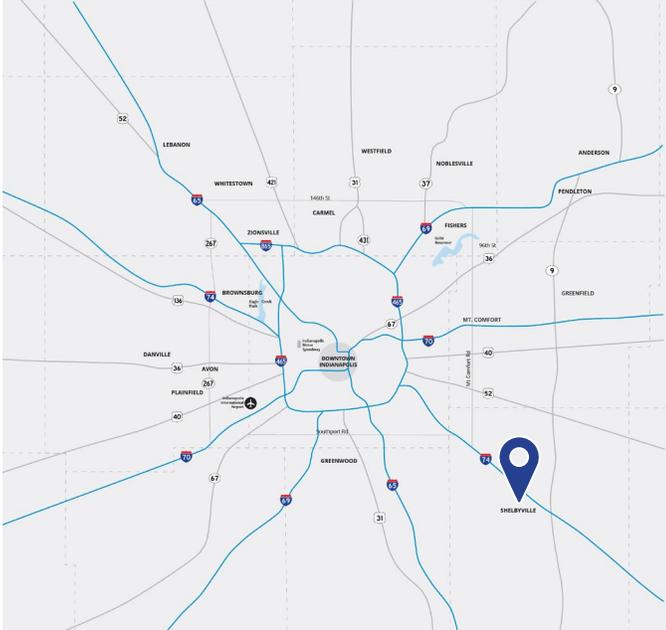




**FOR SALE**  
**23 Public Square**  
 Shelbyville, IN

Ideal central location in Shelbyville on the main Public Square in the center of town.

- ± 25,000 SF office building on 01.0 acres for sale in the heart of downtown Shelbyville.
- ± 4000 SF floor plates
- BC Zoning
- Historical building
- Redevelopment Opportunity
- New Elevator
- Attached parking garage with 40 deeded spaces
- Close proximity to restaurants, shops, etc.
- Sale Price \$825,000



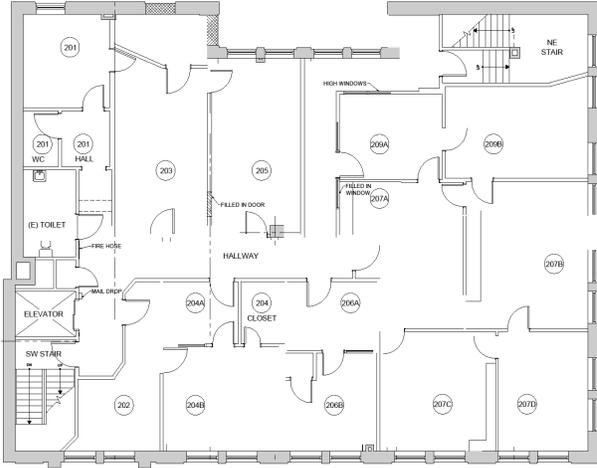
**Ryan Kelly**  
 +1 317 713 2118  
 Ryan.Kelly@colliers.com

**Tony Hupp**  
 +1 317 713 2116  
 Tony.Hupp@colliers.com

Colliers Indianapolis  
[colliers.com](http://colliers.com)

