

# RETAIL LEASE OPPORTUNITY

895 SOUTH STATE STREET  
NORTH VERNON, IN 47265

Price: \$10/Square Foot

**Breeden**  
COMMERCIAL

KIM ROCKER  
kim@breedencommercial.com

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895 SOUTH STATE STREET



**BREEDEN COMMERCIAL**  
700 Washington Street  
Columbus, IN 47201

**KIM ROCKER**  
C: (812) 343-4979  
kim@breedencommercial.com

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895 SOUTH STATE STREET

**PROPERTY SUMMARY**

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PROPERTY SUMMARY

# PROPERTY SUMMARY

895 SOUTH STATE STREET | NORTH VERNON, IN 47265



## Property Summary

Price / SF:	10.00
Available SF:	1200/space
Frontage:	25 Feet
Parking:	12 spaces

## Property Overview

Excellent retail leasing opportunity located along S. State Street, a primary commercial corridor in North Vernon with strong daily traffic and established neighboring businesses. This property features two end-cap retail spaces available for lease, positioned on either side of an operating gas station/convenience store anchor, providing built-in customer flow and visibility.

Both available suites are currently in shell condition and ready for build-out, offering tenants the flexibility to design their space to suit specific business needs. Ideal uses include retail, service businesses, quick-service food concepts, office-retail hybrids, or specialty shops seeking high exposure.

### Property Highlights

- Two retail end-cap suites available
- Located adjacent to active gas station/convenience store
- High visibility on a well-traveled commercial roadway
- Flexible build-out opportunity for tenant customization
- Shared access and convenient on-site parking
- Suitable for a variety of retail or service uses

## Location Overview

This location offers strong potential for businesses seeking steady traffic, excellent signage exposure and a customizable space in one of North Vernon's key retail corridors.

895 SOUTH STATE STREET

**PHOTOS**

PROPERTY PHOTOS

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# PROPERTY PHOTOS

895 SOUTH STATE STREET | NORTH VERNON, IN 47265

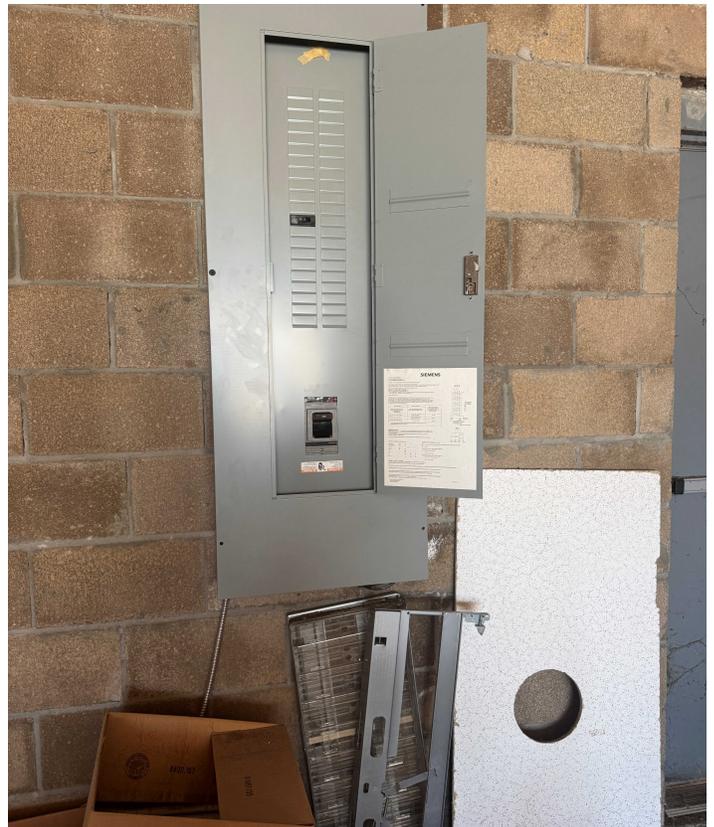
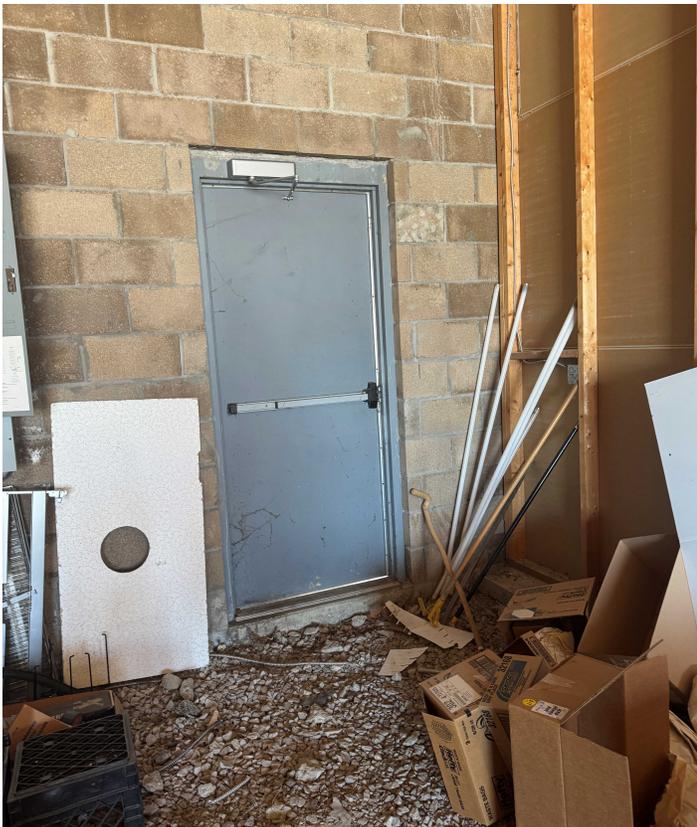


