

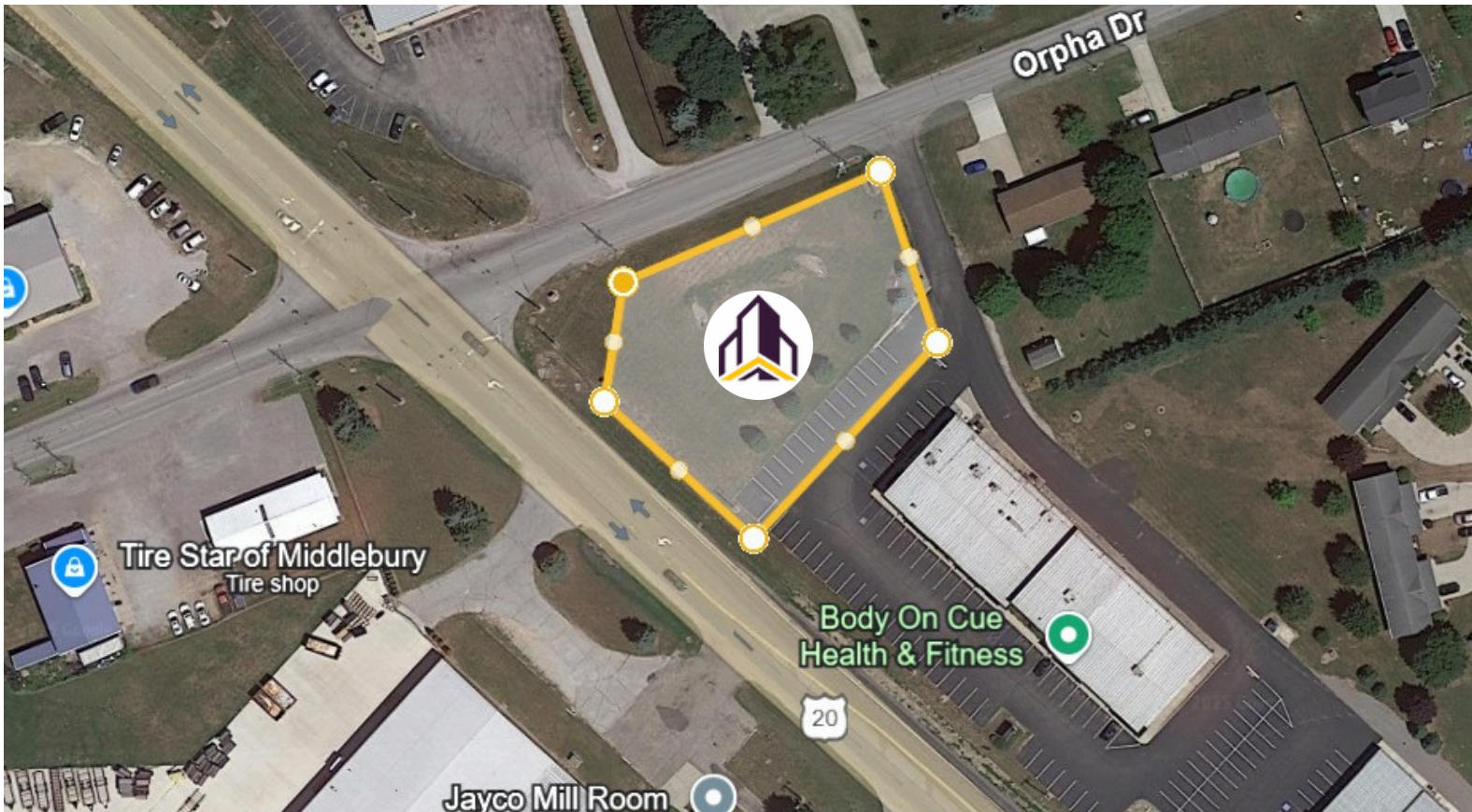
PAD SITE FOR SALE

129 Orpha Drive
Middlebury, IN



0.7 Acre Pad Site

Sale Price: \$675,000



Property Highlights

- Rare Middlebury retail pad site adjacent to the 129 Orpha Drive strip center featuring Wedgewood Brewing, Tiki Tan, Infuse Salon and Body on Cue.
- Situated on hard corner of the signaled intersection of US 20 and Orpha Drive with 13,900 ADT.
- Located 1.5 miles from the Middlebury Community Schools campus in the heart of Middlebury's retail trade area.

Demographics

	Middlebury	Elkhart County
Population	3,681	207,436
Median Resident Age	39.5	36.3
Median Household Income	\$81,094	\$65,617
Total Households	1,275	81,193

Source: US Census Bureau

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AREA MAP



Hardings
FRIENDLY MARKETS

FS B
FIRST STATE BANK

PAK-7
SAK

reserve

THE LEGENDARY GRIND

Legacy
Home Furniture

MIDDIES

M MARATHON

Village Inn
RESTAURANT

M H
MAPLE HOUSE & GUEST INN

SHOP lii

DANNY'S
DINER

CARQUEST
AUTO PARTS

Old Hoosier Meats
Smoked Meats, Cheese ... and one nice butcher!

Essenhaus Inn & Conference Center

Das Dutchman Essenhaus

MONTEITH'S
BEST ONE TIRE & AUTO CARE

BRONKO'S
RESTAURANT & LOUNGE

Margarita's
Authentic Mexican Restaurant

SUBWAY

verizon

CARIBBEAN AUTO SPA

Pizza Hut

M MARATHON

JJ
JIMMY JOHN'S HANDWICHES

DOLLAR GENERAL

BODY & CITE
HEALTH FITNESS

TACO BELL

HINT BROTHERS PIZZA

TIKI TAN
by Solarium

bp

WEDGEWOOD
BREWING CO.

CVS pharmacy

S B SOUPER BREW

McDonald's

Tire O Star
OF WOODLUST

BILL'S
COLLISION SERVICE

RV DIRECT OUTLET
The OUTPOST RV

KRISPY KRUNCHY
CHICKEN
FRESHLY MADE • PERFECTLY CRISP

Shell

INterra
CREDIT UNION

Hampton Inn & Suites
by HILTON

ACE
Hardware

B BIGGBY
COFFEE