

SALE/LEASE



OFFICE

320 LINCOLNWAY E



320 LINCOLNWAY E, OSCEOLA, IN 46561

PROPERTY HIGHLIGHTS

- 4,928 square foot office building with an additional 3,200 SF of finished basement space
- Space is suitable for medical or traditional office use
- Property sits at high-traffic, signalized intersection of Lincolnway E and County Line Rd
- Location, size, and zoning make site suitable for retail redevelopment
- Any sale transfer would require a deed restriction prohibiting future development of a gas station, C-store, or similar operation

SALE PRICE **\$600,000**

LEASE RATE **\$8.00 - 18.00 SF/YR (NNN)**

Building SF:	3,200 of finished SF 1,728 of expansion space (unfinished)
Lot Size:	1.93 Acres
Traffic Counts:	11,084 – 14,122 VPD (2022)
Zoning:	C-Commercial (County)
Utilities:	Septic & Municipal Water
Taxes:	\$6,529.12
Year Built:	1973

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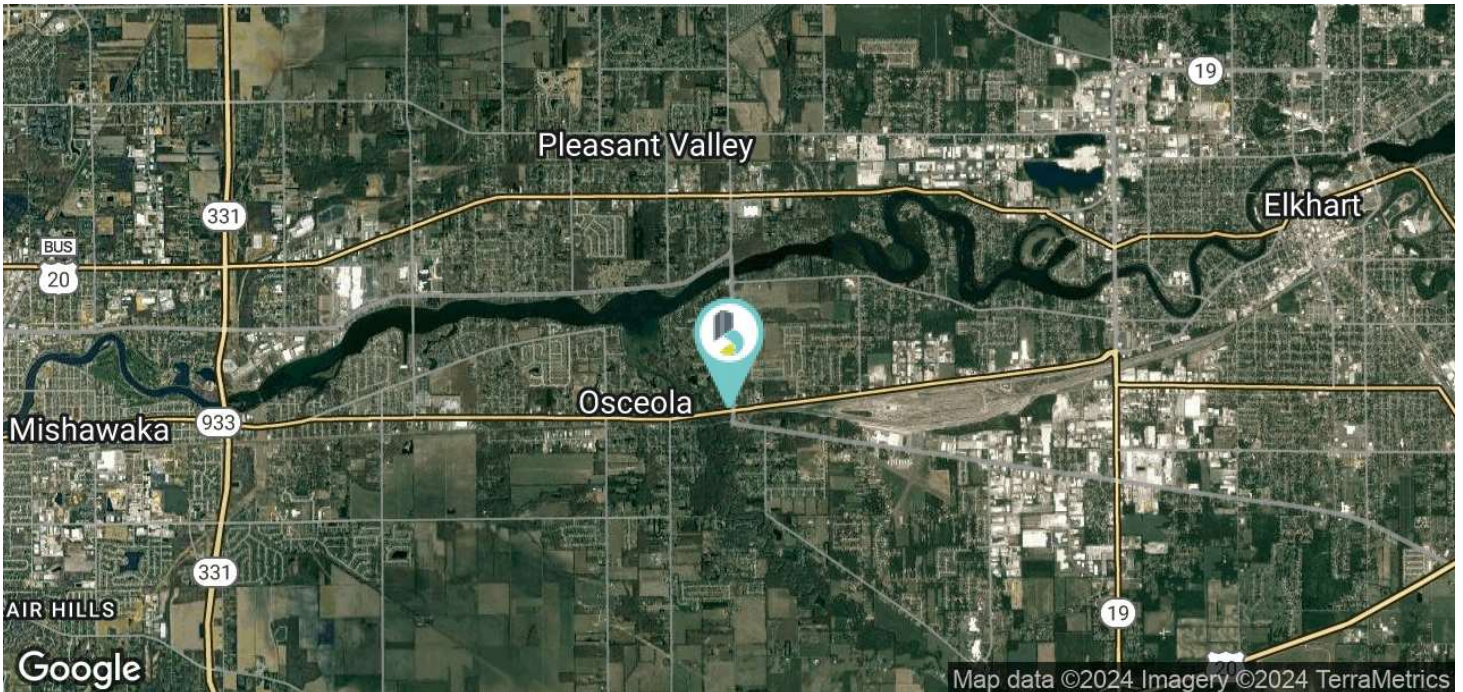


