



HIGH VISIBILITY ON SR 3

555 W Ohio St, Kendallville, IN 46755

Features

- Positioned on State Road 3, a major four-lane divided highway with 12,500 daily traffic volume
- Located in Kendallville, Noble County's largest city with a population of 10,219
- 10 miles from I-69 and 30 miles from I-80/90 Surrounded by dense residential neighborhoods and expanding commercial growth



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GENERAL INFO



Address:	555 W Ohio St, Kendallville, IN 46755
Price:	\$535,000
Acres:	3
Price Per Acre:	\$178,333.33
Zoning:	I-1 (Industrial-One)
County:	Noble
Township:	Wayne
Total Parcels:	1
Parcel Number(s):	57-09-05-100-039.000-004

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LAND INFORMATION

Electric Provider:	AEP
Electrical Capacity/Proximity:	On Site
Water:	City
Water Line Capacity/Proximity:	On Site
Sewer:	Septic
Sanitary/Sewer Capacity/ Proximity:	On Site
Gas:	NIPSCO
Gas Line Capacity / Proximity:	On Site
Phone/Internet Provider:	LigTel
Right of Way / Easements:	None
Floodplain / Wetlands:	No
Interstate Proximity:	I-69 (Exit 334) 20-25 min (20 Miles)
Notable Nearby Users:	N/A
Lighted Intersection:	Yes
Frontage:	Yes
Lot Dimensions:	250 x 600
Access / Site Visibility:	Excellent

LOCATION INFORMATION



Population Demographic (1,3,5 Mile Radius):	5,300 12,850 18,700
HH Income (1,3,5 Mile Radius):	\$61,000 \$68,000 \$70,000
Traffic Count (Vehicles Per Day):	12,500
Covenants and Restrictions:	None
Existing Survey:	Available Upon Request
Existing Engineering Report:	Available Upon Request
Existing Phase 1 Report:	No

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AVAILABLE TRACTS



AVAILABLE ACRES

Total Acres:	3
Max Continuous:	3

TRACTS AVAILABLE

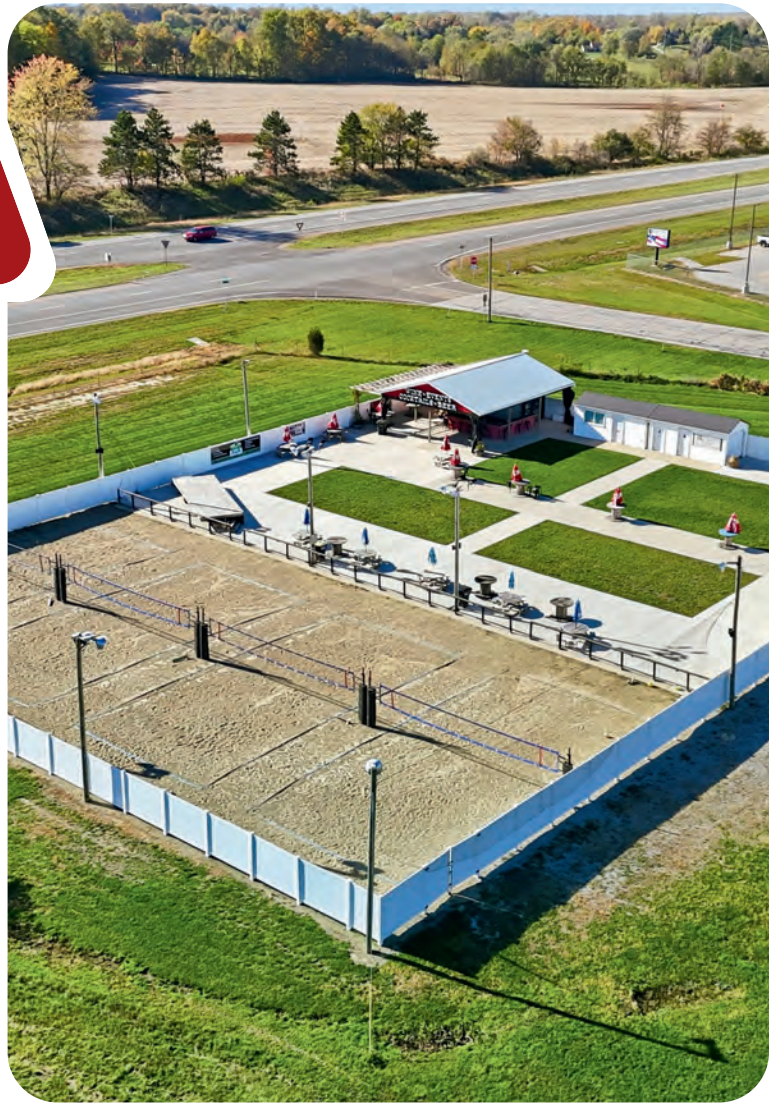
Tract #	Total Acres	Price	Price Per Acre
1	3	\$535,000.00	\$178,333.33

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AERIAL VIEW



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NEARBY USERS



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