



414 W. Garden St.

Fortville, IN 46040

For Sale or Land Lease



PROPERTY DESCRIPTION

- .73 Acres Available For Sale in the Heart of Fortville, IN
- Situated Along the Main Corridor; Located at the Gateway into Fortville with frontage on Broadway Street Current Used Car Lot.

Fortville is located in the northwest corner of Hancock County, Indiana adjacent to neighboring Hamilton County, which forms the town's northwest boundary and Madison County, which borders to the north. It is approximately 25 miles northeast of Downtown Indianapolis, Indiana. Downtown Fortville is home to local retailers, restaurants, and service providers. The downtown is also an attraction for arts and culture.

OFFERING SUMMARY

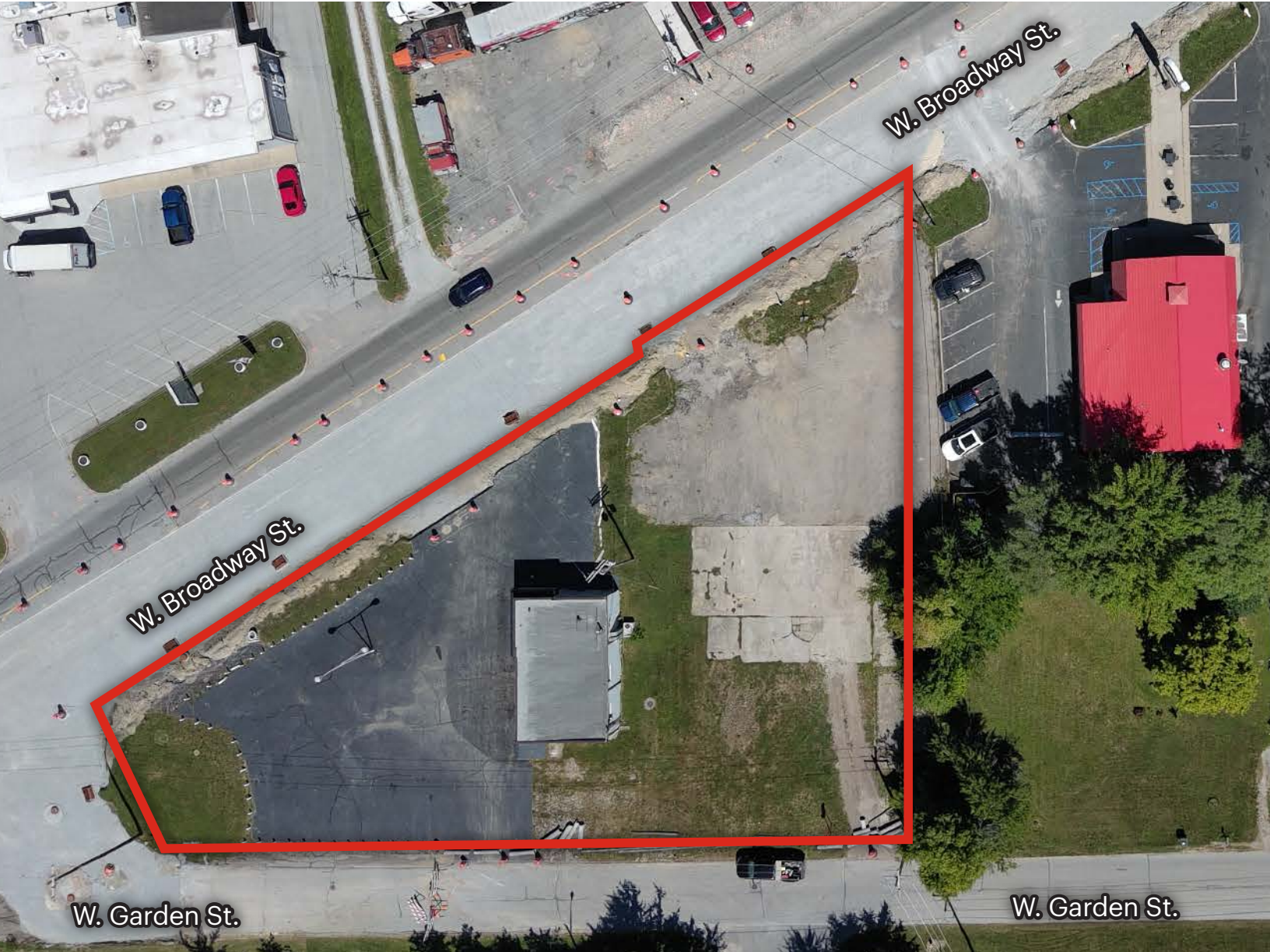
Sale Price:	Contact Broker
Lot Size:	0.73 Acres

