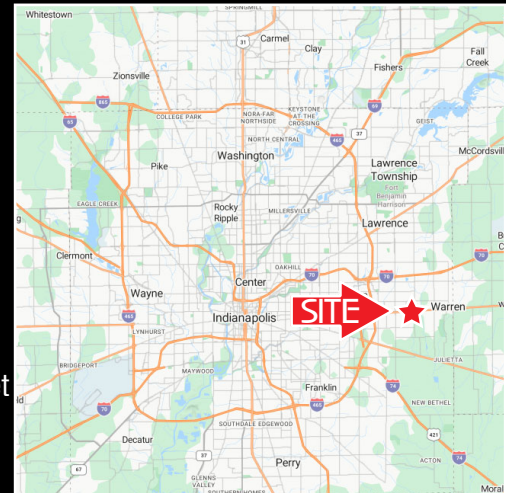




## PROPERTY FEATURES

- Rare Small Retail Building For Sale
- Approximately 5,400 S.F. Single Tenant | Owner Operator Retail
- Building Can Also Be Divided to 3 or 4 Tenants
- Redevelopment Can Provide Huge Upside For Investors
- Tremendous visibility to Highly Trafficked E Washington Street
- 32,701 ADT On E Washington Street
- Large Pylon Panel Available
- 60 Parking Spots Available With 4 Curb Cuts and Great Access
- Marion County C-4 Zoning Allows For Retail & Automotive Uses



### Traffic Counts:

E Washington St	32,701 ADT
Mitthoeffer Rd	9,588 ADT
Post Rd	12,509 ADT

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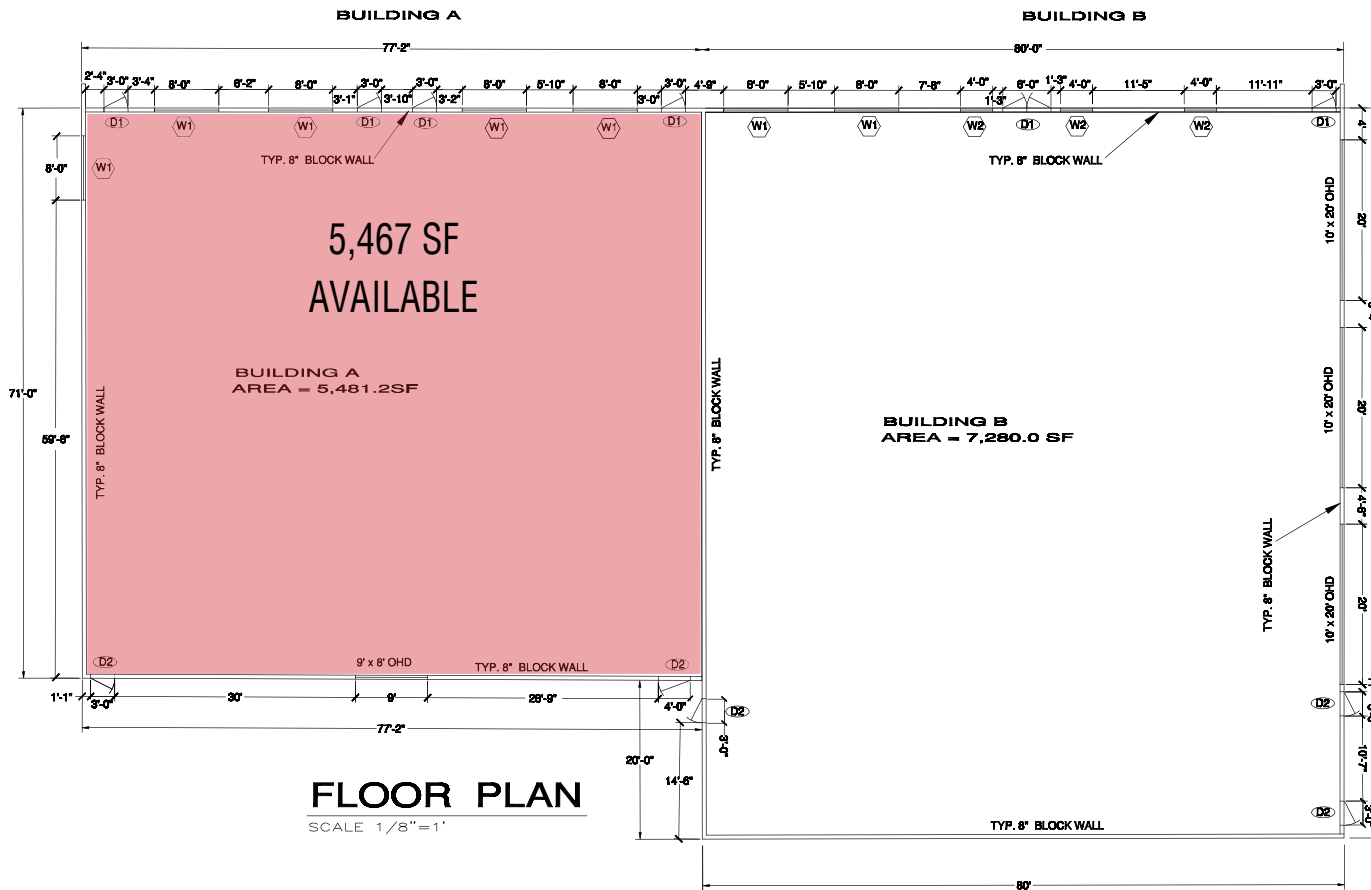


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## DEMOGRAPHICS

### 1 MILE

- Population Estimated: 5,532
- Daytime Population: 4,458
- Estimated Households: 2,160
- Est. Avg. HH Income: \$110,457

### 3 MILE

- Population Estimated: 54,038
- Daytime Population: 34,517
- Estimated Households: 21,280
- Est. Avg. HH Income: \$97,049

### 5 MILE

- Population Estimated: 136,521
- Daytime Population: 86,550
- Estimated Households: 52,792
- Est. Avg. HH Income: \$85,564



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