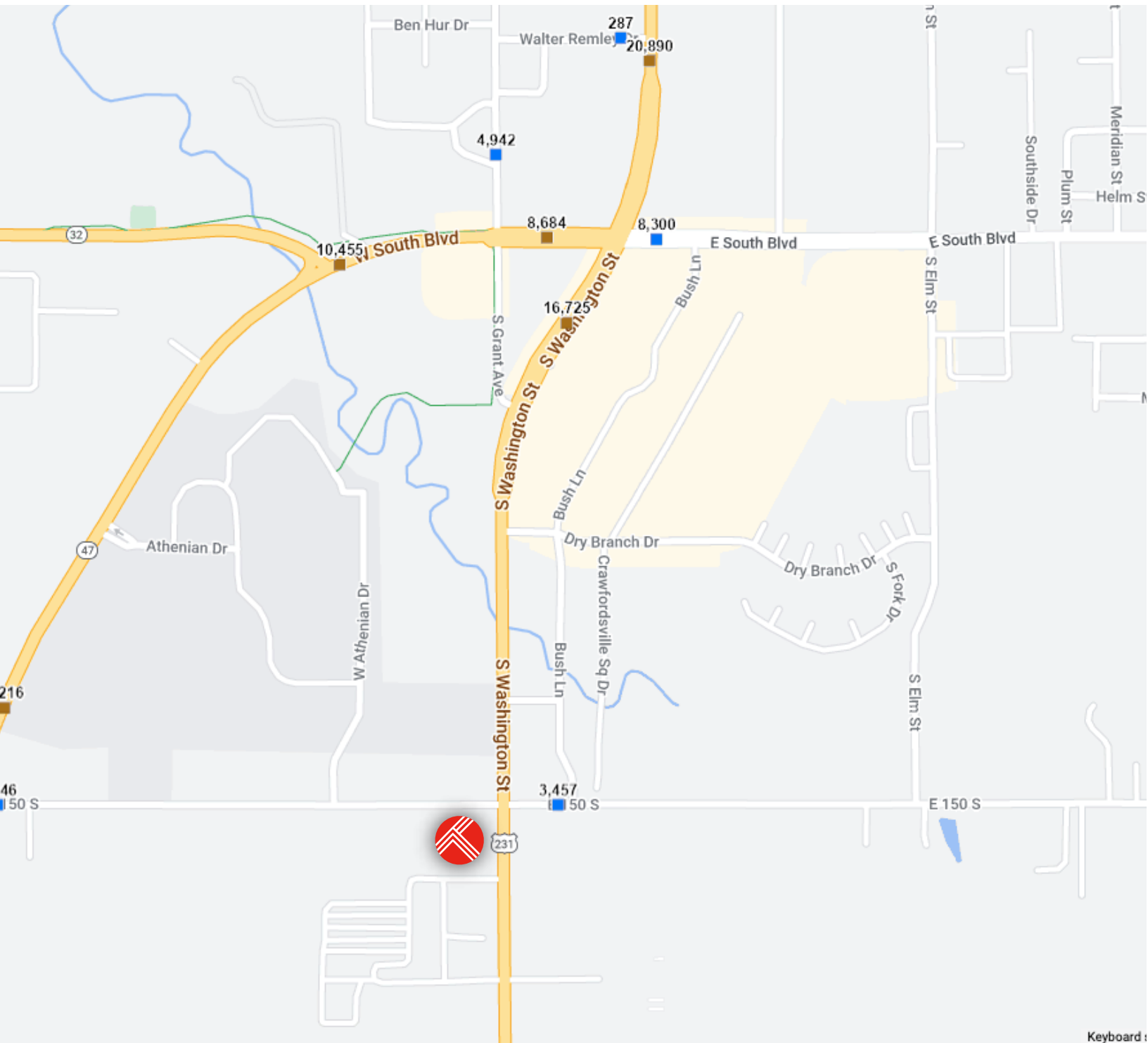




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Traffic Counts

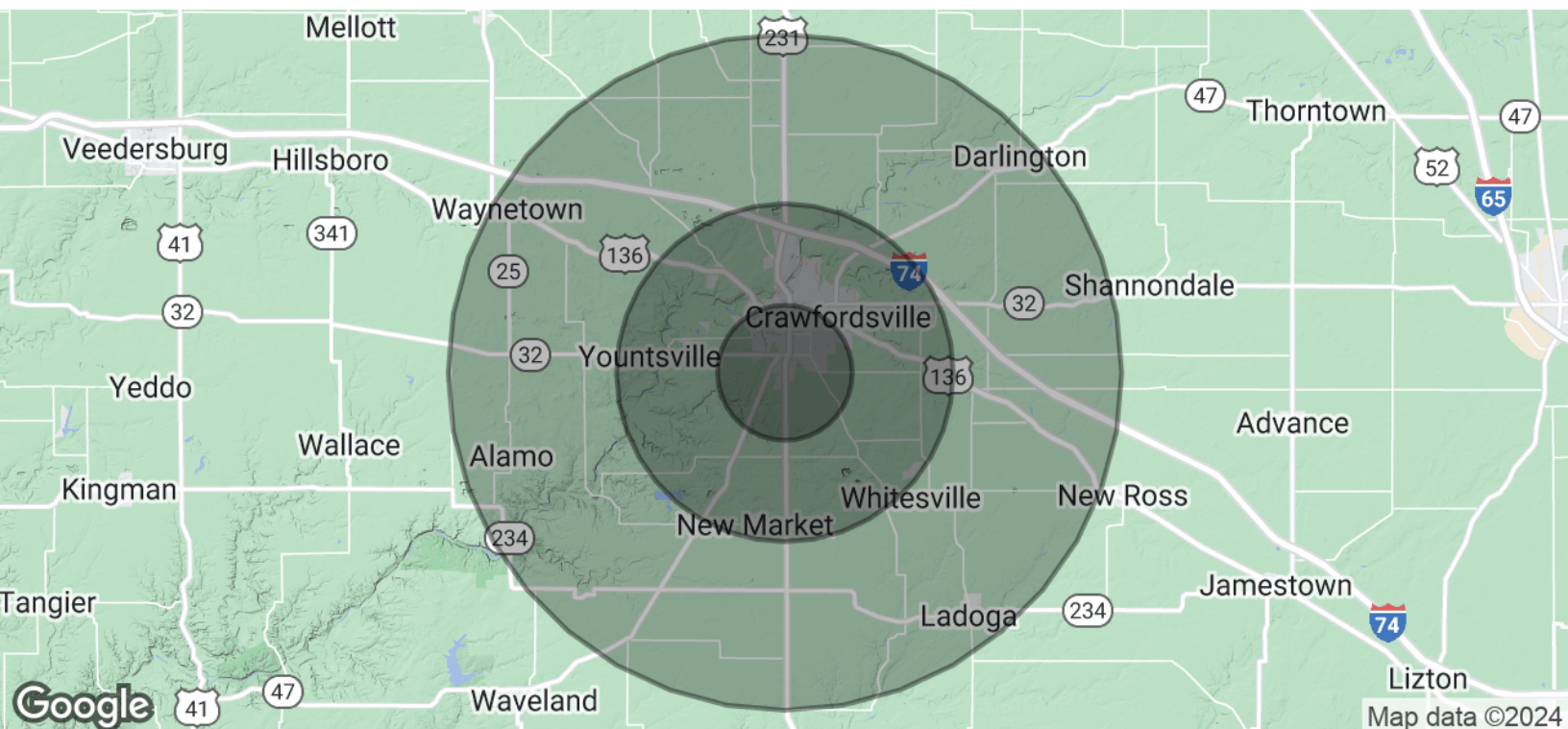




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Demographics



POPULATION	2 MILES	5 MILES	10 MILES
Total Population	11,230	24,017	33,292
Average Age	39	41	41
Average Age (Male)	37	39	40
Average Age (Female)	41	43	42
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	4,286	9,738	12,688
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$73,313	\$80,141	\$84,215
Average House Value	\$162,668	\$185,924	\$196,789

Demographics data derived from AlphaMap

