

+/-2,000 SF END-CAP AVAILABLE FOR LEASE

Join Dollar Tree, Shoe Show, Rent-A-Center, Indiana Division of Family Resources and Nails Tech
New 10 Yr Lease from Indiana Division of Family Resources & Nails Tech & Recent Long-Term Shoe Show Renewal
New Developments Adjacent Coming Soon



CONNERSVILLE COMMONS

3896 Western Avenue, Connersville, IN 47331

Marcus & Millichap
THE KLINK GROUP

PROPERTY OVERVIEW

Property Name	Connersville Commons
Address	3896 Western Avenue, Connersville, IN 47331
GLA	+/-25,000
Lot Size	+/-1.70 Acres
Current Occupancy	100%
Year Built	2014
Available SF	2,000 SF
Lease Type	NNN
Lease Rate	Negotiable
Operating Expenses	+/--\$3.50/ft.



INTERIOR PICTURE





CONNORSVILLE AIRPORT



WESTERN AVE ± 12,400 VPD



INDIANA WIC



SUBJECT PROPERTY



Casey's
Coming Soon!

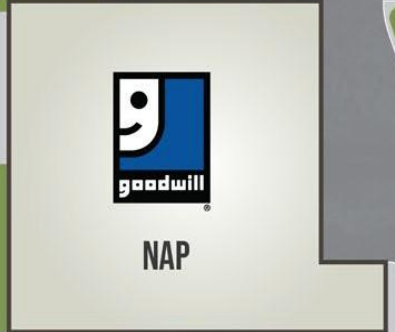


WESTERN AVE ± 12,400 VPD



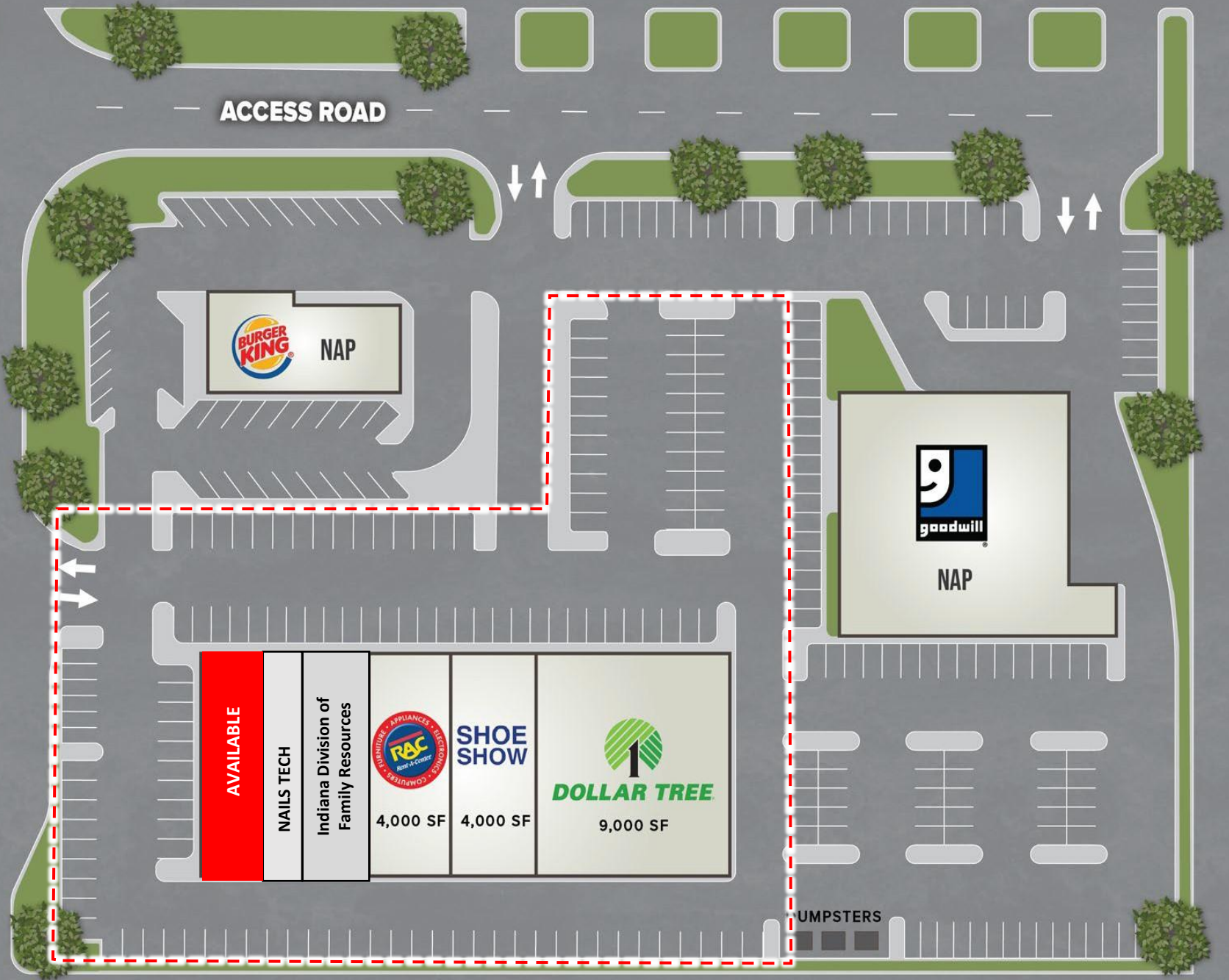
ACCESS ROAD

STATE ROAD 1/WESTERN AVENUE



AVAILABLE	NAILS TECH	Indiana Division of Family Resources	 RAC <small>Rest & Restore</small> FURNITURE • APPLIANCES • TELEVISIONS • COMPUTERS	SHOE SHOW 4,000 SF	 DOLLAR TREE 9,000 SF
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JUMPSTERS



LOCATION OVERVIEW

CONNERSVILLE, IN

Connersville is a charming city nestled in Fayette County, Indiana, known for its rich history, vibrant community spirit, and scenic surroundings. Founded in 1813, Connersville has evolved from its early industrial roots to become a welcoming place with a population that values both tradition and progress. The city boasts a mix of historic architecture and modern amenities, providing residents and visitors with a unique blend of old-world charm and contemporary convenience. The Whitewater River meanders through the