

# PROPERTY SUMMARY

1.13 ACRE LOT- W COMMERCE ROAD

Daleville, IN 47334



## PROPERTY DESCRIPTION

Prime 1.13-acre commercial lot located in a high-visibility area of Daleville, IN, offering excellent access and exposure along a well-traveled corridor. The site is surrounded by established businesses and benefits from high traffic flow, making it ideal for retail, office, or service-oriented development. This property presents a turnkey opportunity for developers or investors seeking to capitalize on the area's growth and convenient proximity to I-69 and regional amenities.

## OFFERING SUMMARY

Sale Price:	\$215,000
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Lot Size:	1.13 Acres
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DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	52	279	572
Total Population	123	667	1,368
Average HH Income	\$72,409	\$72,503	\$75,275

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Jacob Wagner

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 COLDWELL BANKER  
COMMERCIAL  
REAL ESTATE GROUP

# PROPERTY DESCRIPTION

1.13 ACRE LOT- W COMMERCE ROAD

W Commerce Rd Daleville, IN 47334



## LOCATION DESCRIPTION

Situated along W Commerce Road (State Route 67) in Daleville, this site offers high visibility and strong traffic exposure which reportedly has over 18,000 daily drivers. Half a mile from I-69 (Exit 234), the area benefits from excellent regional access. The surroundings include a mix of industrial, commercial, and service-oriented businesses; the proximity to travel centers, gas stations, and new developments underscores the area's momentum

## BULLETS HEADLINE

- Zoned Commercial
- High-traffic area
- Excellent visibility
- Flexible land use options
- Proximity to major roadways
- Potential for high returns

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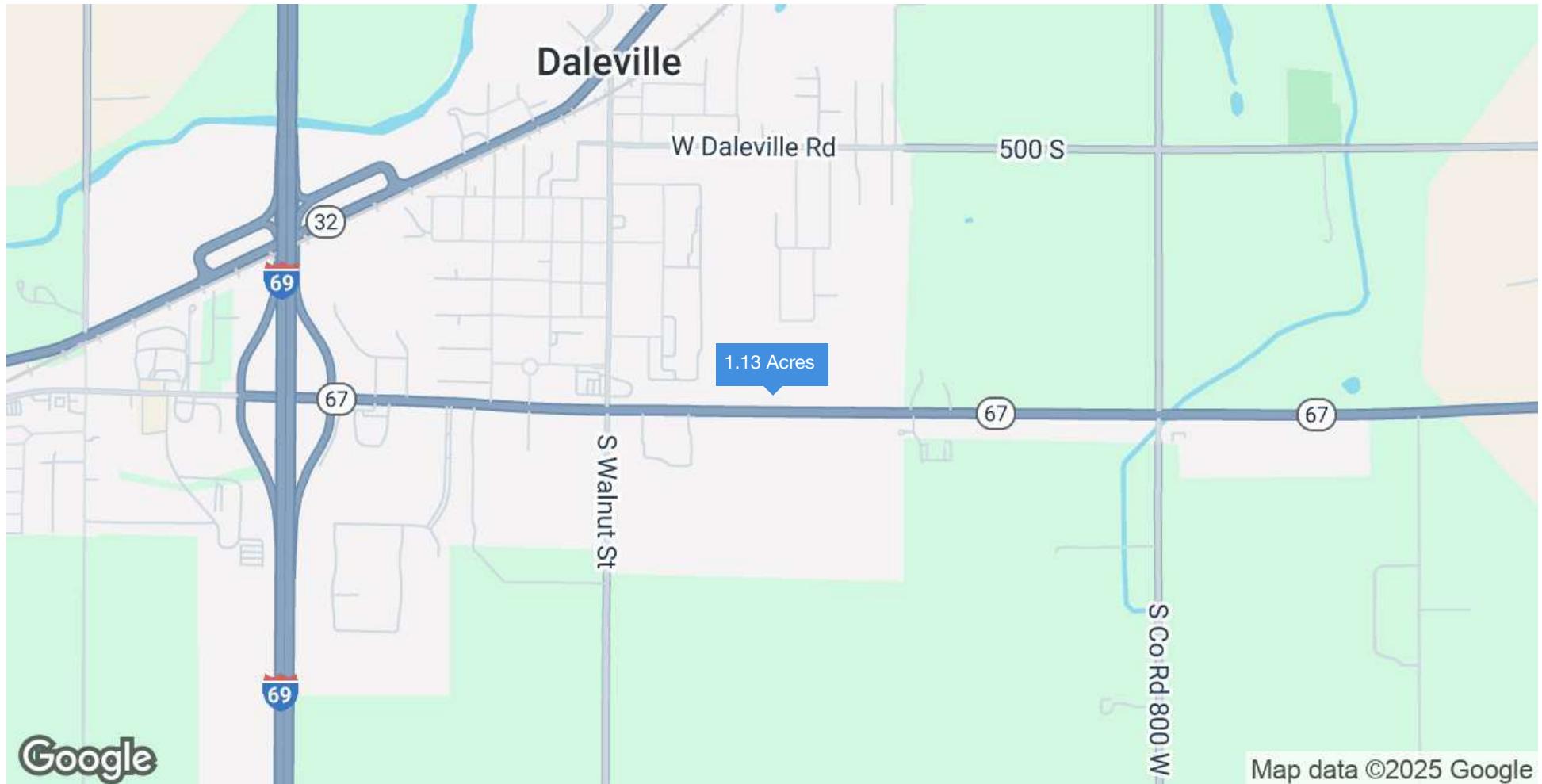
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# REGIONAL MAP

