

**OWNED AND OFFERED BY  
PARSLEY PROPERTIES, LLC  
- MATT PARSLEY, MEMBER -**



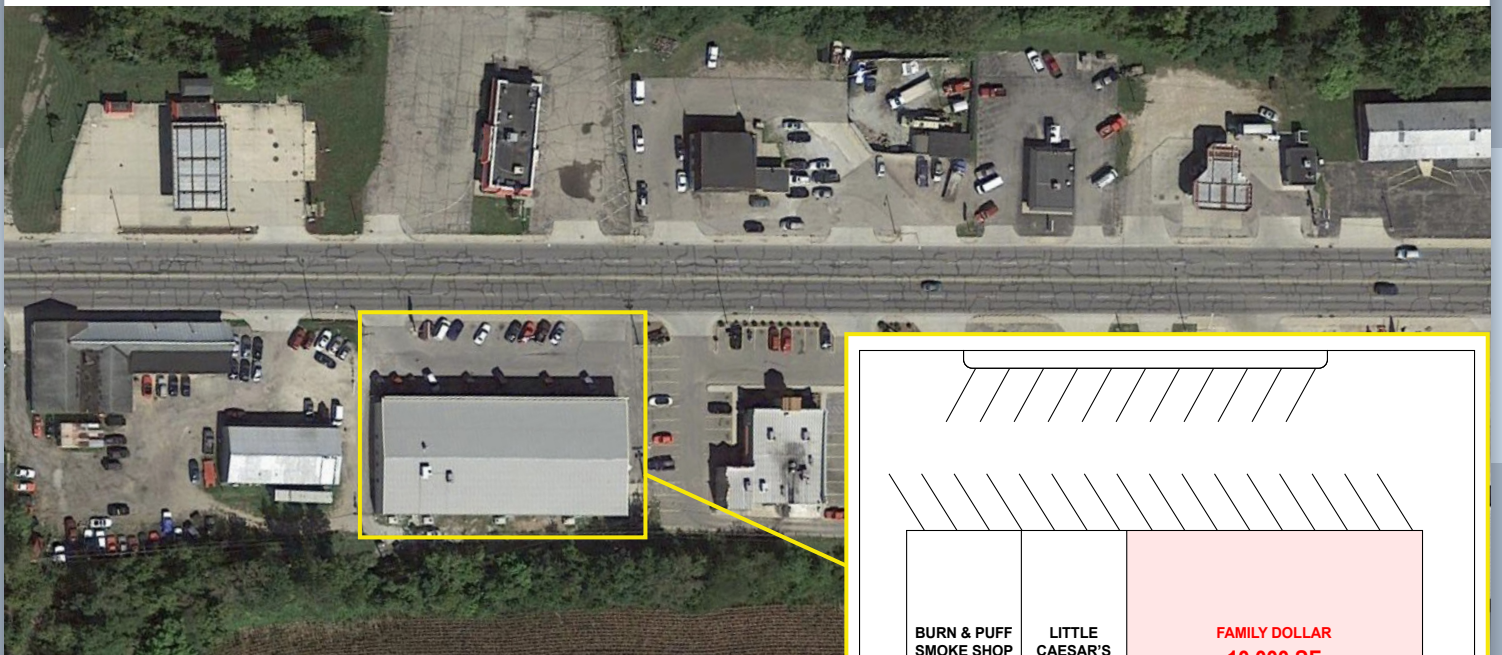
**10,000 sqft to rent**

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# PROPERTY

401 E 5th Street, Connorsville, IN 47331



Daily traffic count on 5th street in front of the Family Dollar building is 13,324 vehicles/day.



SewTastik



Indiana Ordnance Innovations 1400...

Ivy Tech Community College - Connersville

Reid Health Connersville

Connersville Middle School

O'Reilly Auto Parts  
See Sales, Offers & Pricing

Wiley's Drive Thru Wash And Lube

Wulff's Gun Shop

Mike's Cycle & Auto

Miller Moster Robbins

Jonesy's

Stant Corporation

Pizza Place

Americas, ssors

LEE'S  
Famous Recipe Chicken

Powell's Plumbing & Electrical

Connersville

Keener Corporation

Whitewater River

Daniel Girls Farmhouse

**SUBJECT PROPERTY**  
(401 E 5TH ST)

Connersville

CVS

Speedway  
DoorDash Delivery

121

DG

Hartzell Restoration  
Located in Connersville, IN - ...



