



8839 S US 31  
Edinburgh, IN 46124

PRICE REDUCTION!



### 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

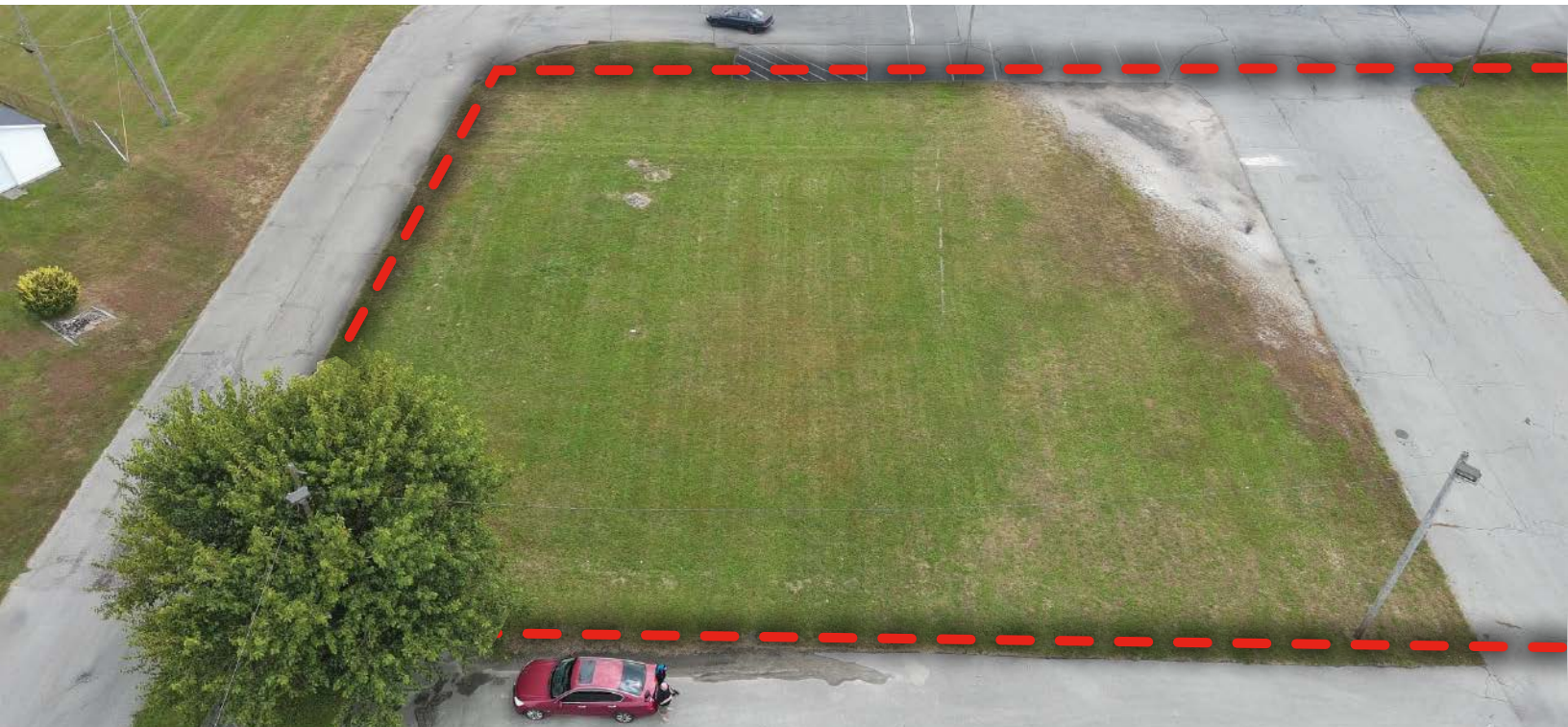
Sale Price:	\$300,000
Lot Size:	0.61 Acres