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# AERIAL MAP

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# RETAILER MAP

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# DEMOGRAPHICS

## 1.13 ACRE LOT- W COMMERCE ROAD

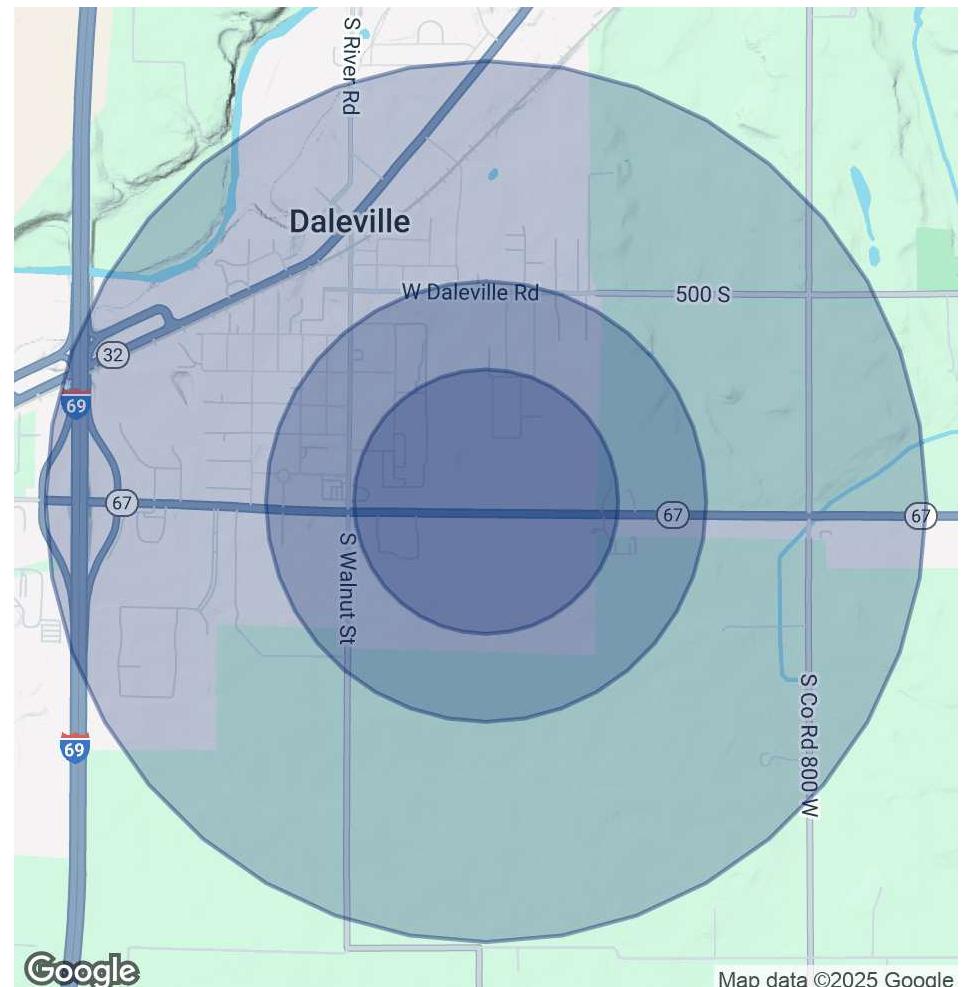
Daleville, IN 47334

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	123	667	1,368
Average Age	42	41	41
Average Age (Male)	40	40	40
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	52	279	572
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$72,409	\$72,503	\$75,275
Average House Value	\$220,362	\$220,409	\$219,569

Demographics data derived from AlphaMap



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