landscape, offering picturesque views and recreational opportunities. Connersville is also home to local events, including festivals and fairs, that bring the community together. The city's commitment to preserving its heritage is evident in attractions like the Whitewater Valley Railroad, allowing people to experience the nostalgia of vintage train rides. With its friendly atmosphere and a strong sense of community, Connersville is not just a place on the map but a destination that captures the hearts of those who call it home.

INDIANA ECONOMY

Indiana has a diverse and robust economy that encompasses manufacturing, agriculture, technology, healthcare, and services. The state is particularly known for its strong manufacturing sector, with industries such as automotive, aerospace, and steel playing crucial roles. Major companies like Eli Lilly and Company (pharmaceuticals), Cummins Inc. (engines and power generation), and Zimmer Biomet (medical devices) have a significant presence in Indiana. Agriculture is another essential component of the state's economy, with Indiana being a leading producer of corn, soybeans, and livestock. In recent years, Indiana has also seen growth in the technology sector, with initiatives aimed at fostering innovation and entrepreneurship. Indianapolis, the state capital, has become a hub for tech companies and startups.



DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
2020 Census	12,013	17,728	30,404
2025 Estimate	11,968	17,658	30,095
2029 Projection	12,036	17,749	30,081
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Census	5,142	7,512	12,674
2025 Estimate	5,170	7,554	12,667
2029 Projection	5,239	7,653	12,761
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$61,364	\$66,809	\$71,351