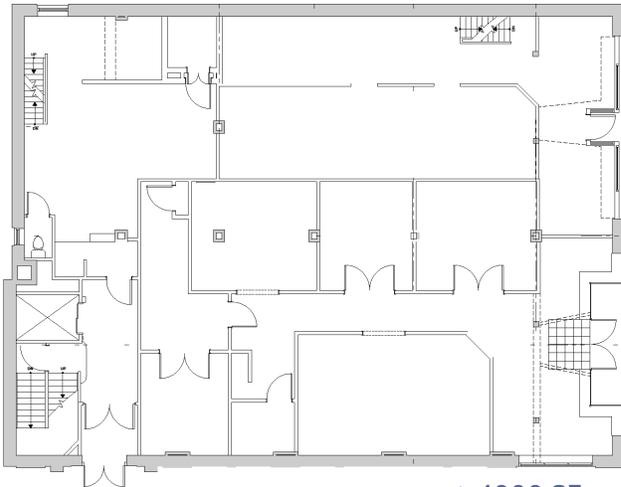
# Floor Plans

Main Floor



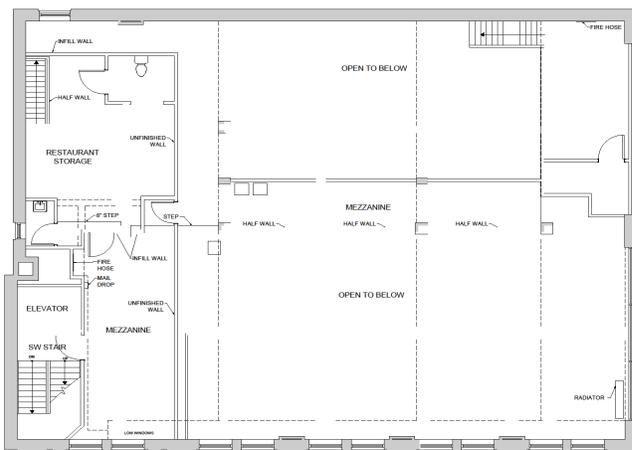
± 4000 SF

First Floor



± 4000 SF

Mezzanine Floor

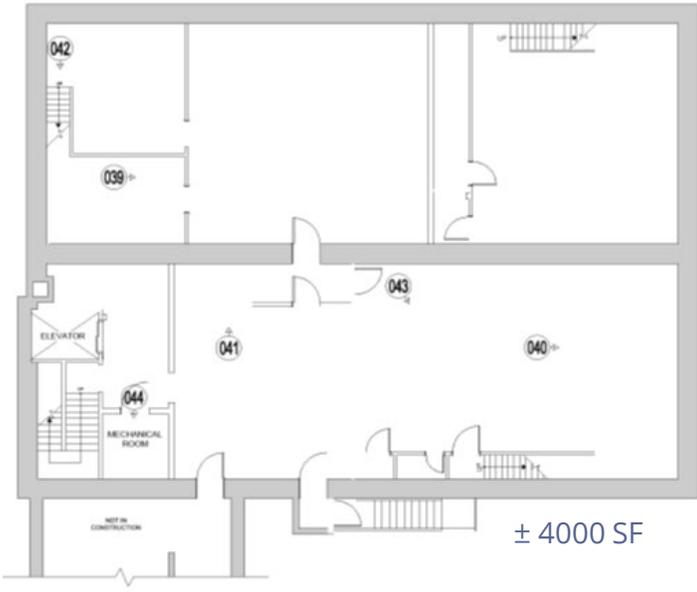


± 4000 SF

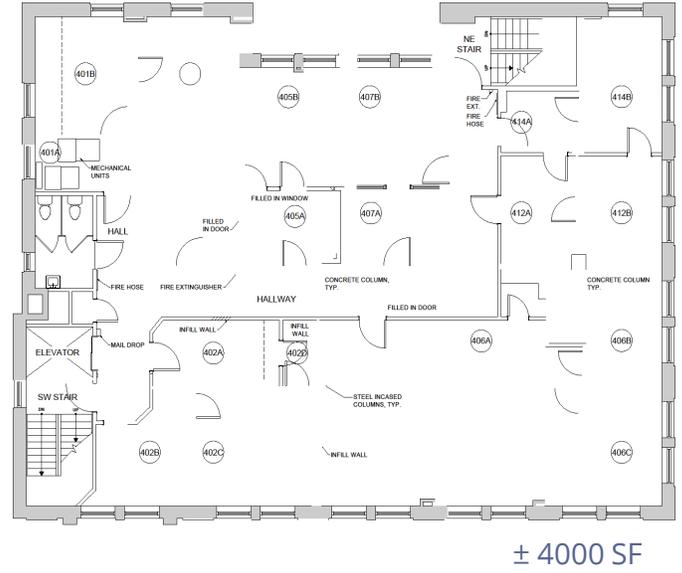


# Floor Plans

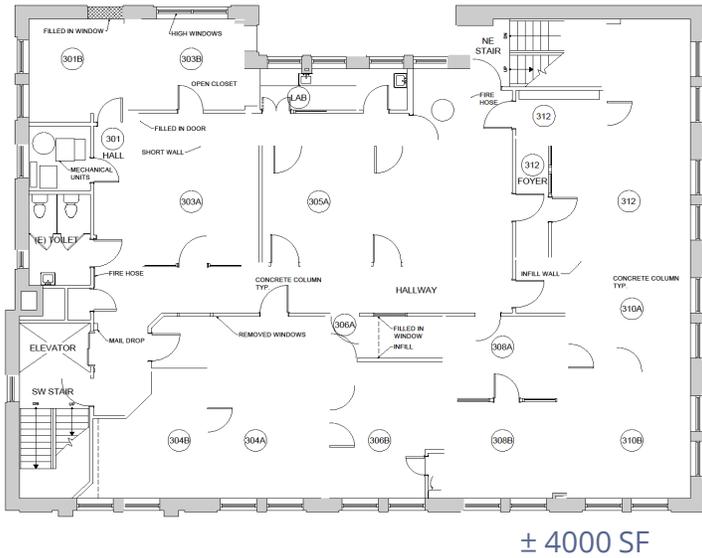
## Second Floor



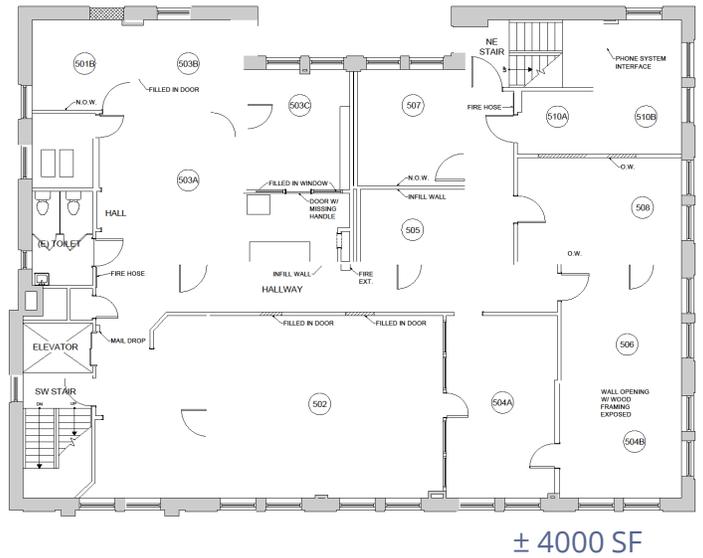
## Fourth Floor



## Third Floor

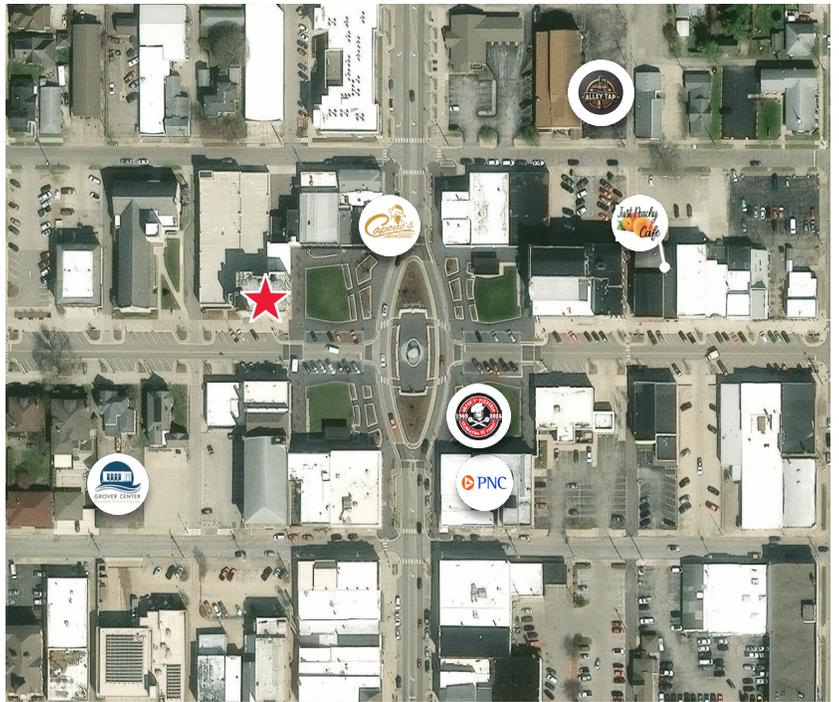


