

CRAWFORDSVILLE SQUARE

1660 Crawfordsville Square Dr. Crawfordsville, IN 47933



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

Crawfordsville Square is a 278,119 square foot community center anchored by Kroger and Dunham's Sports.

PROPERTY HIGHLIGHTS

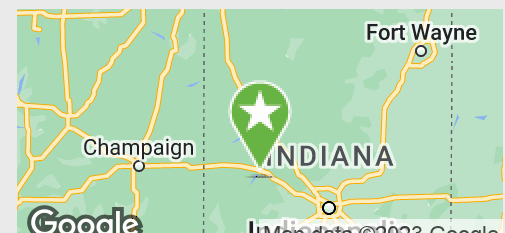
- 3,570 - 4,398 Square Feet Available
- 3.24 Acres for Sale
- Kroger Anchored Community Center with Family Friendly Co-tenancy
- Located at the Highest Trafficked Intersection in Montgomery County (24,248 VPD)
- Home to Wabash College with an Enrollment of Roughly 1,000 Students and a High Net Worth Alumni Base
- Crawfordsville is currently located off I-74 - 20 miles Northwest of Indianapolis

DEMOGRAPHICS

	5 MILE	10 MILES
Total Population	23,507	32,802
Average HH Income	\$84,011	\$89,165
Businesses	1,021	1,240
Employees	11,919	13,228

TRAFFIC COUNTS

US 231 / Washington St.	16,150
South Blvd	8,098



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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

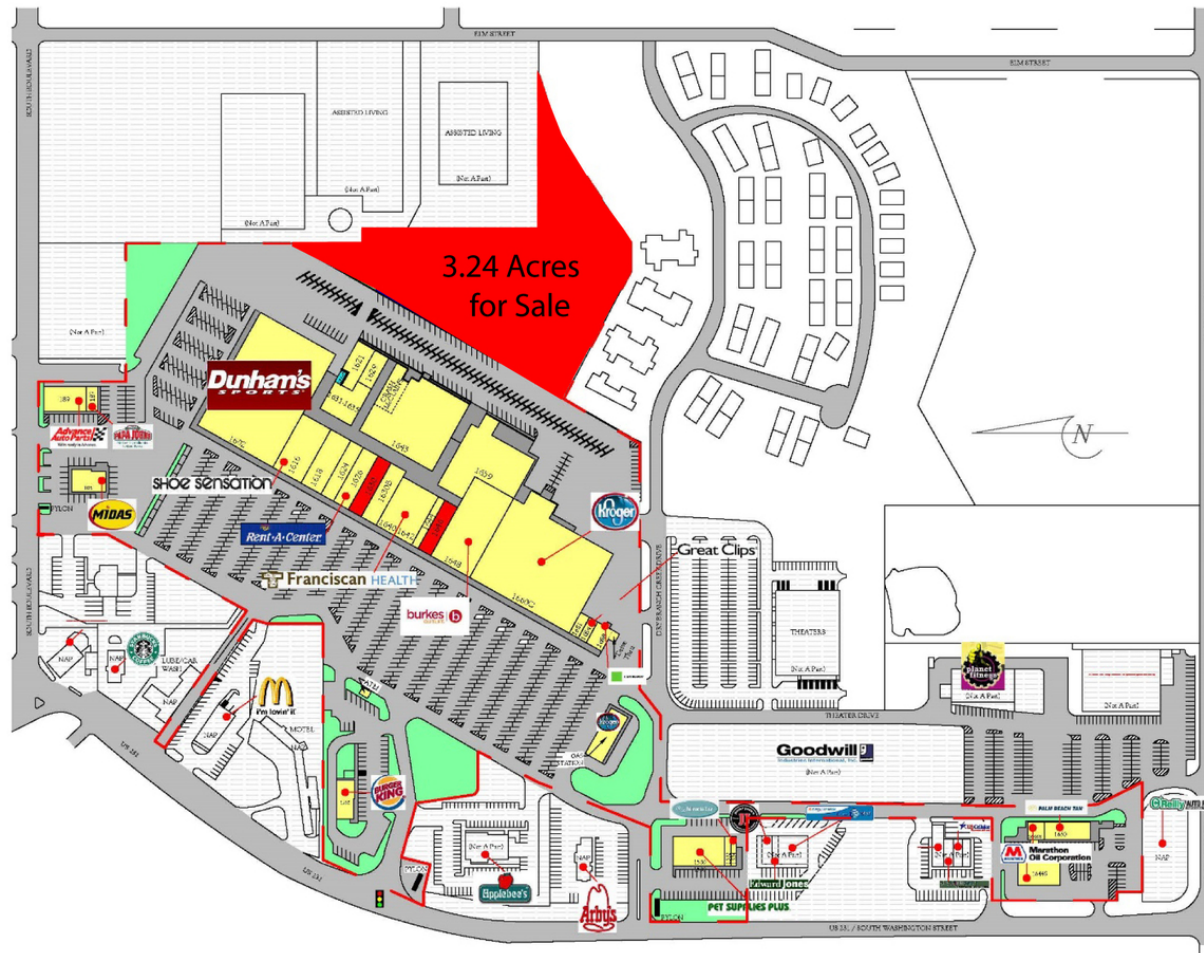
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SUITE	TENANT	AREA
1688	H&R Block	2,138 SF
1684	Great Clips	1,080 SF
1682	Best Nails	1,060 SF
1660C	Kroger	50,750 SF
1648	Burkes Outlet	18,592 SF
1646	Available	3,570 SF
1644	PCL Alverno	2,430 SF
1640 - 1642	Franciscan Physician Network	10,236 SF
1630B	The Breakfast Co.	4,500 SF
1630	Available	4,398 SF
1626	Rent-a-Center	6,218 SF
1624	The Blue Cactus Restaurant	5,070 SF
1618	Super China Buffet	4,713 SF
1616	Shoe Sensation	8,962 SF
1621	Division of Family Resources	3,852 SF
1621A	Available Storage	480 SF
1631 - 1635	Department of Children's Services	7,613 SF
1629	Bureau of Motor Vehicles	3,080 SF
1643	Plaza Lanes & Crash McClain's Pub	29,973 SF
1659	Trader Buck's	19,266 SF
1512	Burger King	3,570 SF
189	Advanced Auto	5,400 SF
187	Papa John's	1,200 SF
105	Midas	3,800 SF
1602	Dunham's Sports	54,188 SF
1644S	Marathon Gas	6,750 SF
1650	Palm Beach Tan	3,600 SF
1530	Pet Supplies Plus	6,500 SF
1532	Happy's Game Store	1,295 SF
1534	Miracle Ear	1,435 SF
	Storage Barn	2,400 SF
	PNC Bank Drive Thru	Pad
	Land for Sale	3.24 Acres

