

For Sale

*Turnkey Religious or Commercial in the
Heart of Kirklin, Indiana*



3,392 SF



0.25 Acre



Theater /
Church



Zoning:
Commercial



Year Renovated:
2016



1 Story



\$380,010



Annie Scott



- ✓ 3,392 SF commercial building
- ✓ Flexible floor plan
- ✓ Large gathering space
- ✓ Classrooms & offices
- ✓ Recent major updates
- ✓ Adjacent lot included
- ✓ Average Daily Traffic: 307 VPD



PRIME KIRKLIN OPPORTUNITY!

ADDRESS	420 E Pike Street Kirklin, IN 46050
LOT SIZE	0.25 Acre
BUILDING SIZE	3,392 SF
ZONING	Commercial
APN	12-16-07-305-021.000-007
LAND USE	Theater / Church
FRAMING	Wood And Steel
PROPERTY TYPE	Commercial
YEAR RENOVATED	2016



Kirklin Lifestyle Overview



BOOKERS BAR & GRILL



CASTLETON SQUARE



MOONTOWN BREWING



COMMUNITY EVENTS



CASTLETON SQUARE



ANGRY DONKEY



COMMUNITY EVENTS



RISE & BREW COFFEE

Small-town charm, genuine community, and a pace of life that feels refreshingly simple. Welcome to Kirklin—a place where front porches matter, neighbors know your name, and local traditions still shape everyday life. Tucked in Clinton County, this quiet town offers a warm, close-knit atmosphere that's increasingly hard to find, making it an ideal setting for those seeking authenticity and connection. Life in Kirklin moves at a comfortable rhythm. Mornings might start with coffee at a local café, afternoons bring a stroll through town or nearby countryside, and evenings often center around community events, seasonal festivals, or simply enjoying the quiet of home. Despite its peaceful setting, Kirklin is conveniently located within driving distance of larger cities like Lebanon and Frankfort, giving residents access to additional shopping, dining, and employment while maintaining the privacy and affordability of small-town living.

CONTACT US

317-902-8622



TURNKEY CHURCH

Commercial building currently utilized as a church facility located on E Pike Street in Kirklin. The property sits on an approximately 83' x 132' lot and includes a single-story building of approximately 3,392 square feet originally constructed in 1950.

The interior layout includes a large open gathering area, multiple classrooms or meeting rooms, offices, restrooms, and support spaces. The flexible floor plan allows for a variety of institutional or community-oriented uses.

Recent improvements include resealed asphalt parking (2021) and updates to major building systems, including HVAC, roof, electrical, plumbing, and windows. The building features waterline updates and roof improvements, and the structure has been maintained for continued occupancy.

The property also includes an adjacent lot to the west, providing additional open space and flexibility for parking or outdoor use. Situated within the Town of Kirklin in Clinton County, the property offers convenient access to nearby communities including Frankfort and Lebanon while serving the surrounding rural area.

This offering provides an opportunity to acquire a well-maintained institutional building with supporting land in a small-town setting.

PROPERTY PHOTOS



CONTACT US

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PROPERTY PHOTOS



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OFFERING MEMORANDUM 420 E PIKE STREET 6

PROPERTY PHOTOS



CONTACT US

317-902-8622

OFFERING MEMORANDUM 420 E PIKE STREET 7

NEIGHBORHOOD MAP



KIRKLIN OVERVIEW

KIRKLIN

Kirklin is a small town located in Clinton County in central Indiana, approximately 35 miles north of Indianapolis and within commuting distance of Lebanon, Frankfort, and the northwest Indianapolis suburbs. The town has a population of just under 800 residents, offering a quiet, rural setting with convenient access to larger employment centers via State Road 38 and Interstate 65. Kirklin is part of the Frankfort Micropolitan Statistical Area and benefits from its proximity to major distribution corridors that connect to Indianapolis and Lafayette. The community is known for its small-town charm, agricultural surroundings, and affordable housing options, making it attractive for residents seeking lower density living while remaining connected to regional.

ECONOMY

Kirklin's local economy is primarily supported by agriculture, small businesses, and regional manufacturing and logistics employers located throughout Clinton County and nearby communities such as Frankfort and Lebanon. Clinton County has historically maintained a strong agricultural base, complemented by food processing, advanced manufacturing, and distribution operations. The town's location provides convenient access to Interstate 65, a critical north-south corridor linking Indianapolis to Chicago, enhancing its appeal for commuters and businesses requiring regional connectivity. Many residents commute to larger employment centers in Indianapolis and surrounding suburban markets, contributing to stable household income levels while retaining Kirklin's lower cost of living profile.