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# PROPERTY PHOTOS

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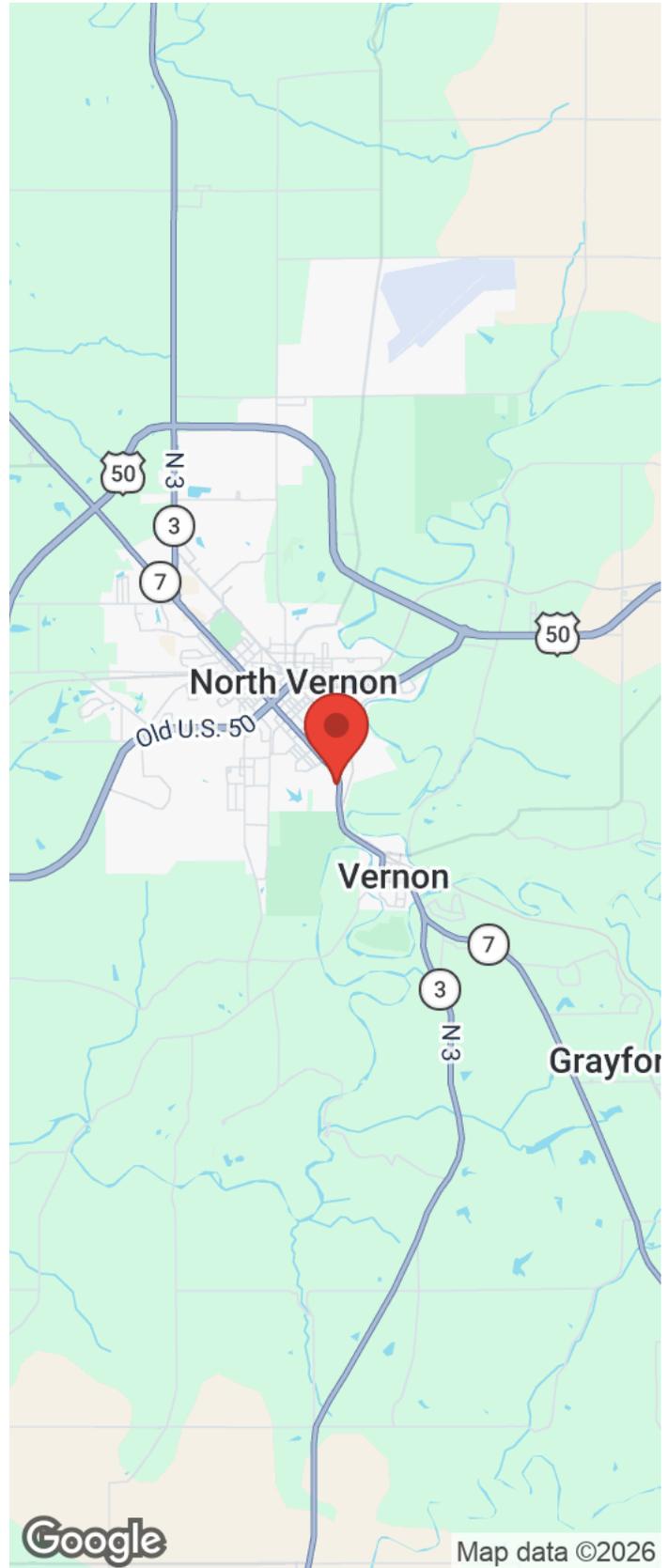
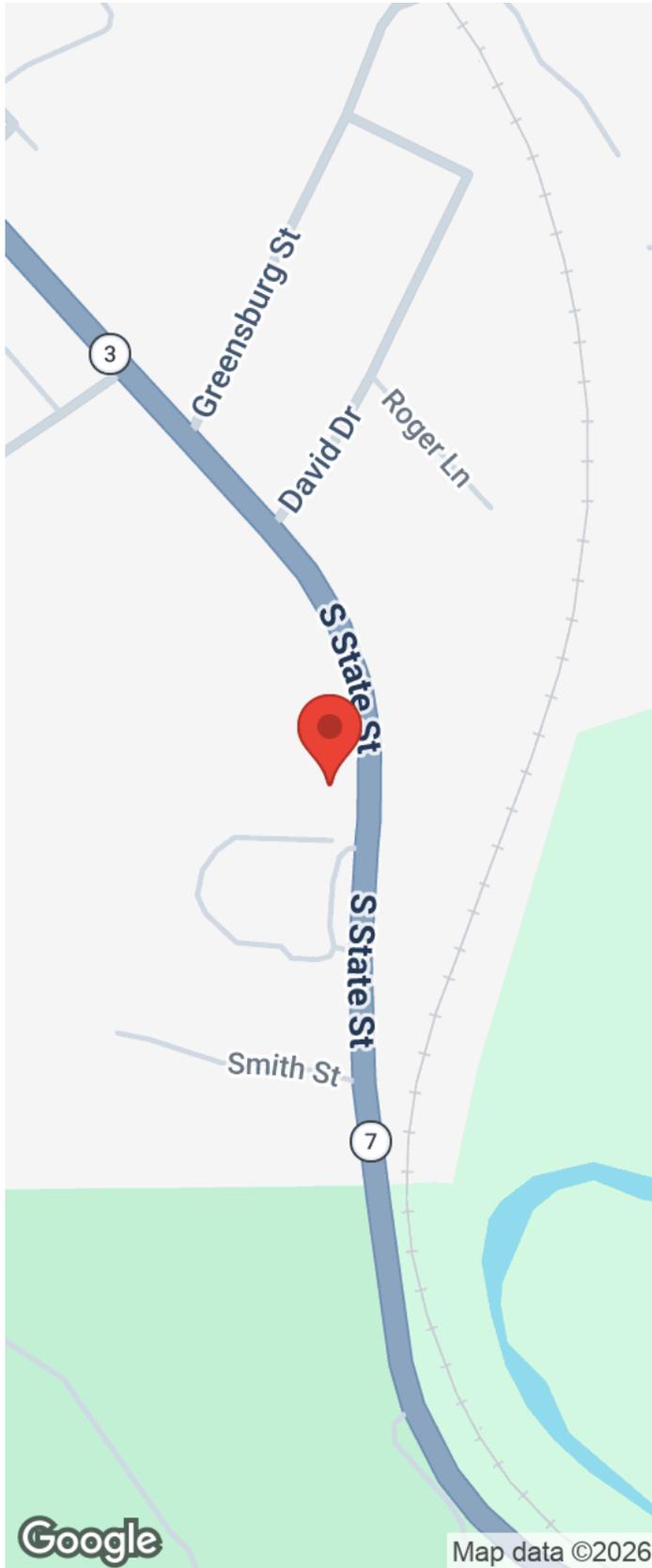
# MAPS / DEMOGRAPHICS

