



135 E. Broadway St.  
Fortville, IN 46040

**PRICE REDUCED!**



### Property Description

11,703 SF Available For Sale or For Lease in Fortville, IN. The space is newly renovated, featuring a new interior, HVAC, electrical, plumbing, and roof. All renovations were complete in late 2022. US-36, also known as Broadway Street in Fortville, has a brand-new roadway system to benefit pedestrian connectivity and traffic in the immediate area. INDOT'S US-36 Broadway Project is scheduled to be completed at the end of November 2024. Fortville is home to local retailers, restaurants, and service providers, with also being an attraction for arts and culture.

### Property Highlights:

- .59 Acres Available For Sale or For Lease in Fortville, IN
- Newly Renovated in Late 2022
- Situated Along Broadway St.
- 23-Miles from Downtown Indianapolis, Approximately 30-Minutes

### OFFERING SUMMARY

Sale Price:	\$1,900,000
Available SF:	11,703 SF
Lot Size:	.59 AC

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,705	5,914	14,523
Total Population	4,000	15,200	39,455
Average HH Income	\$73,304	\$116,129	\$130,813





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## Surrounding Businesses







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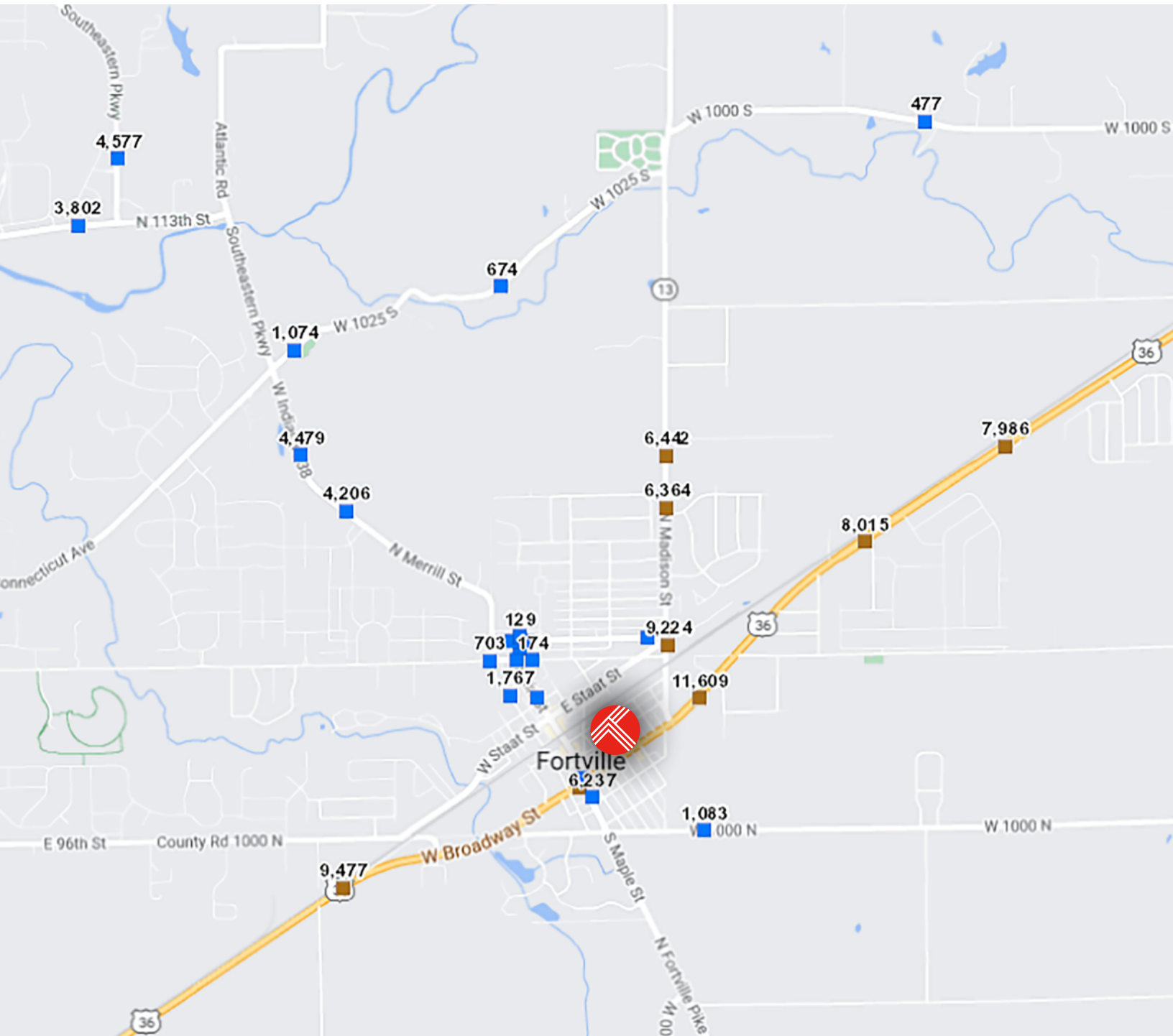