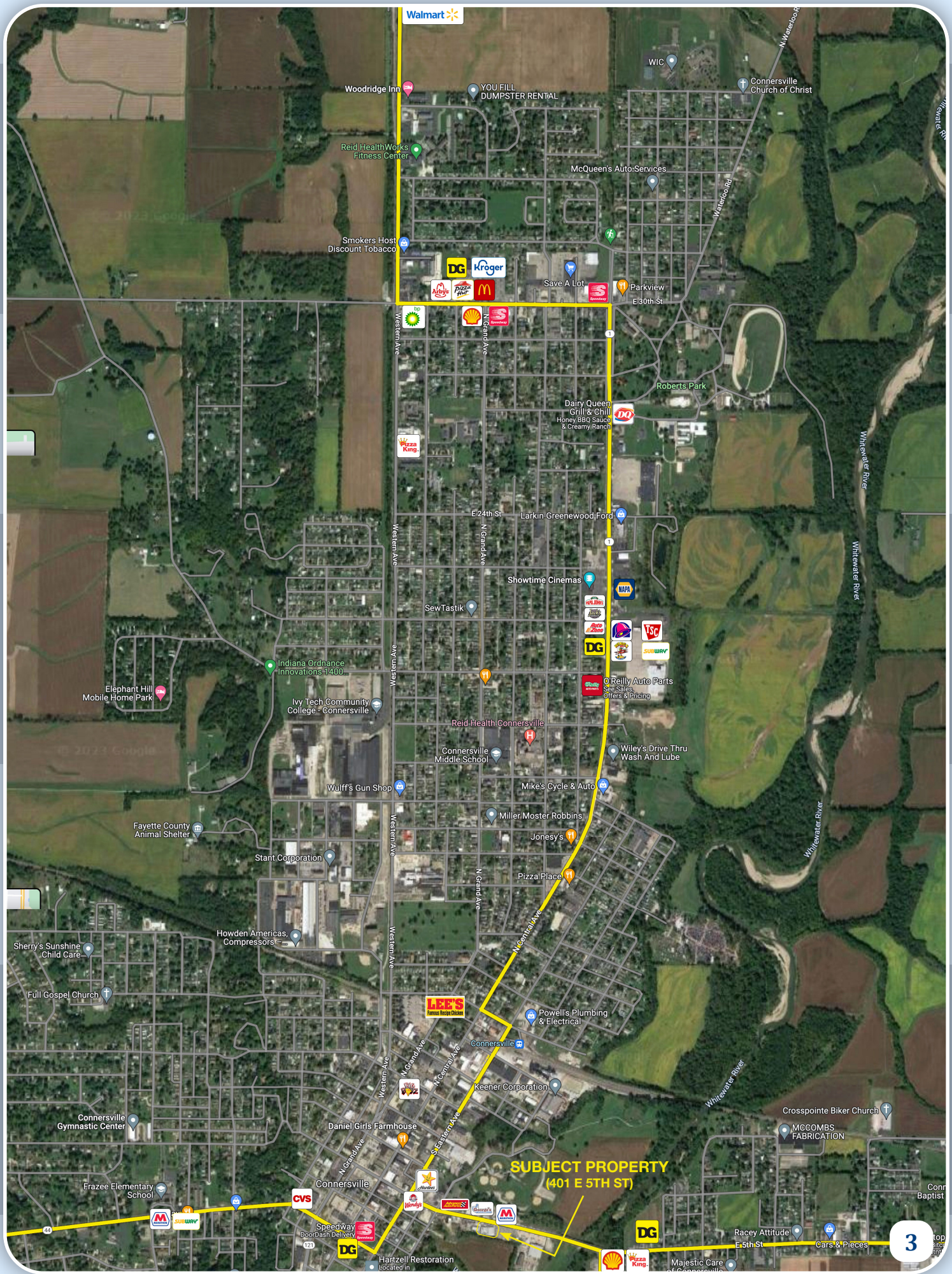
DG

Racey At E 5th St



Majestic Care of Connersville

2



Walmart

Woodridge Inn

YOU FILL DUMPSTER RENTAL

WIC

Connersville Church of Christ

Reid HealthWorks Fitness Center

McQueen's Auto Services

Smokers Host Discount Tobacco

DG Kroger

Save A Lot

Parkview E 30th St

Shell

Walmart

Roberts Park

Dairy Queen Grill & Chill Honey BBQ Sauces & Creamy Ranch

Pizza King

E 24th St

Larkin-Greenwood Ford

Showtime Cinemas

SewTastik

Elephant Hill Mobile Home Park

Indiana Ordnance Innovations 1400...

