

# BRIAN'S PLACE LAND KENDALLVILLE

US HWY 6 & BRIAN'S PLACE, KENDALLVILLE, IN 46755



## LOCATION DESCRIPTION

- Located on the east side of Kendallville and on the south side of US-6.
- There are numerous businesses to the west of this land including restaurants, a big box retailer, a hotel, and offices.
- The acreage has potential for 5 out lots bordering on SR-6.
- The 17.315 acres is split via an access road of Brian's Place leading to the shopping area to the west.
- Both sides of the access road are available for development and commercial use.
- There are numerous industrial and residential developments along the southside of US-6 and next to this property.

## OFFERING SUMMARY

|               |                   |
|---------------|-------------------|
| Sale Price:   | \$645,000         |
| Lot Size:     | 17.315 Acres      |
| Traffic Count | 11,836 VPD (US-6) |

**TYLER BINKLEY**  
 MANAGING BROKER/CEO  
 260.377.5002  
 TYLER@ACADIACOMMERCIAL.COM

**Acadia**  
 COMMERCIAL

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Sale Price

\$645,000

### LOCATION INFORMATION

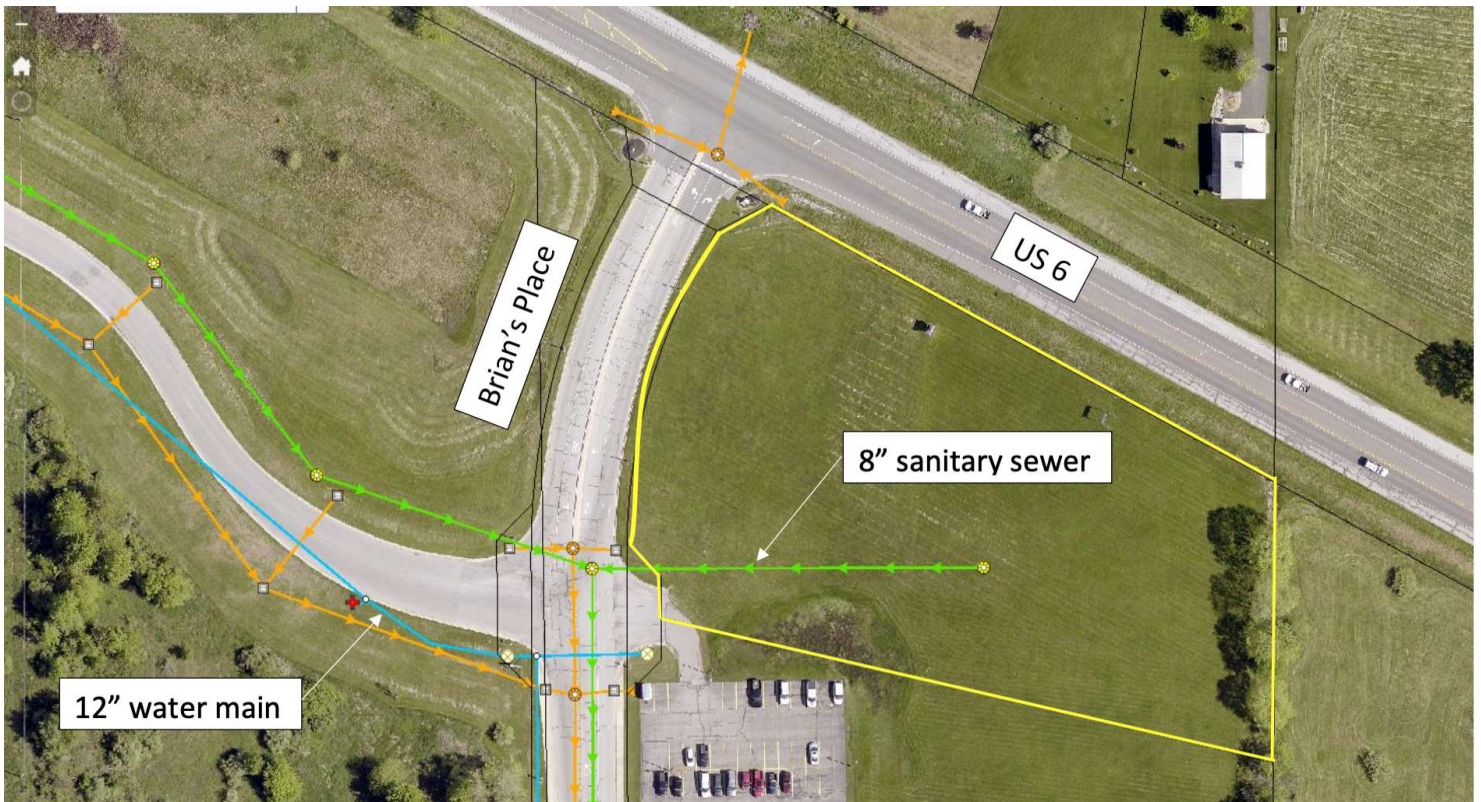
|                     |                                 |
|---------------------|---------------------------------|
| Property Name       | Brian's Place Land Kendallville |
| Street Address      | Us Hwy 6 & Brian's Place        |
| City, State, Zip    | Kendallville, IN 46755          |
| County              | Noble                           |
| Market              | Commercial                      |
| Sub-market          | Residential                     |
| Township            | Wayne                           |
| Side of the Street  | South                           |
| Signal Intersection | Yes                             |
| Road Type           | Paved                           |
| Market Type         | Medium                          |
| Nearest Highway     | US Hwy 6                        |