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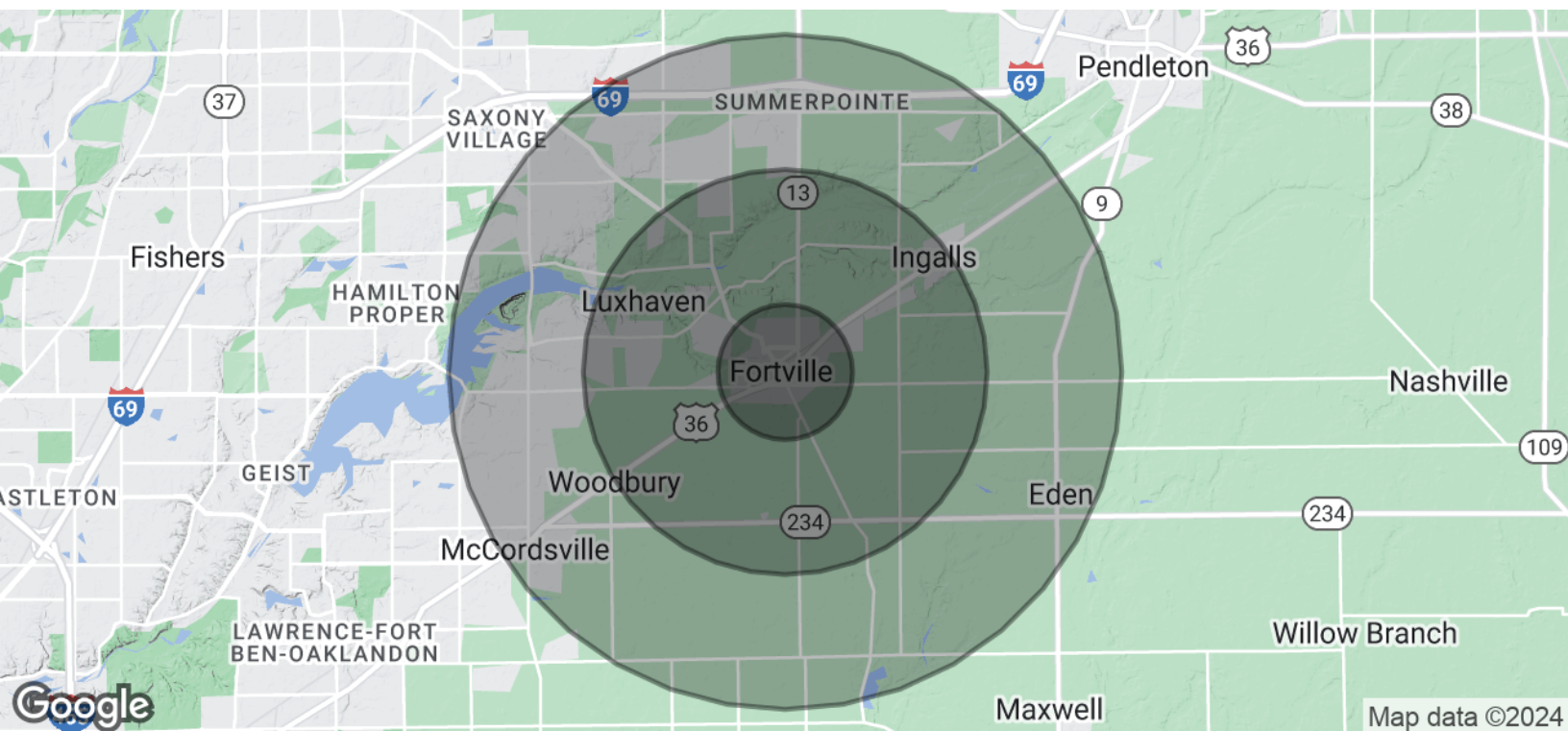
## Traffic Counts





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## Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,000	15,200	39,455
Average Age	37.6	37.1	37.7
Average Age (Male)	40.1	37.5	38.1
Average Age (Female)	35.3	36.3	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,705	5,914	14,523
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$73,304	\$116,129	\$130,813
Average House Value	\$161,663	\$262,601	\$297,591

\* Demographic data derived from 2020 ACS - US Census