Ivy Tech Community College - Connersville

Reid Health Connersville

Connersville Middle School

Wiley's Drive Thru Wash And Lube

Wulff's Gun Shop

Mike's Cycle & Auto

Fayette County Animal Shelter

Stant Corporation

Miller Moster Robbins

Jonesy's

Pizza Place

Sherry's Sunshine Child Care

Howden Americas Compressors

Powell's Plumbing & Electrical

Full Gospel Church

HEB'S

Connersville

Connersville Gymnastic Center

Daniel Girls Farmhouse

Keener Corporation

Crosspointe Biker Church

MCCOMBS FABRICATION

Frazee Elementary School

Connersville

CVS

Speedway DoorDash Delivery

Wendy's

Subway

Hartzell Restoration

**SUBJECT PROPERTY  
(401 E 5TH ST)**

Racey Attitude E 5th St

Cars & Pieces

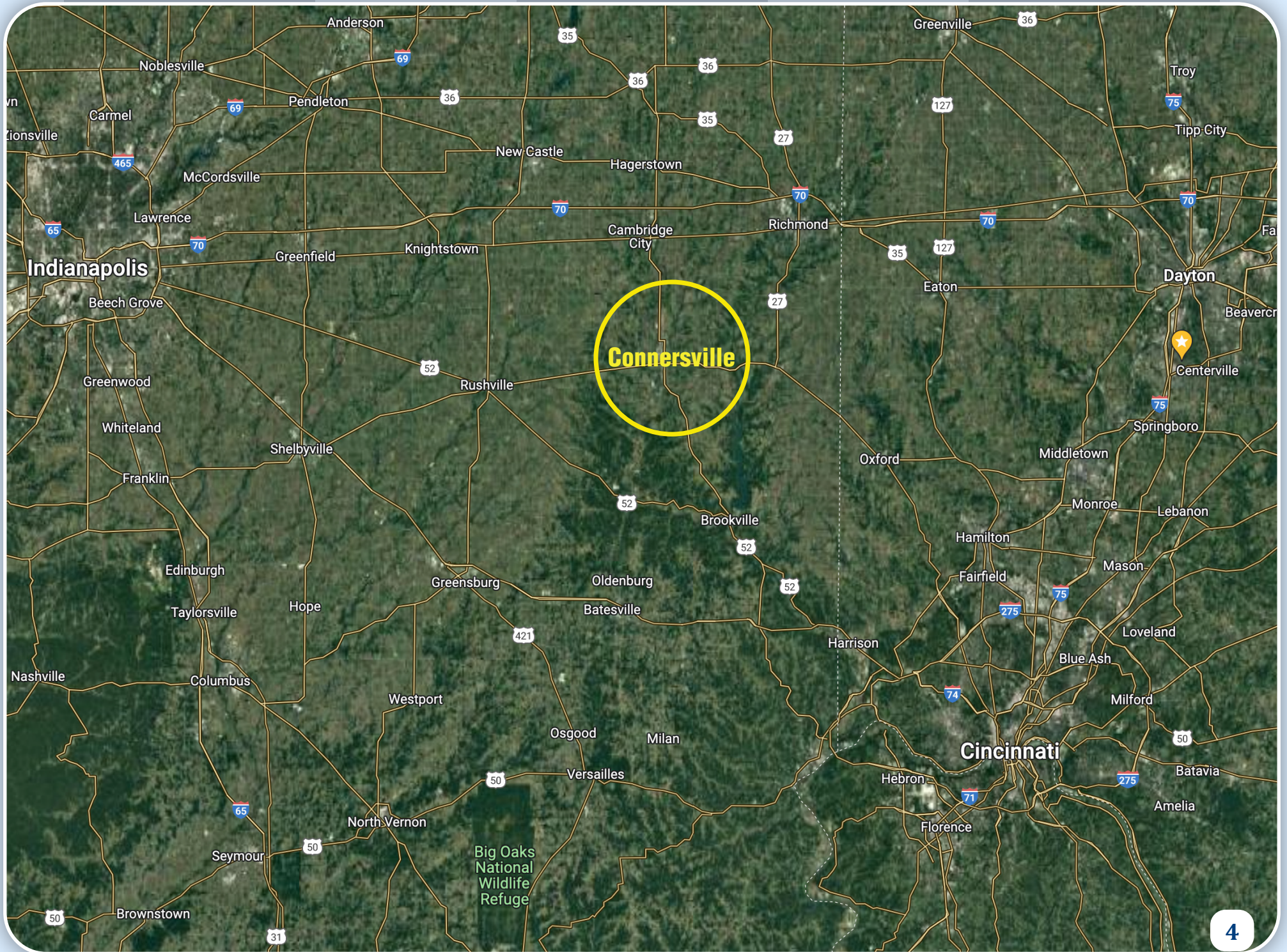
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Shell

Pizza King

DG

Majestic Care of Connersville



# POPULATION

A region's economy thrives or dives because of the people who choose to live there. That choice may occur by being born there and desiring to stay, or a more deliberate one of choosing to relocate from somewhere else. Monitoring change in the size and movement of population is an important barometer of well-being.

