

FOR SALE: \$ 425,000

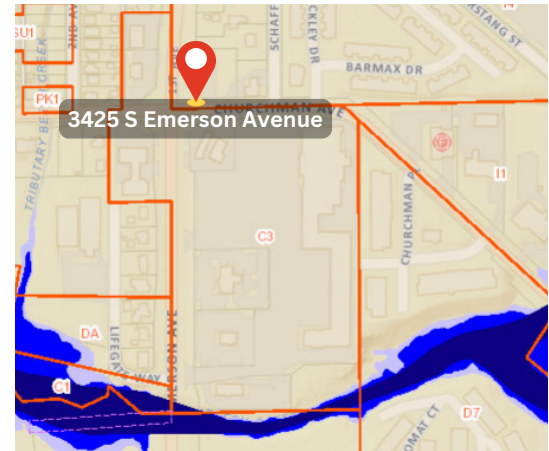
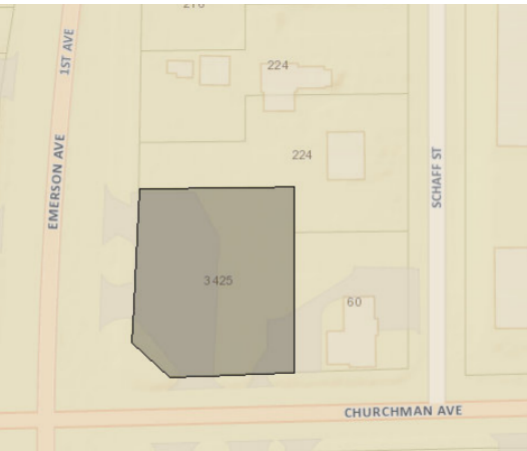


ABOUT THE PROPERTY

- 0.52 ac corner lot
- Great location + exposure
- Road Frontage:
 - 195' S Emerson Ave
 - 210' Churchman Ave

OUR PROPERTY FEATURES

- Parcel Alt ID: 49-10-27-100-038.000-302
- Convenient access to property
- Zoning: I-4
 - Permitted Uses: Greenway, Park, Vocational, Public Safety, Agricultural Use, Commercial/Heavy Equipment, Manufacturing, Automobile
 - Accessory Uses: Daycare/Nursery, Medical/Dental, Hair Salon, Eating Establishment, Light Retail



OFFERING SUMMARY:

Price:	\$ 425,000
Lot Size:	0.52 +/- acres
Zoning:	I - 4

3425 S EMERSON AVE

3425 S Emerson Avenue, Beech Grove, IN 46107



DAILY TRAFFIC COUNTS

E Churchman & S Emerson Ave	6,240
S Emerson Ave	32,612
13th Ave & E Churchman	6,135

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
POPULATION	7,628	73,685	229,381
HOUSEHOLDS	3,119	28,198	89,120
median HH income	\$58,378	\$64,239	\$66,043
average age	35.8	34.9	35.5