# 3

LOCATION MAPS  
DEMOGRAPHICS  
BUSINESS MAP

# LOCATION MAPS

895 SOUTH STATE STREET | NORTH VERNON, IN 47265

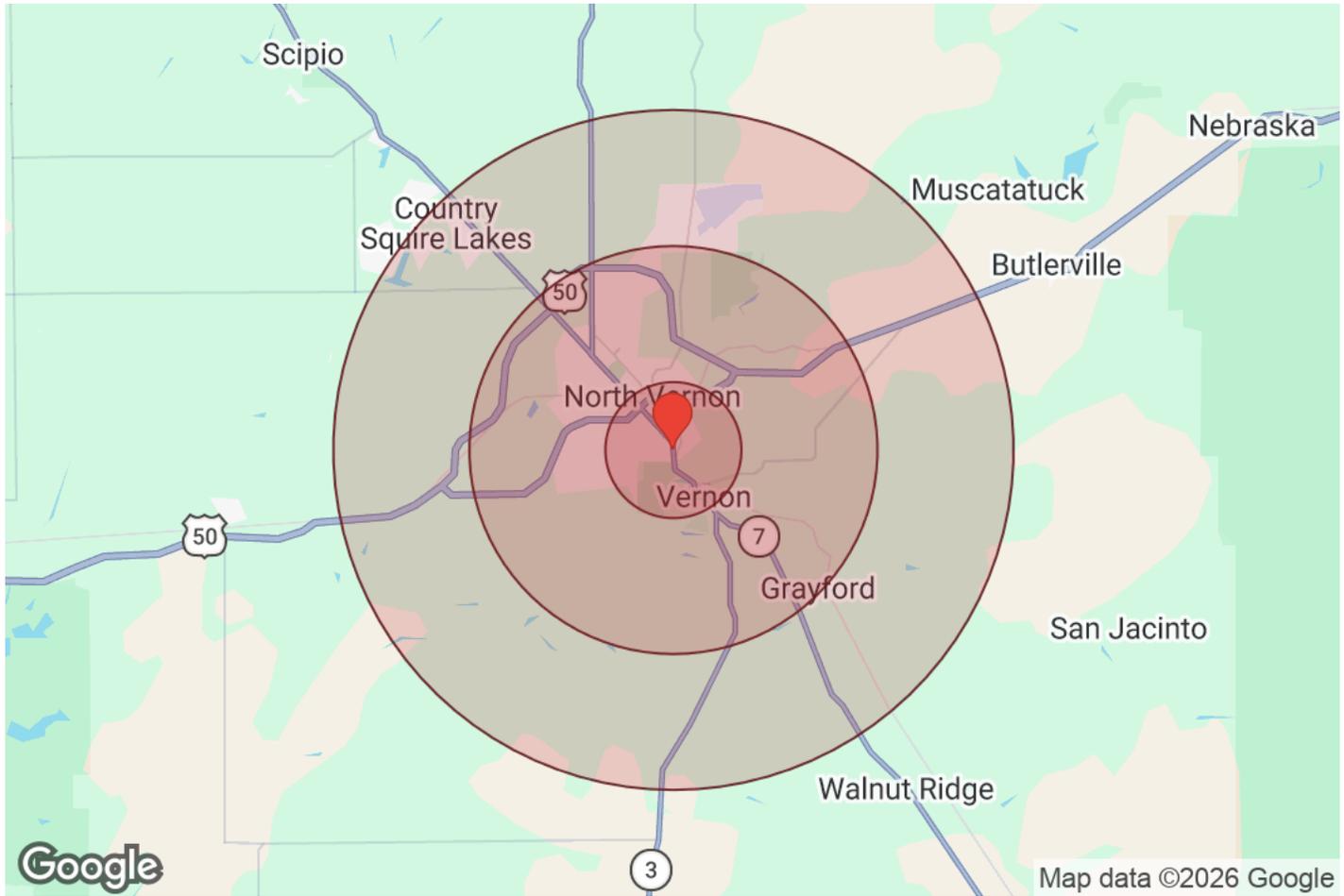


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# DEMOGRAPHICS

895 SOUTH STATE STREET | NORTH VERNON, IN 47265



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Age</b>			
Male	1,713	4,870	7,043	Ages 0 - 14	591	1,786	2,604
Female	1,645	4,803	6,887	Ages 15 - 24	469	1,211	1,726
Total Population	3,358	9,673	13,929	Ages 25 - 54	1,279	3,582	5,211
				Ages 55 - 64	447	1,294	1,867
<b>Race / Ethnicity</b>				Ages 65+	571	1,800	2,520
White	3,095	8,899	12,830	<b>Income</b>			
Black	53	133	173	Median	\$60,757	\$57,761	\$60,988
Am In/AK Nat	4	5	8	Under \$15k	80	427	552
Hawaiian	1	1	1	\$15k - \$25k	139	284	361
Hispanic	125	390	575	\$25k - \$35k	172	405	571
Asian	17	53	68	\$35k - \$50k	206	572	763
Multiracial	63	190	270	\$50k - \$75k	196	680	1,021
Other	1	1	3	\$75k - \$100k	311	589	807
				\$100k - \$150k	233	734	965
<b>Housing</b>				\$150k - \$200k	46	155	354
Total Units	1,548	4,336	6,095	Over \$200k	33	133	163
Occupied	1,414	3,979	5,558				
Owner Occupied	880	2,523	3,766				
Renter Occupied	534	1,456	1,792				
Vacant	134	356	537				

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# BUSINESS MAP

895 SOUTH STATE STREET | NORTH VERNON, IN 47265



Burger King

C Cheeky Mondays

Segoku Hibachi and Sushi Express



Papa Johns Pizza



ETC SYSTEMS, INC

C Chic Styles by J...

The Fish Shop

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**AGENT PROFILE**

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PROFESSIONAL BIO  
DISCLAIMER

## PROFESSIONAL BIO

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**COMMERCIAL**

### KIM ROCKER



Kim is a dedicated professional commercial real estate broker, bringing over 15 years of comprehensive experience in real estate, financial services, and office management. With a strong foundation in transaction coordination, client relations, and operational efficiency, Kim is well-equipped to advise clients on commercial property transactions, market analysis, and investment opportunities.

Her past roles as a Real Estate Escrow Officer and Mortgage Loan Officer have honed her expertise in evaluating financial viability, building client relationships, managing complex transactions, ensuring compliance, and maintaining meticulous documentation—skills that are vital in the commercial real estate sector. Kim’s background includes coordinating real estate closings, verifying legal documents, and overseeing administrative processes, providing her with a solid understanding of real estate operations and legal considerations.

A proud graduate of the Kelley School of Business at Indiana University, she will always cheer on her Hoosiers!

Kim is committed to delivering exceptional service, strategic insights, and personalized solutions to clients seeking to buy, sell, or lease commercial properties. Her dedication to community engagement and professional development reflects her passion for fostering growth and building lasting client relationships in the real estate industry.

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*PRESENTED BY:*

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