

FOR SALE | \$995,000

400, 404 & 308 E PIKE ST, ATTICA, IN 47918
APPROX. 2 ACRES | ±9,672 SF



THE PROPERTY

PURPOSE BUILT AUTO SALES AND SERVICE FACILITY ALONG E PIKE STREET (STATE ROAD 28/US 41) IN ATTICA, INDIANA. OFFERING INCLUDES APPROX. 2 ACRES AND A ±9,672 SF COMMERCIAL BUILDING DESIGNED FOR AUTOMOTIVE SALES, REPAIR, AND DETAILING. THE BUILDING FEATURES 11 SERVICE BAYS, LARGE PAVED DISPLAY AND PARKING AREAS, EXCELLENT VISIBILITY ALONG THE HIGHWAY 41 COMMERCIAL CORRIDOR. EQUIPMENT AND TOOLS ARE NEGOTIABLE. THIS IS IDEAL FOR OWNER-USERS, INVESTORS, OR REGIONAL OPERATORS LOOKING TO EXPAND INTO THIS REGION AND HAVE GREAT LOCAL VISIBILITY.



SHANE CHILDERS

REAL ESTATE BROKER

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SERVICE FLOOR FEATURES:

NORTH SERVICE FLOOR

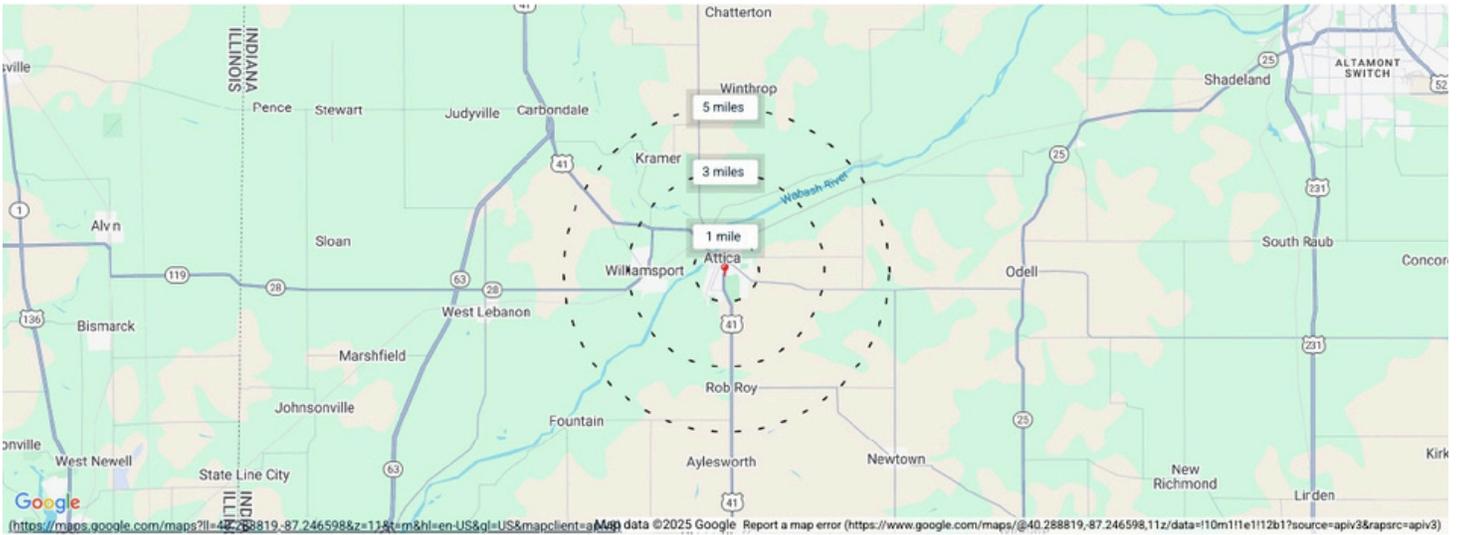
- IN-SHOP FULL BATHROOM
- 6 OVERHEAD DOORS
- 5 LIFTS
 - 1 RED CHALLENGER LIFT
 - 3 ROTARY LIFTS,
 - 1 FLOOR LIFT

SOUTH SERVICE FLOOR

- 5 OVERHEAD DOORS (4 WITH OPENERS)
- 3 LIFTS
 - 2 ROTARY LIFTS
 - 1 FLOOR LIFT
- HUNTER ALIGNMENT RACK
- 1 DETAIL ROOM
- SPECIAL TOOLS ROOM
- 3 OIL TANKS



DEMOGRAPHIC INFORMATION



1 Mile

3 Miles

5 Miles

Population

	1 Mile	3 Miles	5 Miles
2023	5,254	9,559	11,020
2022	4,886	9,322	10,897
2021	4,768	9,261	10,922
2020	5,192	9,584	11,277
2019	5,211	9,583	11,263

Household Income

	1 Mile	3 Miles	5 Miles
2023 Median Income	\$63,655	\$65,537	\$67,100
Under \$25k	377	637	730
\$25k - \$50k	409	797	947
\$50k - \$100k	781	1,358	1,560
\$100k - \$150k	363	706	853
Above \$150k	122	365	436

Age

	1 Mile	3 Miles	5 Miles
2023 Median Age	38.1	42.9	42.3
Under 20	1,307	2,202	2,597
20 - 25	373	609	649
25 - 45	1,267	2,141	2,609
45 - 65	1,410	2,695	2,944
Over 65	702	1,440	1,671

BUILDING FLOOR PLANS