AERIAL AND LOCATION MAP

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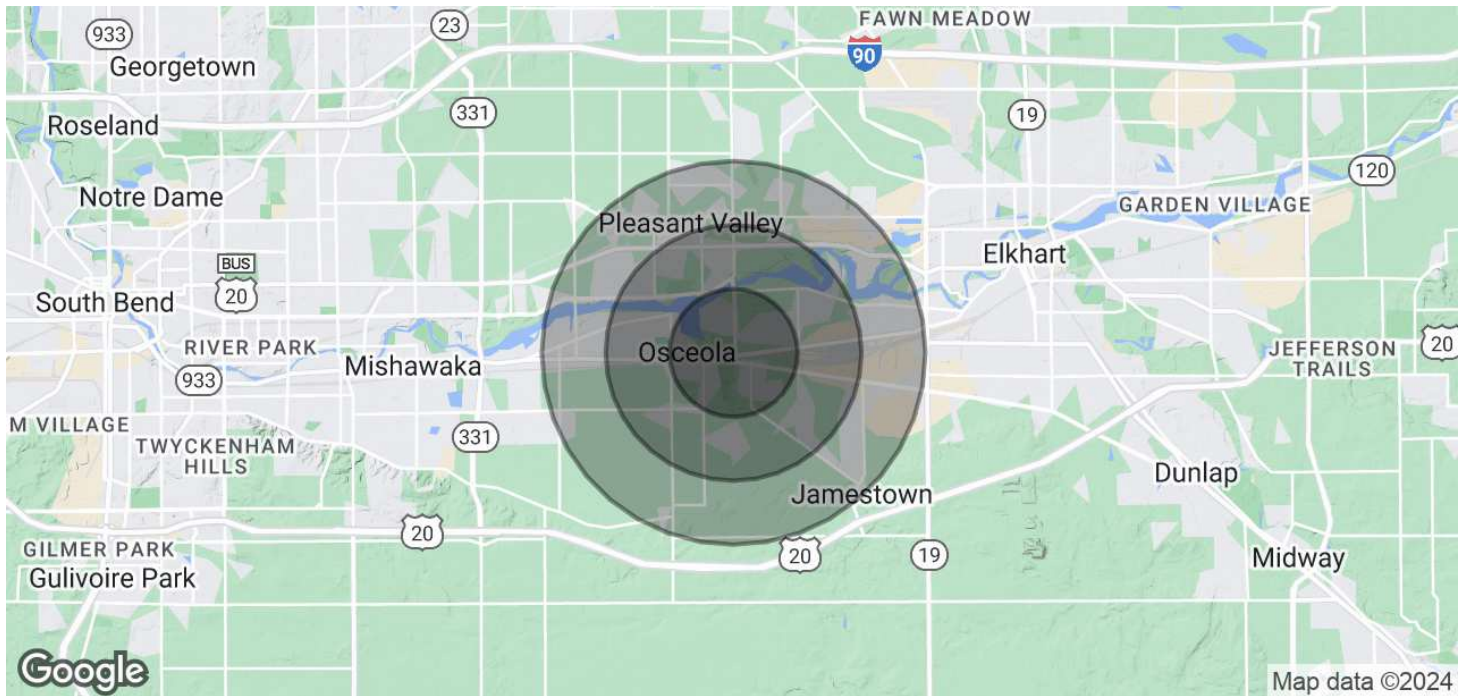


DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,372	12,860	27,364
Average Age	32.9	36.6	39.6
Average Age (Male)	34.3	37.2	39.0
Average Age (Female)	30.6	35.5	39.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,222	4,979	10,545
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$63,290	\$69,554	\$73,214
Average House Value	\$140,459	\$153,411	\$154,888

2020 American Community Survey (ACS)

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