

111 S. INDIANA ST.

111 S. INDIANA ST., MOORESVILLE, IN 46158

PROPERTY SUMMARY



LOCATION DESCRIPTION

Situated in the heart of Mooresville, IN, 111 S. Indiana St. offers an inviting location for Retail / Strip Center tenants. This bustling area is home to a thriving community and provides a steady flow of potential customers. Nearby points of interest include the shopping and dining options of Mooresville Town Center, as well as the diverse retail offerings at Market Square. The location's easy access to major roadways and its visibility from the street ensure prime exposure for retail businesses. With a strong local consumer base and a variety of attractions, this area presents an exceptional opportunity for retail success and community engagement.

PROPERTY HIGHLIGHTS

- Ample parking for tenants and customers
- High visibility in a bustling commercial area
- Flexible floor plans to suit diverse business needs
- Strategically positioned for business success

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	4,655 SF
Building Size:	6,147 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,861	6,753	15,207
Total Population	4,549	16,348	38,920
Average HH Income	\$60,766	\$74,531	\$82,184

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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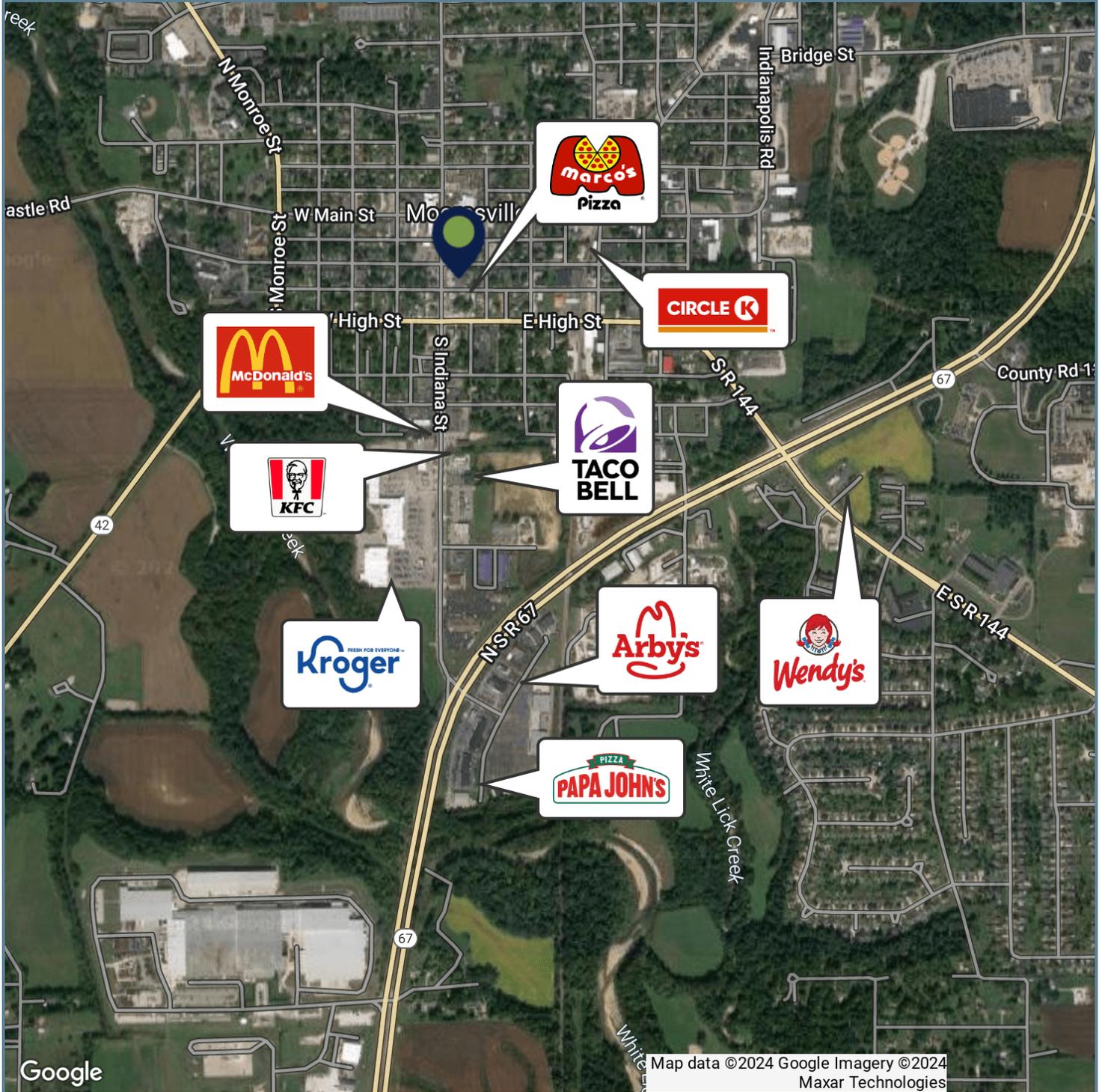
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COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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RETAILER MAP



