

LEASE



RETAIL/ATM

ATM SPACE AVAILABLE



1110 W. BROADWAY, MONTICELLO, IN 47960

OVERVIEW

ATM Space Available For Lease

PROPERTY HIGHLIGHTS

- Fully leased shopping center
- Shadow-anchored by Walmart Supercenter
- Great visibility from W. Broadway St.
- Traffic count: 5,832 VPD

LEASE RATE \$600.00 PER MONTH (MG)

Building Size:	14,000 SF
Tenancy	Fully Leased

LOCATION

Located on W. Broadway St., the Monticello Shopping Center offers great visibility and exposure to passing traffic. With its convenient location and ease of access, an ATM is sure to attract a steady stream of customers throughout the day. The shopping center is currently fully leased with these tenants: Cricket Wireless, CATO, Select Physical Therapy, Enterprise, and AT&T.

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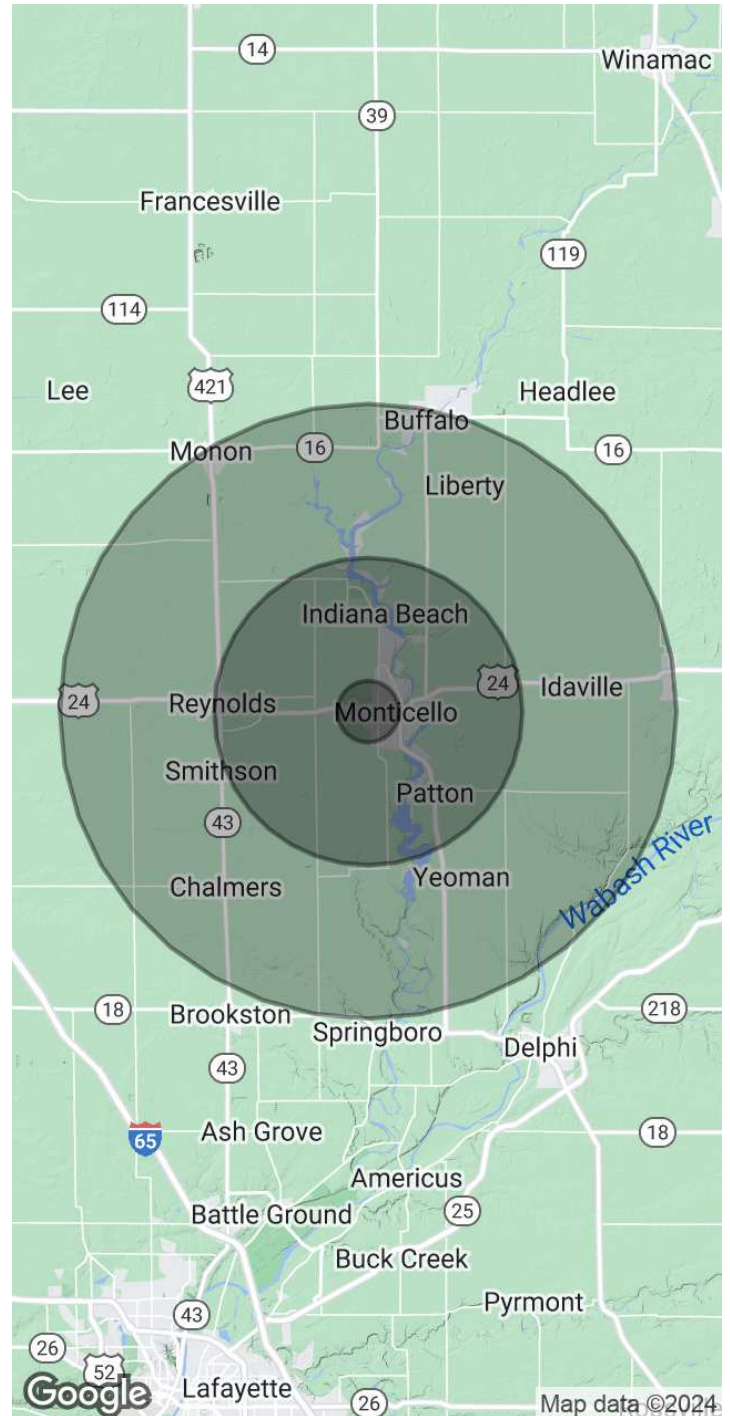
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,613	13,536	24,883
Average Age	39.4	41.6	42.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	617	5,382	10,232
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$51,602	\$55,387	\$56,030

** Demographic data derived from 2020 ACS - US Census*

TRAFFIC & TRANSPORTATION

W. Broadway St.	5,832 VPD
N. 6th Street	9,902 VPD
Nearest Highway	US 24 - 1 Miles
White County Airport	3.3 Miles



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