## Population Over Time

	2000	2010	2017	2020	2022
Total Population	25,591	24,302	23,138	23,404	23,349
Change Since 2000		-1,289	-2,453	-2,187	-2,242
Pct. Change Since 2000		-5.0%	-9.6%	-8.5%	-8.8%

## Population Estimates by Age in 2021

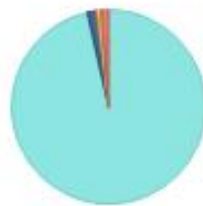
	Number	Pct. Dist
Preschool (0 to 4)	1,318	5.6%
School Age (5 to 17)	3,842	16.4%
College Age (18 to 24)	1,770	7.6%
Young Adult (25 to 44)	5,321	22.8%
Older Adult (45 to 64)	6,269	26.8%
Older (65 plus)	4,840	20.7%

Source: US Census Bureau

## Population Estimates by Race and Hispanic Origin in 2021

	Number	Pct. Dist
American Ind. or Alaskan Native Alone	95	0.4%
Asian Alone	90	0.4%
Black Alone	348	1.5%
Native Hawaiian and Other Pac. Isl. Alone	2	0.0%
White Alone	22,532	96.4%
Two or More Race Groups	293	1.3%

Population by Race



96.39% White 0.41% Am. Ind or Alaskan Native 0.01% Hawaiian and Pac. Isl  
 1.49% Black 0.39% Asian 1.25% Two or More

## Hispanic or Latino

Non-Hispanic or Latino	23,011	98.4%
Hispanic or Latino	349	1.5%

Source: US Census Bureau



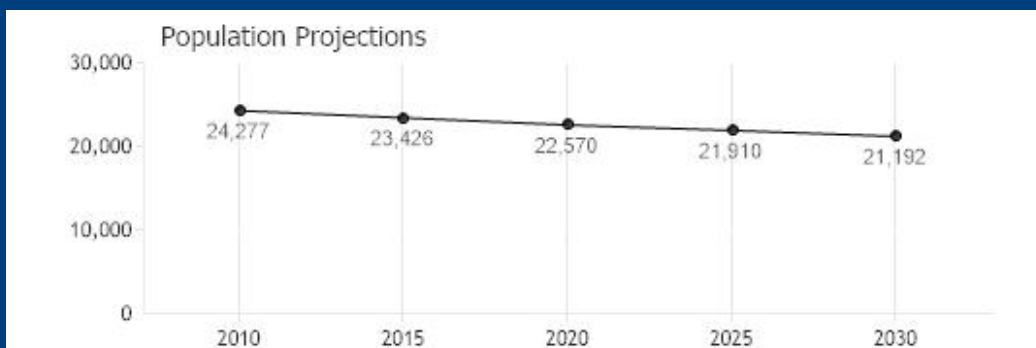
## Households in 2021

	Number	Pct. Dist
Total Households	9,677	100.0%
Family Households	6,291	65.0%
Married with Children	1,398	14.4%
Married without Children	3,138	32.4%
Single Parents	932	9.6%
Other	823	8.5%
Non-family Households	3,386	35.0%
Living Alone	2,812	29.1%
Average Household Size	2.42	
Average Family Household Size	3.72	

Source: US Census Bureau, American Community Survey 5 Year Estimates

## Population Projections

	2010	2015	2020	2025	2030
Population Projections	24,277	23,426	22,570	21,910	21,192
Change Since 2010		-851	-1,707	-2,367	-3,085
Pct. Change Since 2010		-3.5%	-7.0%	-9.7%	-12.7%