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	12,583	21,864	25,360
Total Population	25,876	46,079	54,131
Average HH Income	\$50,966	\$63,358	\$66,024

BROKERAGE | MANAGEMENT | DEVELOPMENT



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Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com
Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



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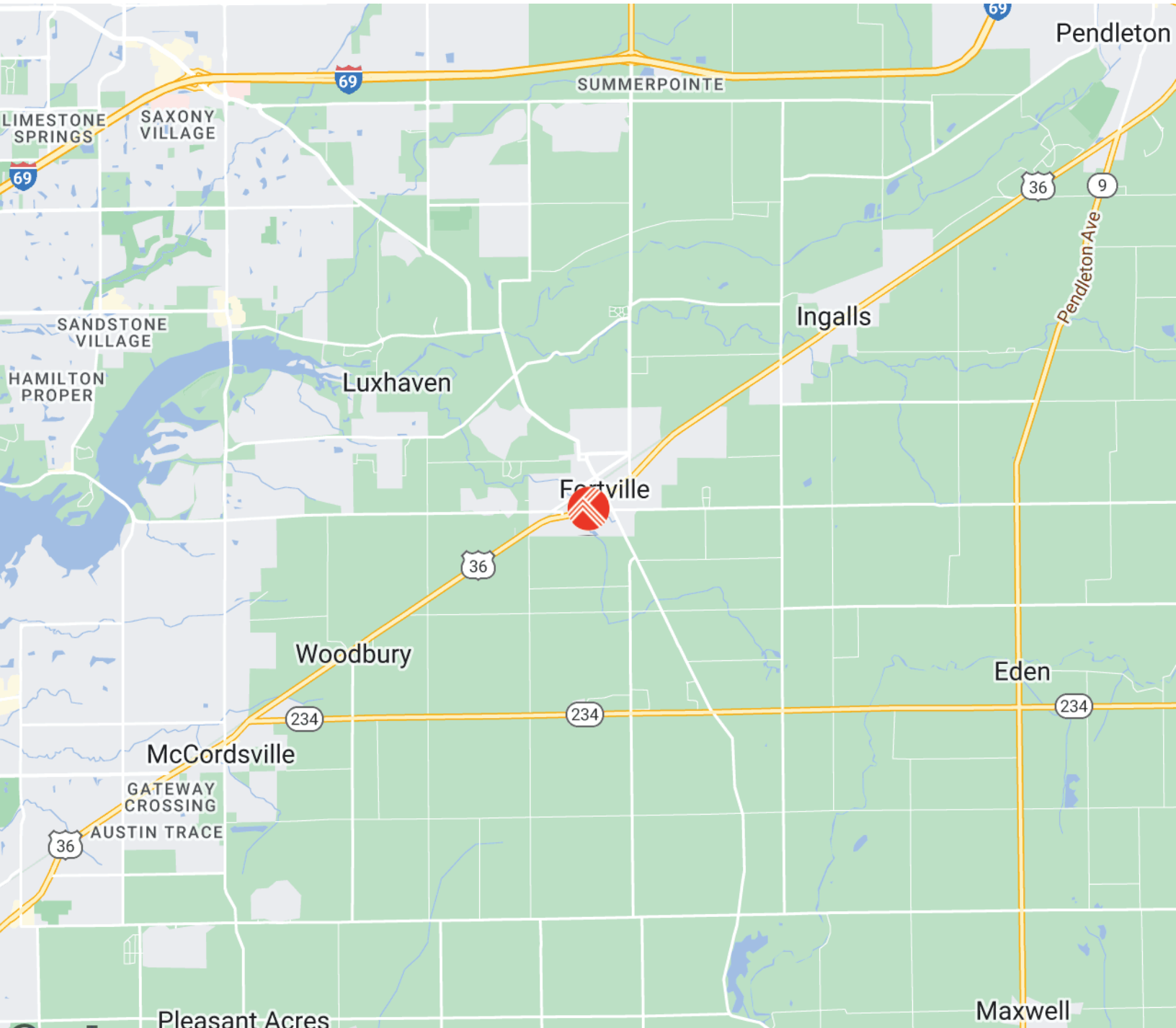


