

AVAILABLE FOR SALE

Liberty Street (SR 23)

WALKERTON, IN 46574



PROPERTY DESCRIPTION

Prime 2.28± acre redevelopment opportunity just outside downtown Walkerton, Indiana. With approximately 431 feet of frontage on Liberty Street and a level topo, this site is ideally suited for a convenience store, fuel station, or other neighborhood retail/commercial user (subject to local zoning and approvals). Existing traffic counts of 4,699 vehicles per day provide solid exposure for a new retail concept, and flat grade support efficient site planning, parking, and circulation.

Located just beyond Walkerton's core, the property offers quick access to area neighborhoods, schools, and regional connectors, capturing both local residents and pass-through traffic.

LOT SIZE	2.28 (+/-) Acres
SALES PRICE	\$299,000
TRAFFIC COUNT	4,699
UTILITIES	Available
FRONTAGE	431 Ft on Liberty St.
TOPOGRAPHY	Level
FRONTAGE	431 Ft on Liberty St.

FOR MORE INFORMATION

Lori Tubbs - Route 20, LLC

President/ CEO
Cell: 312-446-7059 | lori@loritubbs.com

Jennifer Gaudy - CPM

Managing Broker
Cell: 219-775-9102 | jgaudy@crosspm.com

 **LORI TUBBS**

REAL ESTATE & DEVELOPMENT CONSULTING

AVAILABLE FOR SALE

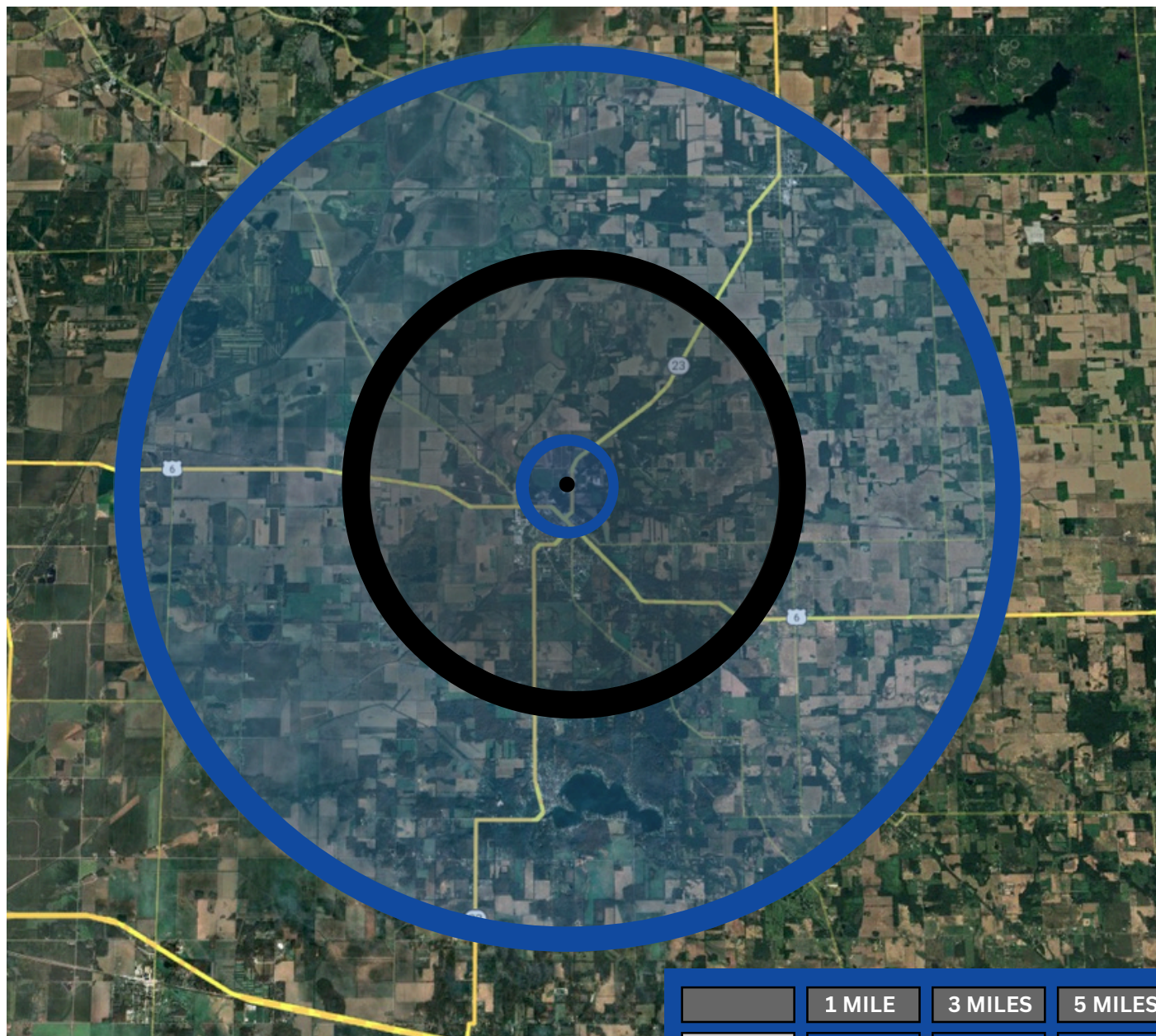
Liberty Street (SR 23)

WALKERTON, IN 46574

LORI TUBBS

REAL ESTATE & DEVELOPMENT CONSULTING

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	1,810	3,524	7,597
Households	664	1,275	2,881
Avg HH Income	\$64,806	\$73,862	\$72,602

FOR MORE INFORMATION

Lori Tubbs - Route 20, LLC

President/ CEO

Cell: 312-446-7059 | lori@loritubbs.com

Jennifer Gaudy - CPM

Managing Broker

Cell: 219-775-9105 | jgaudy@crosspm.com

AVAILABLE FOR SALE

Liberty Street (SR 23)

WALKERTON, IN 46574

LORI TUBBS

REAL ESTATE & DEVELOPMENT CONSULTING

RETAIL MAP



FOR MORE INFORMATION

Lori Tubbs - Route 20, LLC

President/ CEO

Cell: 312-446-7059 | lori@loritubbs.com

Jennifer Gaudy - CPM

Managing Broker

Cell: 219-775-9105 | jgaudy@crosspm.com