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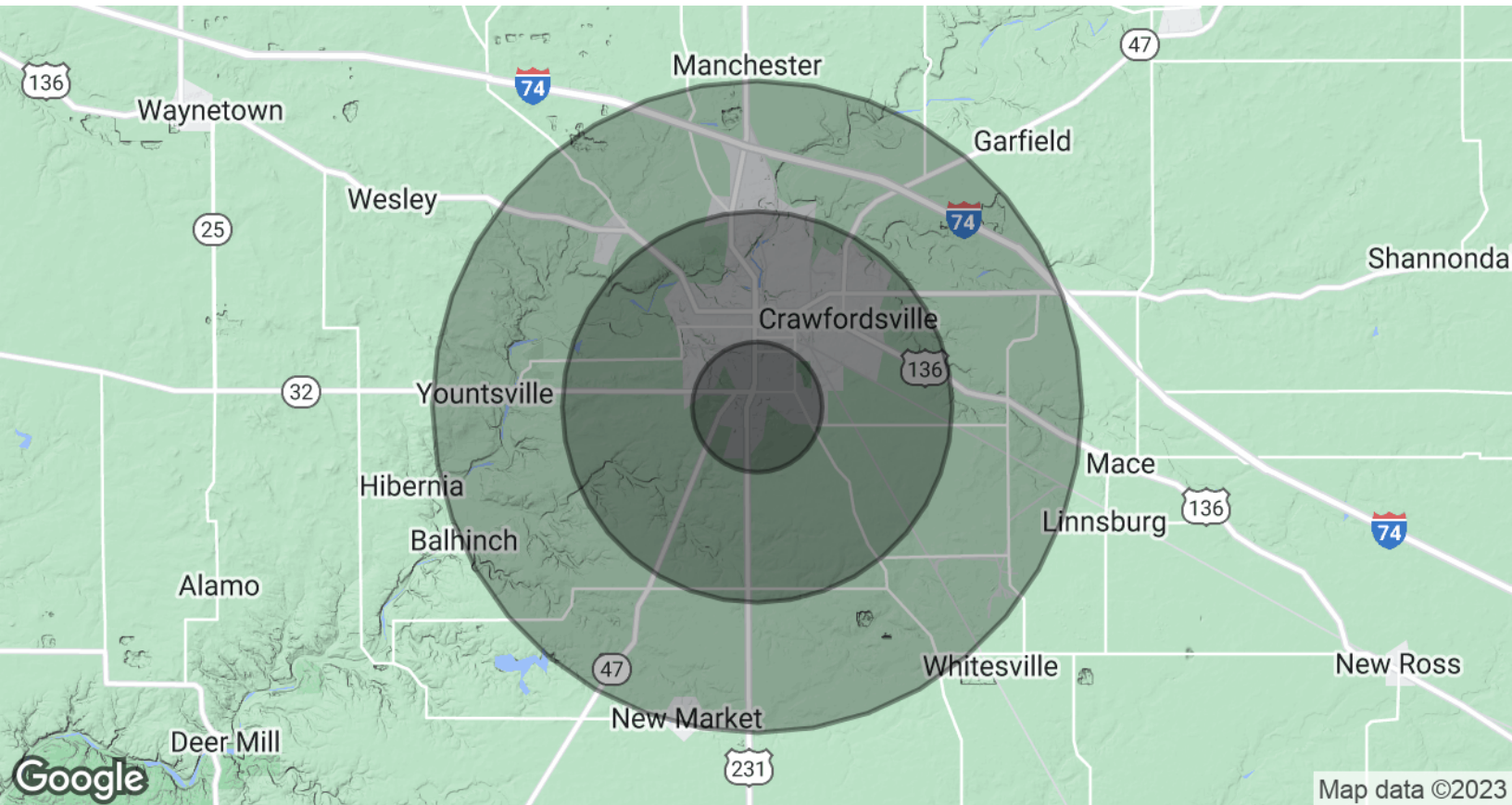


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POPULATION & HOUSING

	5 MILE	10 MILES	15 MILES
Total Population	23,507	32,802	43,297
Total Households	9,663	13,360	17,533
Median Home Value	\$139,890	\$147,203	\$145,662

INCOME & BUSINESS

	5 MILE	10 MILES	15 MILES
Average HH income	\$84,011	\$89,165	\$89,894
Daytime Population (16+ years)	19,045	22,879	27,123
Total Businesses	1,021	1,240	1,484
Total Employees	11,919	13,228	14,474

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