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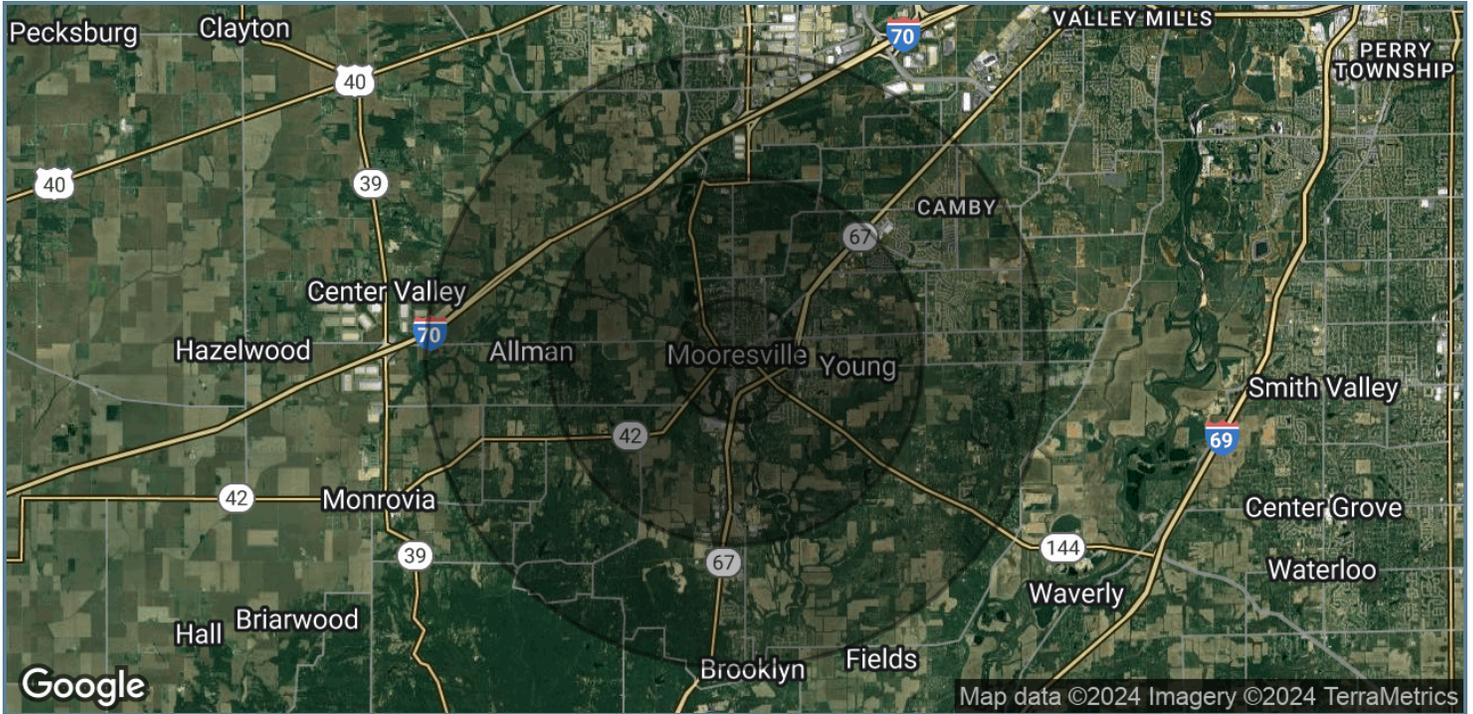
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,549	16,348	38,920
Average Age	40.9	43.0	41.1
Average Age (Male)	36.3	38.1	38.0
Average Age (Female)	45.3	46.3	43.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,861	6,753	15,207
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$60,766	\$74,531	\$82,184
Average House Value	\$155,184	\$163,394	\$177,657

2020 American Community Survey (ACS)

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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