DEVELOPMENTS

While Kirklin itself remains largely residential and agricultural in character, the surrounding region has experienced steady industrial and commercial growth. Nearby Lebanon has seen significant large-scale investment, including the Eli Lilly and Company manufacturing campus, which is expected to bring substantial job creation and economic activity to Boone County and surrounding areas. Additionally, continued infrastructure investment along the I-65 corridor and expanding industrial parks in Clinton and Boone counties support long-term regional growth. Kirklin benefits indirectly from these developments, positioning the town as an affordable residential alternative for workers employed throughout the greater north Indianapolis corridor.



KIRKLAND MARINA PARK



DOWNTOWN KIRKLIN MURAL



KIRKLIN PUBLIC LIBRARY

DEMOGRAPHIC SUMMARY

420 E Pike St, Kirklin, Indiana, 46050

Rings: 1, 3, 5 mile radii

KEY FACTS

2,254

Population

44.4

Median Age



894

Households

\$60,371

Median Disposable Income

EDUCATION

8.1%

No High School Diploma



38.8%

High School Graduate

22.8%

Some College/ Associate's Degree



30.3%

Bachelor's/Grad/ Prof Degree

INCOME



\$78,188

Median Household Income



\$39,543

Per Capita Income



\$304,567

Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$1,967

Apparel & Services



\$173

Computers & Hardware



\$3,246

Eating Out



\$6,591

Groceries



\$7,582

Health Care

BUSINESS



59

Total Businesses



260

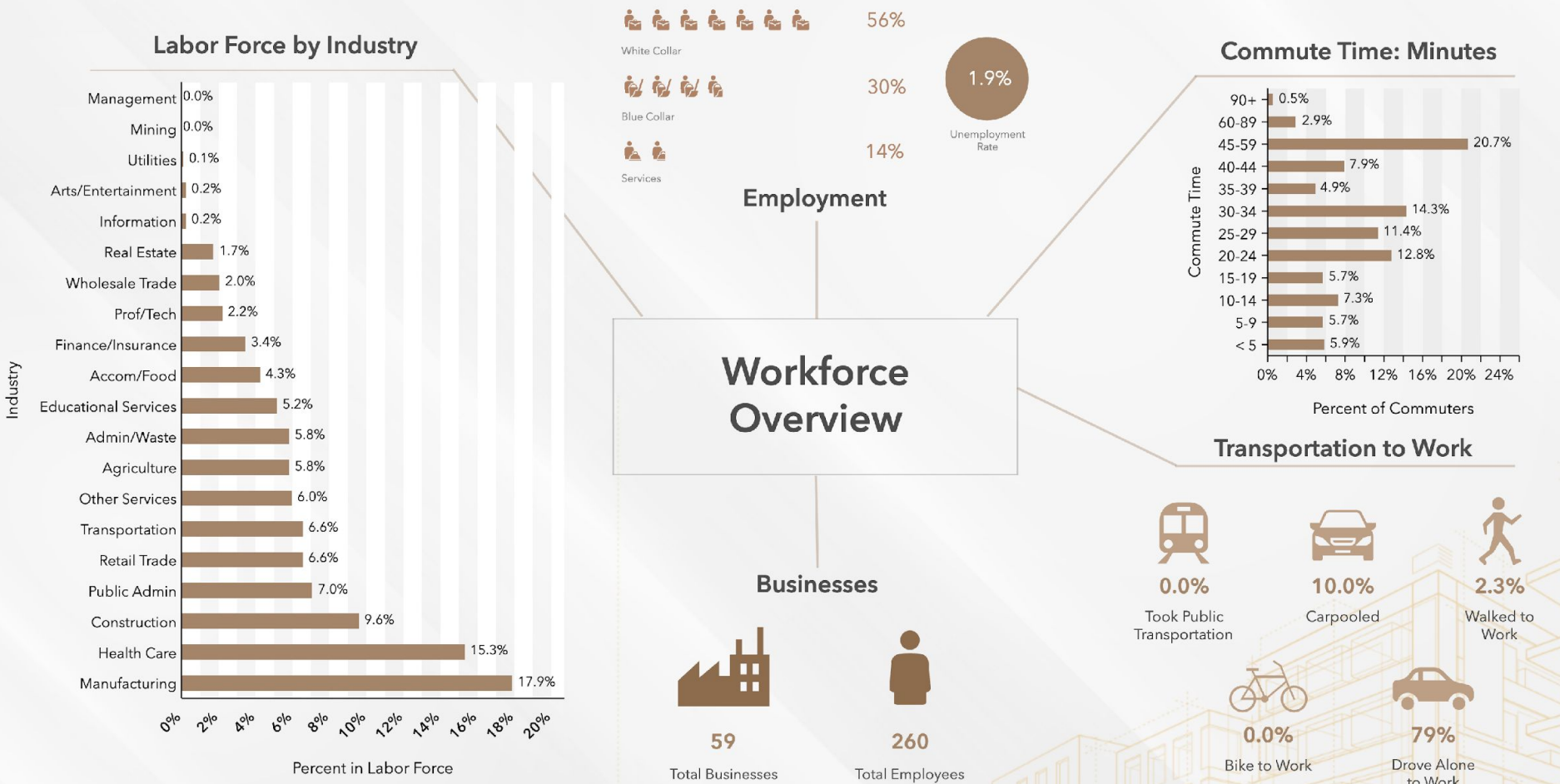