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Regional Map



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Area Retailers



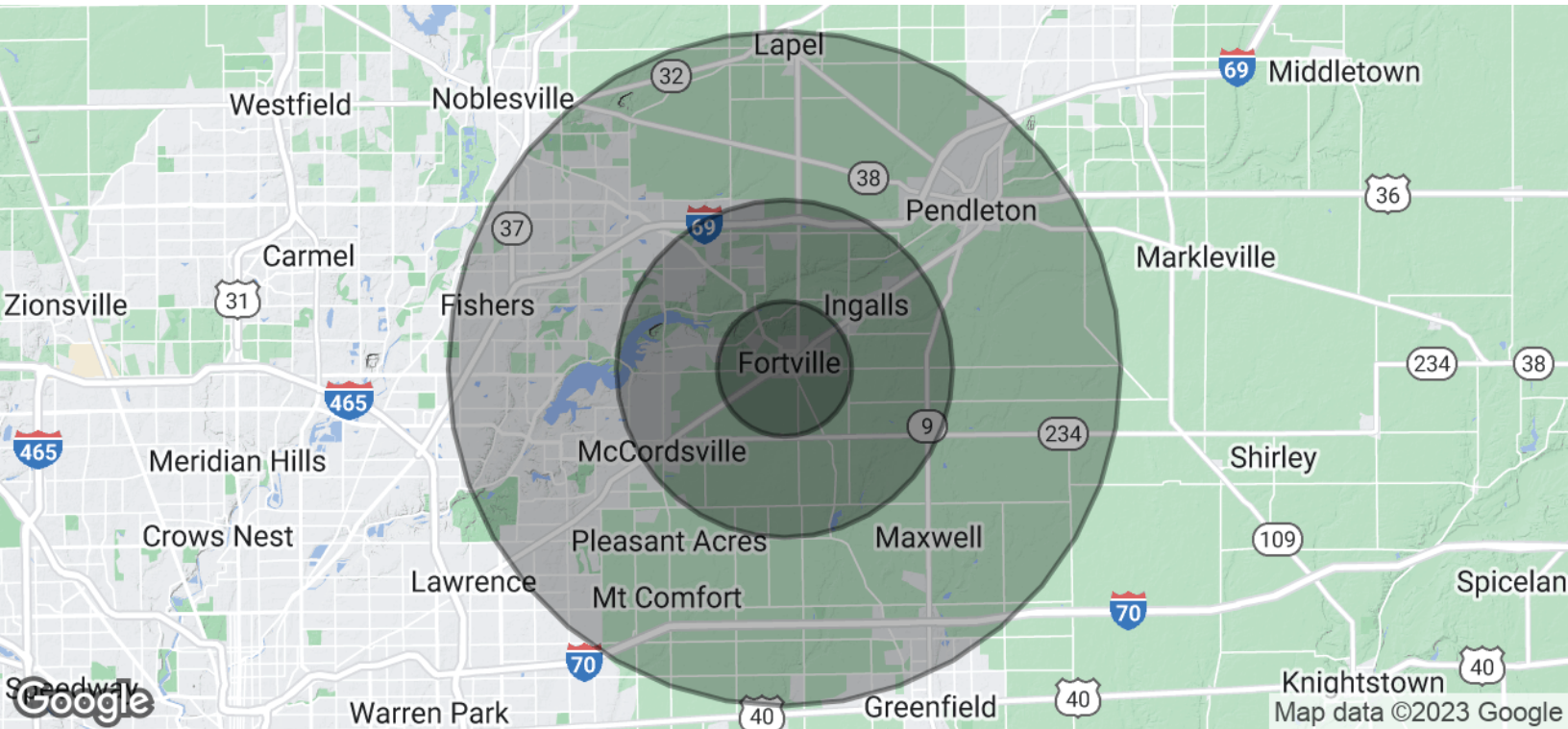
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Demographics



POPULATION	2 MILES	5 MILES	10 MILES
Total Population	25,876	46,079	54,131
Average Age	38.7	41.9	42.2
Average Age (Male)	37.2	40.3	40.9
Average Age (Female)	40.1	43.4	43.6
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	12,583	21,864	25,360
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$50,966	\$63,358	\$66,024
Average House Value	\$92,781	\$128,957	\$137,201

* Demographic data derived from 2020 ACS - US Census

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