

OUTLOT AVAILABLE - SEYMOUR, IN

1800 E Tipton St - Seymour, IN 47274



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

1.40 Acre Outlot Available For Lease along Retail Corridor in Seymour, IN

PROPERTY HIGHLIGHTS

- 1.40 Acres Available For Lease
- Full Access from Tipton Street
- Adjacent to Proposed Wawa Gas Station
- Located in the Heart of the Retail Corridor with Traffic Counts Exceeding 30,000 Vehicles Per Day
- Located in Close Proximity to Home Depot, Walmart, and Aldi
- Shared Signalized Access with Walmart, Home Depot, and Aldi

DEMOGRAPHICS

	3 MILES	5 MILES
Total Population	25,356	29,000
Average HH Income	\$85,131	\$89,759
Businesses	909	1,101
Employees	14,244	18,833

TRAFFIC COUNTS

Tipton Street	32,824
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Indianapolis Office
3801 East 82nd Street, Suite B
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

SHAWN HEFFERN

Direct: 317.597.1715
Cell: 317.695.8938
sheffern@midlandatlantic.us

ALEX WENDT

Direct: 317.806.8483
Cell: 317.714.2820
awendt@midlandatlantic.us

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

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CONCEPTUAL PLAN



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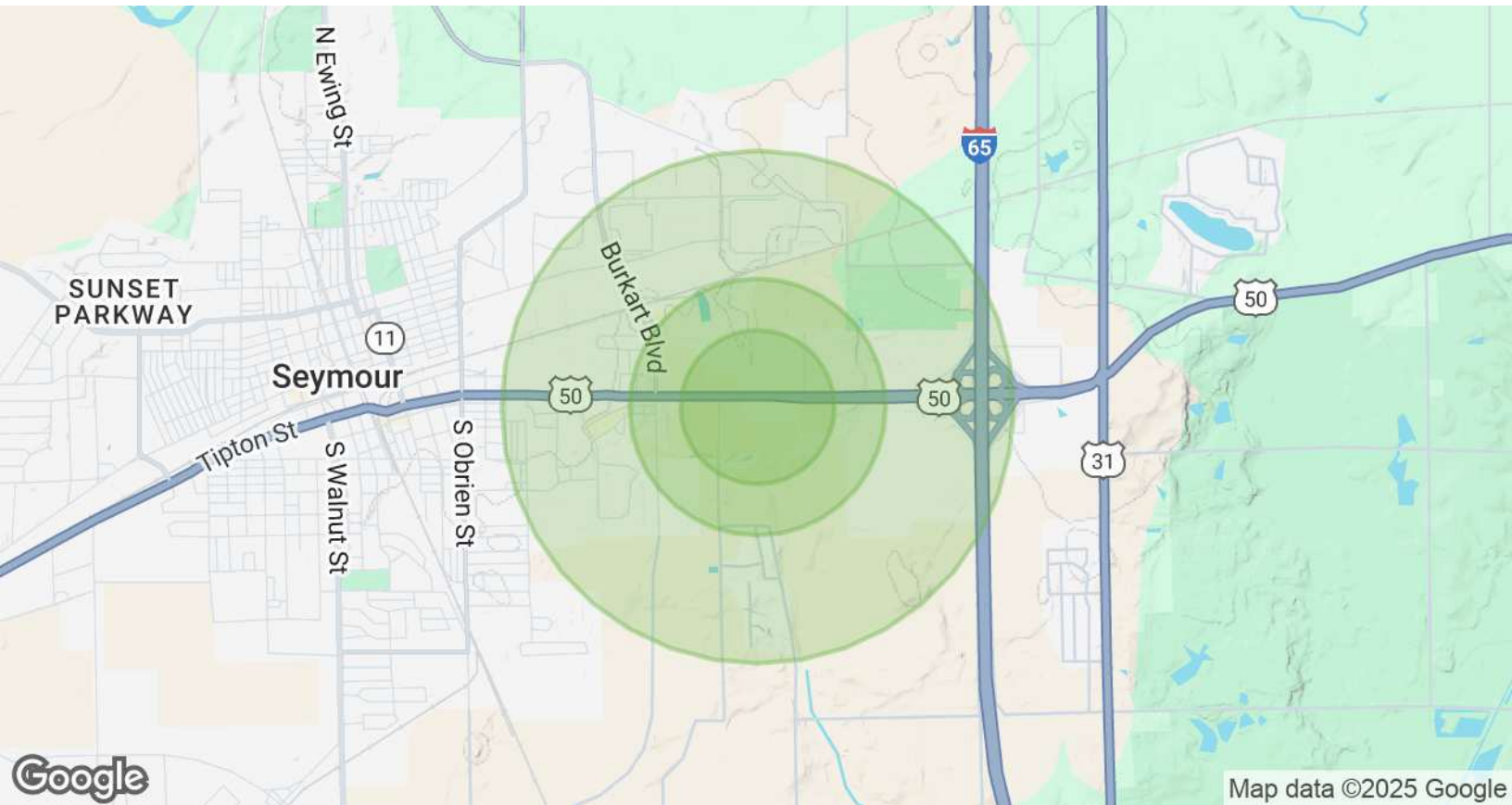


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POPULATION & HOUSING

	3 MILES	5 MILES	10 MILES
Total Population	25,356	29,000	38,365
Projected Annual Growth (2025-2030)	0.2%	0.1%	0.0%
Total Households	9,734	11,120	14,749
Median Home Value	\$166,899	\$178,168	\$186,728

INCOME & BUSINESS

	3 MILES	5 MILES	10 MILES
Average HH income	\$85,131	\$89,759	\$93,563
Daytime Population (16+ years)	21,007	26,423	31,287
Total Businesses	909	1,101	1,312
Total Employees	14,244	18,833	20,984

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