### PROPERTY INFORMATION

|                      |                      |
|----------------------|----------------------|
| Property Type        | Land                 |
| Property Subtype     | Retail               |
| Zoning               | C2A - Commercial     |
| Lot Size             | 17.315 Acres         |
| APN #                | 57-07-34-100-078.000 |
| Traffic Count        | 11,836 VPD           |
| Traffic Count Street | US Hwy 6             |

### UTILITIES & AMENITIES

|             |                      |
|-------------|----------------------|
| Gas         | NIPSCO               |
| Water/Sewer | City of Kendallville |
| Electric    | I&M                  |
| Sewer       | Yes                  |



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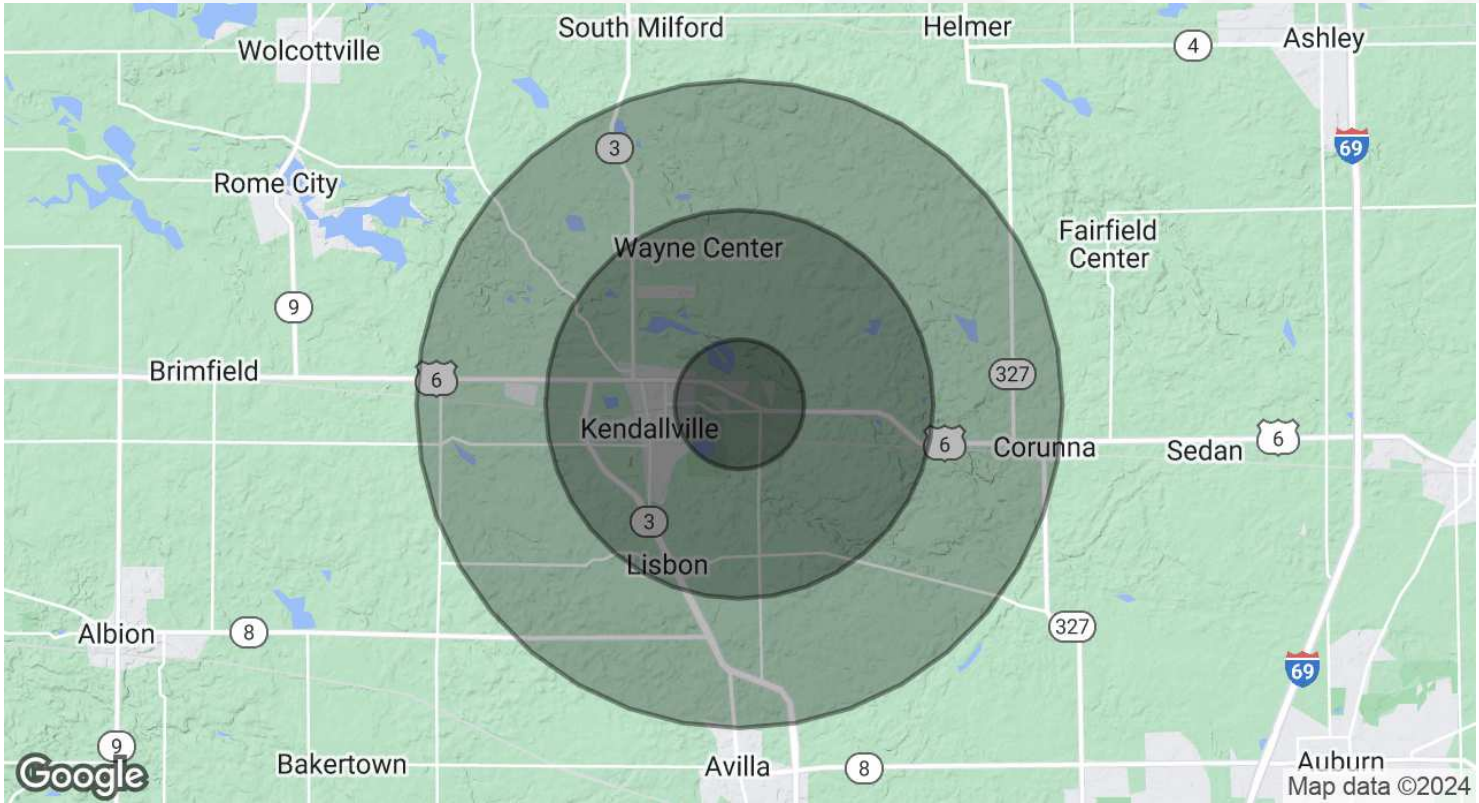


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# BRIAN'S PLACE LAND KENDALLVILLE

## US HWY 6 & BRIAN'S PLACE, KENDALLVILLE, IN 46755



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 2,349  | 10,791  | 15,743  |
| Average Age          | 47.4   | 40.6    | 40.2    |
| Average Age (Male)   | 45.7   | 40.0    | 40.5    |
| Average Age (Female) | 54.4   | 44.0    | 42.3    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,188     | 4,791     | 6,999     |
| # of Persons per HH | 2.0       | 2.3       | 2.2       |
| Average HH Income   | \$55,209  | \$57,661  | \$59,065  |
| Average House Value | \$110,204 | \$115,184 | \$127,180 |

\* Demographic data derived from 2020 ACS - US Census

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