## Fifth Floor



## NEARBY BUSINESSES & AMENITIES

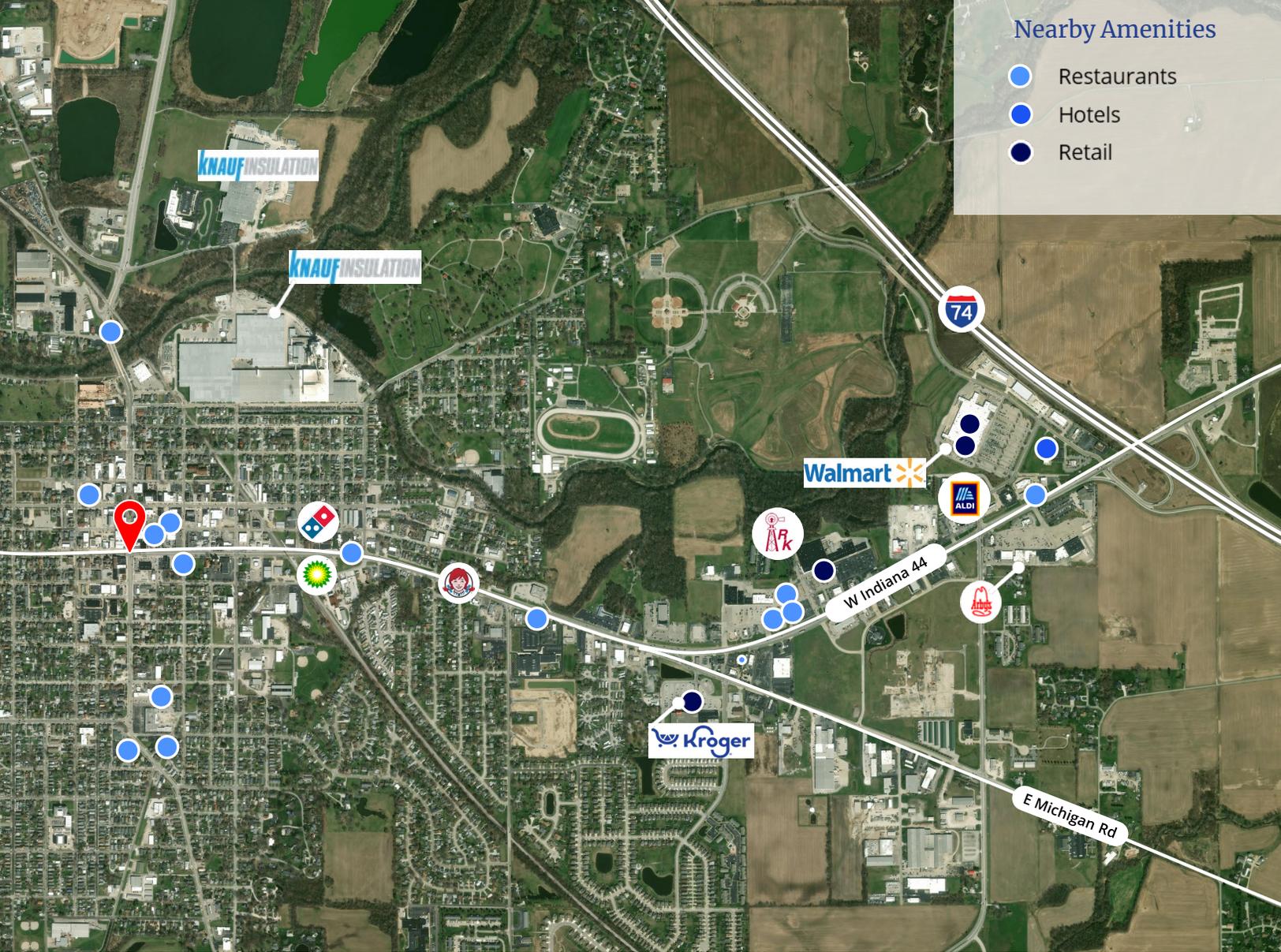
- Knauf Insulation
- Shelby County Fair Grandstands
- Rural King
- Capone's Downtown Speakeasy
- Skyline Drive-In
- Just Peachy Café
- Shelbyville Parks & Recreation
- Boys & Girls Club of Shelbyville





# Photos





**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
Population 2025	9,256	23,128	25,237
Population Projected 2030	9,179	23,113	25,205
Total Daytime Population	7,762	25,990	28,295
Average HH Income	\$70,067	\$78,839	\$81,636
Total Households 2025	3,787	9,472	10,337
Households Project 2030	3,788	9,557	10,426

**CONNECTIVITY**

I-70	30 miles
I-69 N	31 miles
I-465	31.5 miles
Downtown Indianapolis	29 miles
Indianapolis International Airport	41 miles
I-65	48 miles
I-74	79.9 miles

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