



AVAILABLE SF

6,017 SF

LEASE RATE

\$5 SF/YR (NNN)

PROPERTY HIGHLIGHTS

- Could be converted to office, retail, industrial/flex, or multifamily
- Two stories, w/ two drive-in doors
- Great location, close to Downtown Frankfort & w/in the Historical District

FOR LEASE

408 E. WASHINGTON ST. Frankfort, IN 46041



STEVE MONNOT

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smonnot@premiercres.com

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PROPERTY DESCRIPTION

Approx. 9,000 SF building for lease in the heart of Frankfort. Approx. 6,000 SF on the first floor & approx. 3,000 SF on the second floor. Many opportunities - office, retail, flex/industrial, multifamily, etc.

LOCATION DESCRIPTION

Located less than one mile from the 'square' in downtown Frankfort, IN. This unique building is also located in the Historic District and surrounded by several local businesses & amenities. Approx. 45 miles northwest of Indianapolis.

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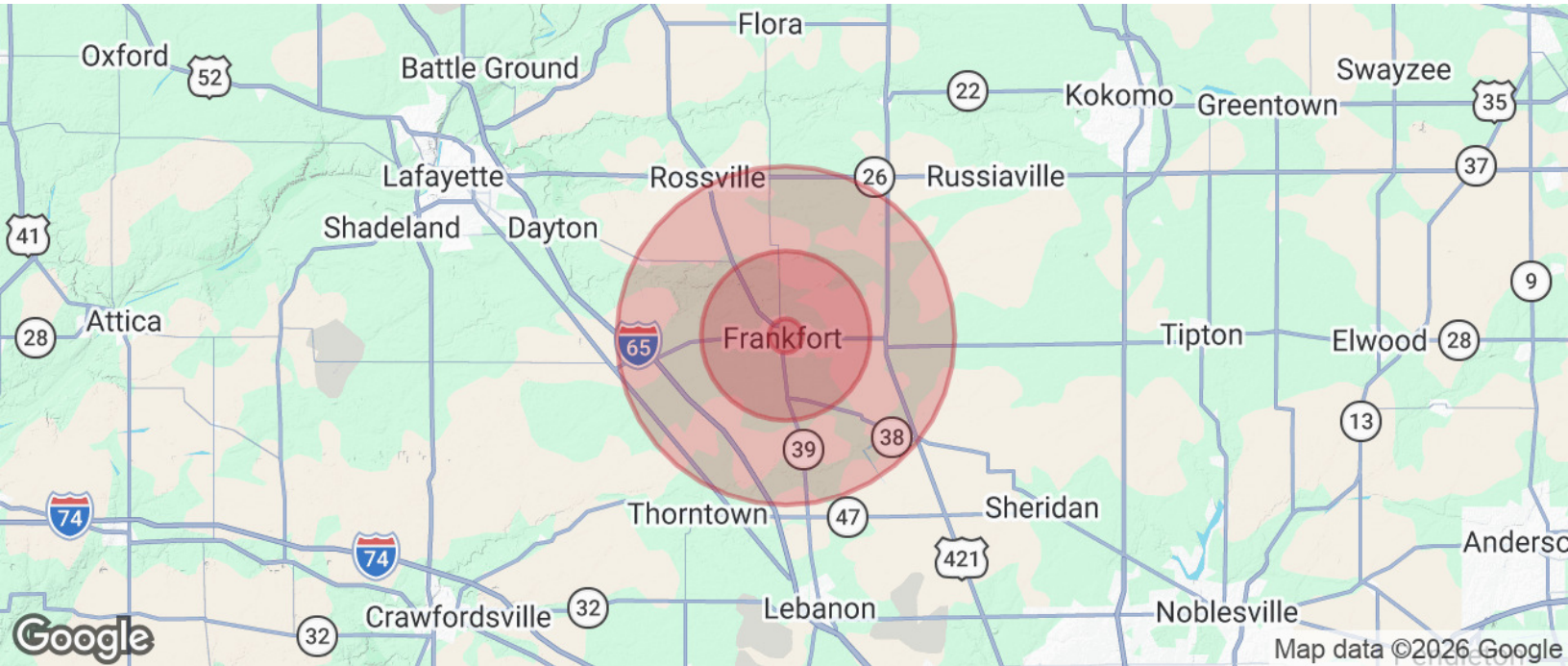
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,525	18,126	28,078
Average Age	34.7	36.7	37.0
Average Age (Male)	34.7	35.5	36.0
Average Age (Female)	36.4	39.1	39.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,065	7,875	11,765
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$47,828	\$51,392	\$58,419
Average House Value	\$86,365	\$100,542	\$120,424

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