Total Employees

Variables	1 mile	3 miles	5 miles
2023 Total Population	736	1,142	2,254
2023 Household Population	736	1,142	2,254
2023 Family Population	605	958	1,918
2028 Total Population	724	1,142	2,321
2028 Household Population	724	1,142	2,321
2028 Family Population	593	954	1,965

Economic Development Profile

420 E Pike St, Kirklin, Indiana, 46050

Ring of 5 miles



Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023).

COMMUTE PROFILE

420 E Pike St, Kirklin, Indiana, 46050
Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

WORKERS



1,199

ACS Workers Age 16+



79.4%

Drove Alone to Work

TRANSPORTATION TO WORK



0.0%

Took Public Transportation



10.0%

Carpooled



2.3%

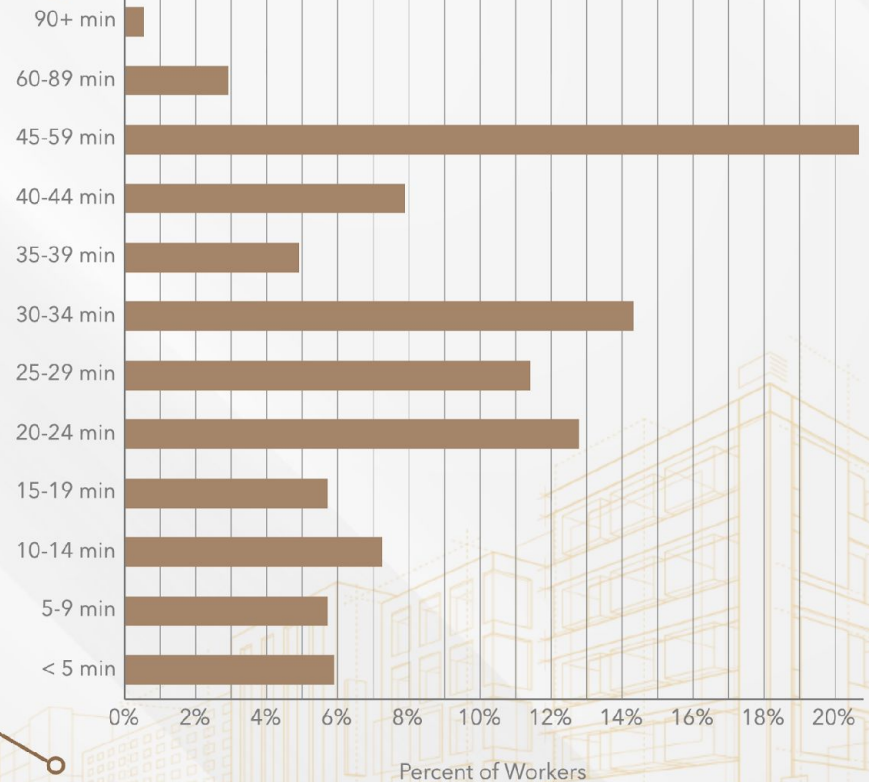
Walked to Work



0.0%

Bike to Work

TRAVEL TIME TO WORK



OFFICE MARKET PROFILE

420 E Pike St, Kirklin, Indiana, 46050
Ring of 5 miles

This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)



ANNIE SCOTT REALTY GROUP
Commercial | Residential Real Estate Specialists

PROJECTED ANNUAL GROWTH RATE



0.59%

Population



-0.59%

Generation Z



0.62%

Generation X



1.37%

Millennial

INTERNET ACCESS (INDEX)



100

Access to Internet at home



101

Internet at home via high speed connection

LIFESTYLE SPENDING (INDEX)



78

Meals at
Restaurants



92

Entertainment/
Recreation



92

Retail Goods



80

Apparel & Services



89

Home Services

COMMERCIAL FOR SALE

420 E PIKE ST.

KIRKLIN, IN 46050

EXCLUSIVELY LISTED BY:

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