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





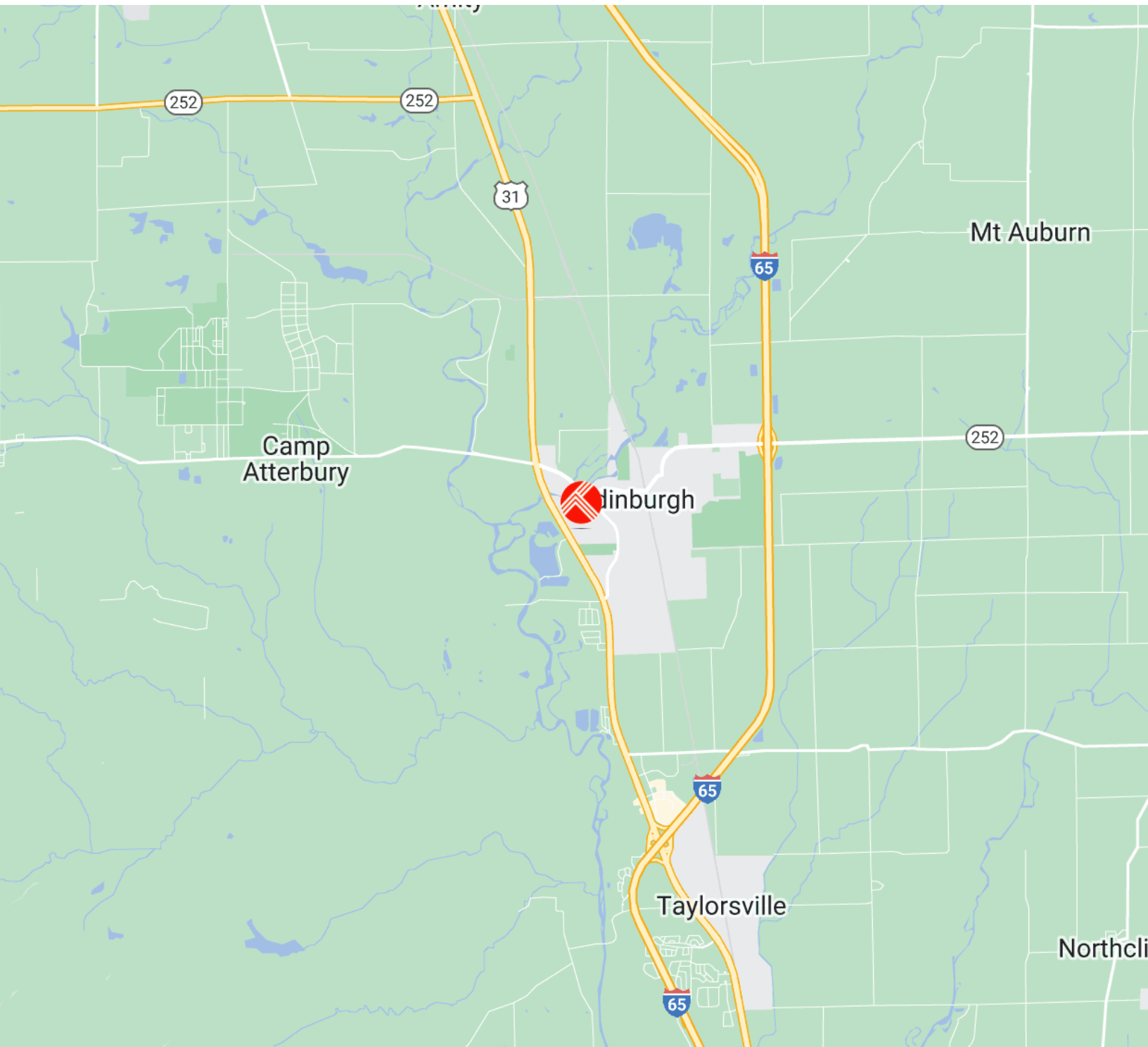
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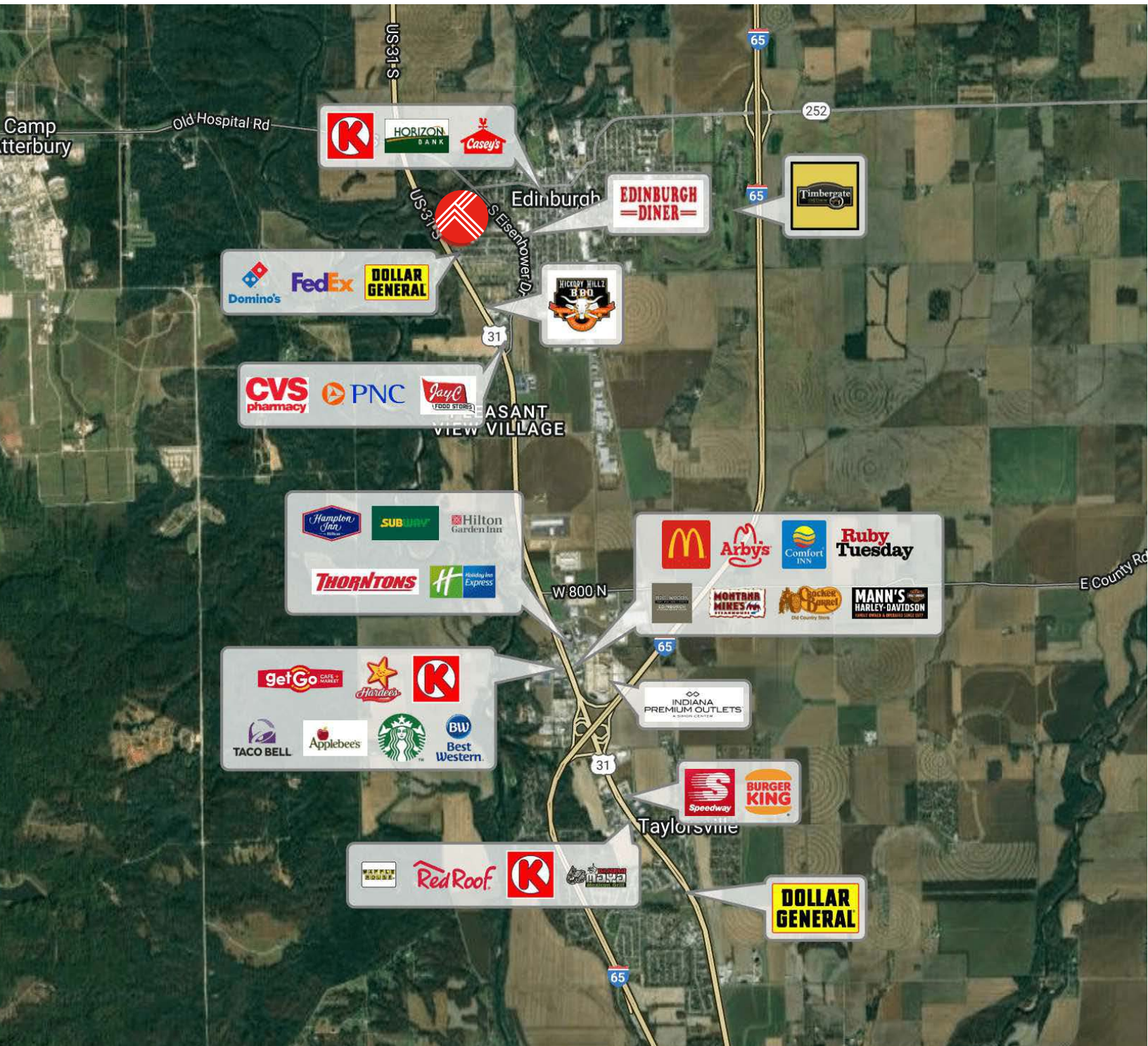
## Regional Map