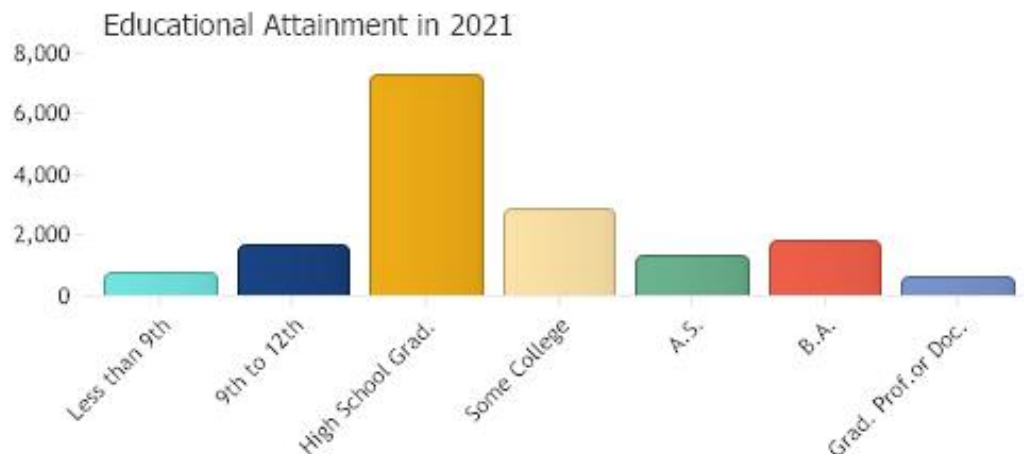
Source: Indiana Business Research Center.  
 Note: 2010 data are census counts from the U.S. Census Bureau

# EDUCATION

The level of education of our workforce is a critical factor for economic and community development. It often provides insight into the skill levels of a local area. The metrics provided here focus on the attainment of degrees and high school graduates' higher education intent. The type of work (occupations) residents perform can also assist in understanding skill levels.

## Educational Attainment

	2017	2018	2019	2020	2021
Total Population 25 and Older	16,358	16,262	16,222	16,145	16,418
Less than 9th Grade	864	868	834	767	767
9th to 12th, No Diploma	2,082	1,969	2,073	1,903	1,705
High School Graduate (incl. equiv.)	7,119	6,985	6,823	7,181	7,284
Some College, No Degree	3,150	3,169	3,013	2,718	2,857
Associate Degree	1,331	1,377	1,326	1,190	1,333
Bachelor's degree	1,228	1,269	1,476	1,692	1,808
Graduate or Professional Degree*	584	625	677	694	664



Source: U.S. Census Bureau & American Community Survey 5 Year Estimates  
 \*Graduate or Professional Degree data include Doctorate Degrees

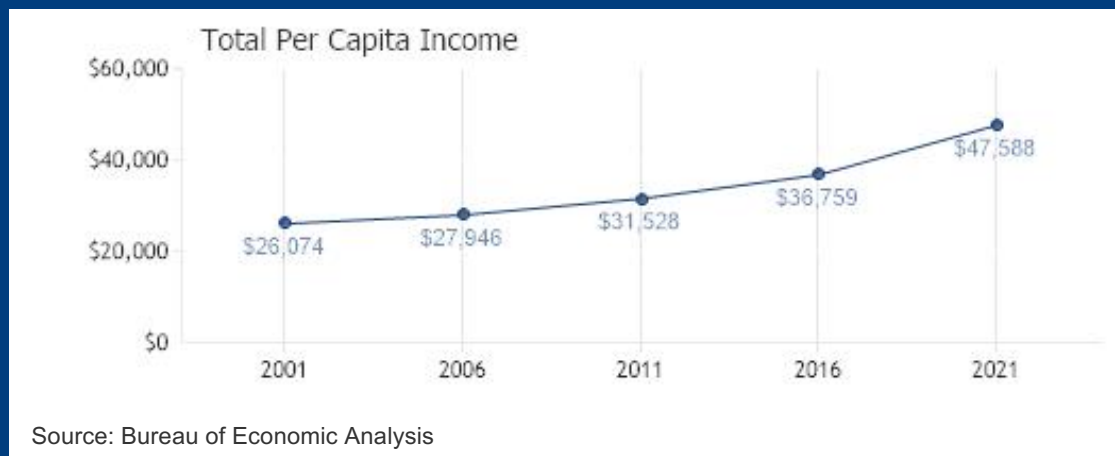
# EARNINGS AND INCOME

Industry employment is tabulated as jobs by place-of-work. Keep in mind that people may hold multiple jobs and that each job is counted by its industry.

Note: The income figures and changes are not adjusted for inflation.

## Per Capita Income Over Time

	2001	2006	2011	2016	2021
Total Per Capita Income	\$26,074	\$27,946	\$31,528	\$36,759	\$47,588
Change Since 2001		\$1,872	\$5,454	\$10,685	\$21,514
Pct. Change Since 2001		7.2%	20.9%	41.0%	82.5%



Source: Bureau of Economic Analysis

## Income & Wage

	Number
Median family income in 2021 (ACS)	\$60,375
Median household income in 2021 (ACS)	\$48,101
Average Wage Per Job in 2021 (BLS)	\$43,086
Wage Growth since 2016 (BLS)	26.5%

Source: US Census Bureau, ACS 5 Year Estimates & Bureau of Labor Statistics