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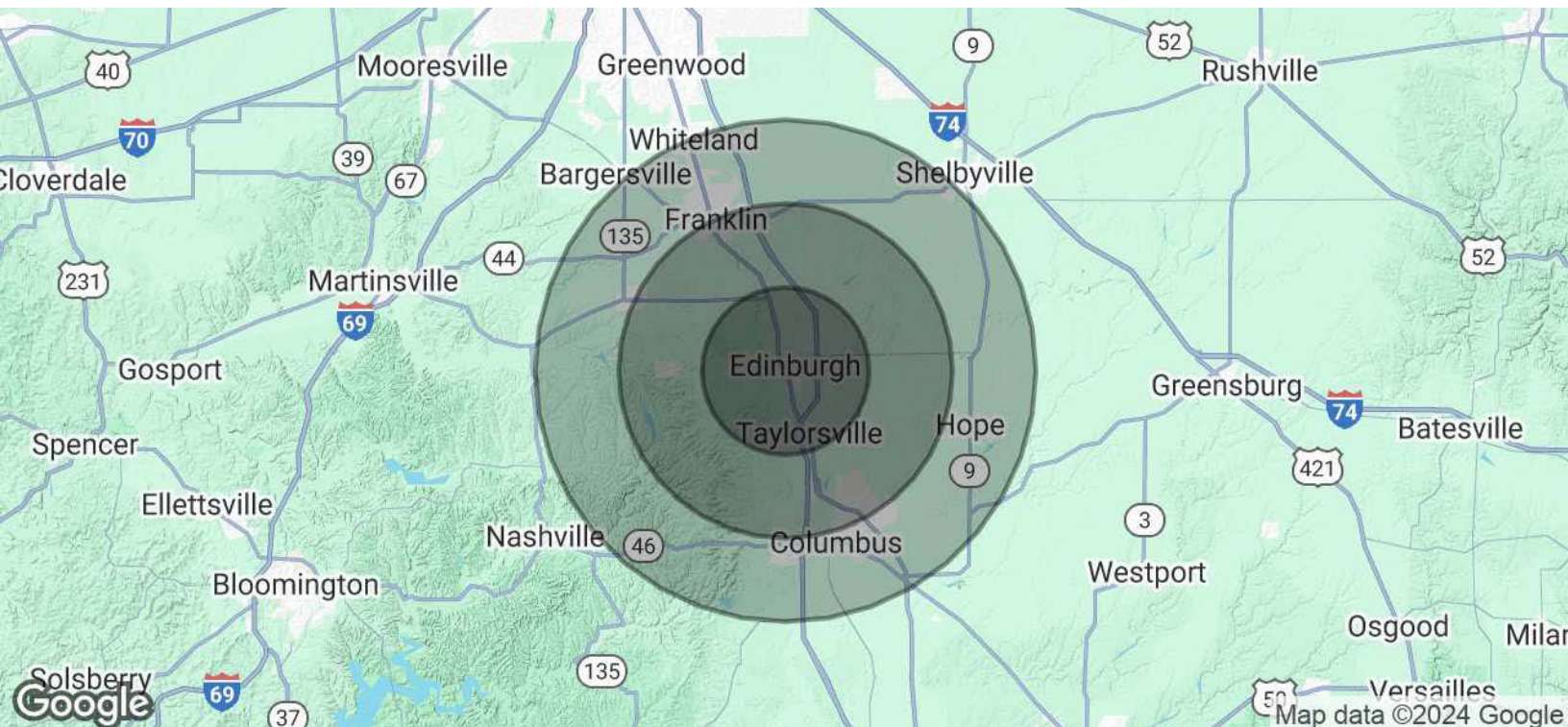
Surrounding Businesses





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## Demographics



<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
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

