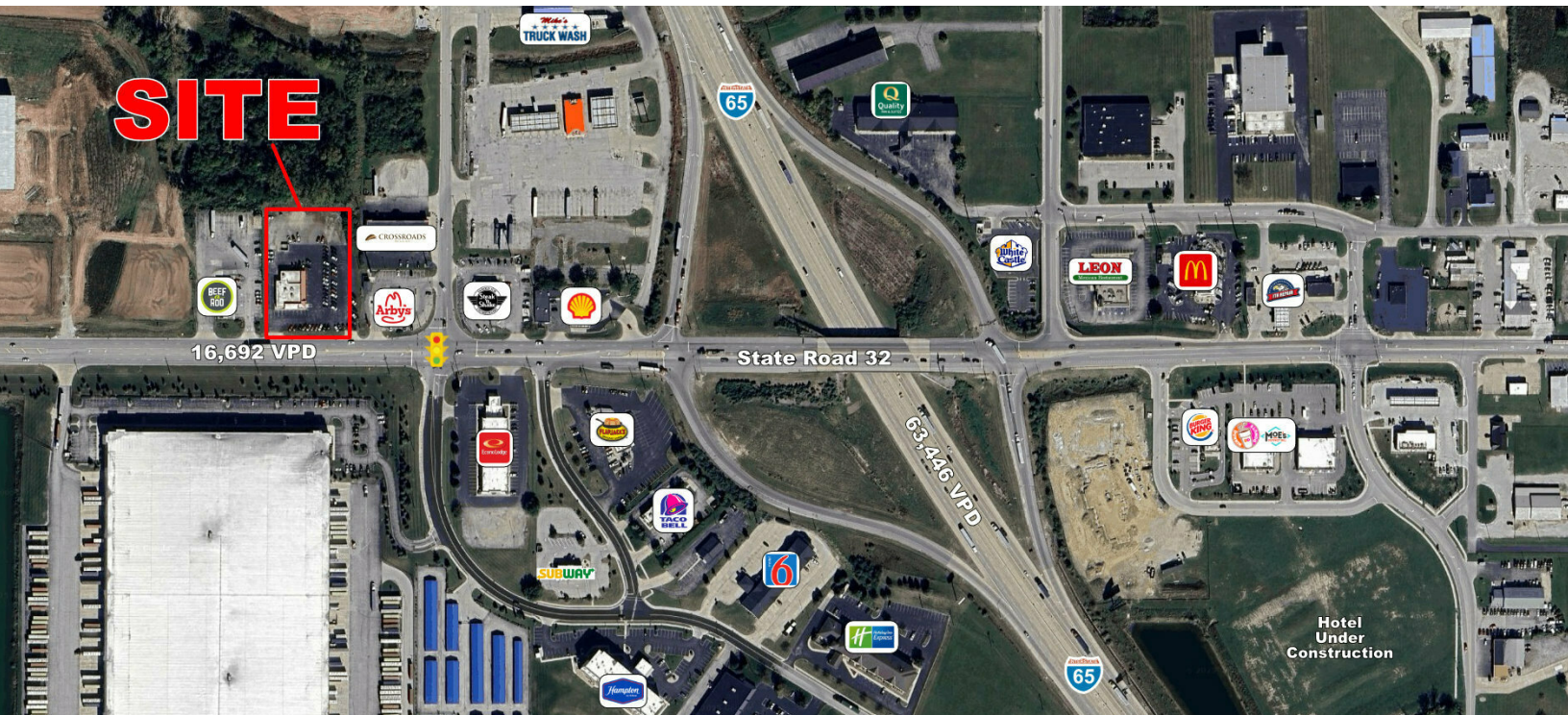


# 1.95 ACRES AVAILABLE

1350 Indiana 32 - Lebanon, IN 46052



MIDLAND ATLANTIC  
PROPERTIES



## PROPERTY OVERVIEW

Prime Redevelopment Opportunity at the Gateway to New Lebanon LEAP District

## PROPERTY HIGHLIGHTS

- 1.95 Acres Available For Lease
- 1.95 Acres Zoned for Retail, Restaurant, and Commercial Uses
- Located near LEAP Lebanon Innovation District - A 9,000+ Acre Dedicated Site for Advanced Manufacturing, Mixed-Use, and Corporate Campus
- Frontage to SR 32 with Exposure to Over 16,000 Vehicles Per Day
- Convenient Access to I-65 with over 63,000 Vehicles Per Day
- Full Access from SR 32

## DEMOGRAPHICS

	3 MILES	5 MILES
Total Population	18,062	20,246
Average HH Income	\$88,264	\$91,578
Businesses	786	847
Employees	8,854	9,333

## TRAFFIC COUNTS

Indiana 32	16,692
I-65	63,446



## MIDLAND ATLANTIC PROPERTIES

Indianapolis Office  
3801 East 82nd Street, Suite B  
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

## ALEX WENDT

Direct: 317.806.8483  
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## WILL BERENS

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

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MIDLAND ATLANTIC  
PROPERTIES

LEAP District  
Mixed-Use Site

**SITE**

Downtown  
Lebanon

16,692 VPD

State Road 32

63,446 VPD

Hotel  
Under  
Construction

LEAP  
District  
Mega  
Site

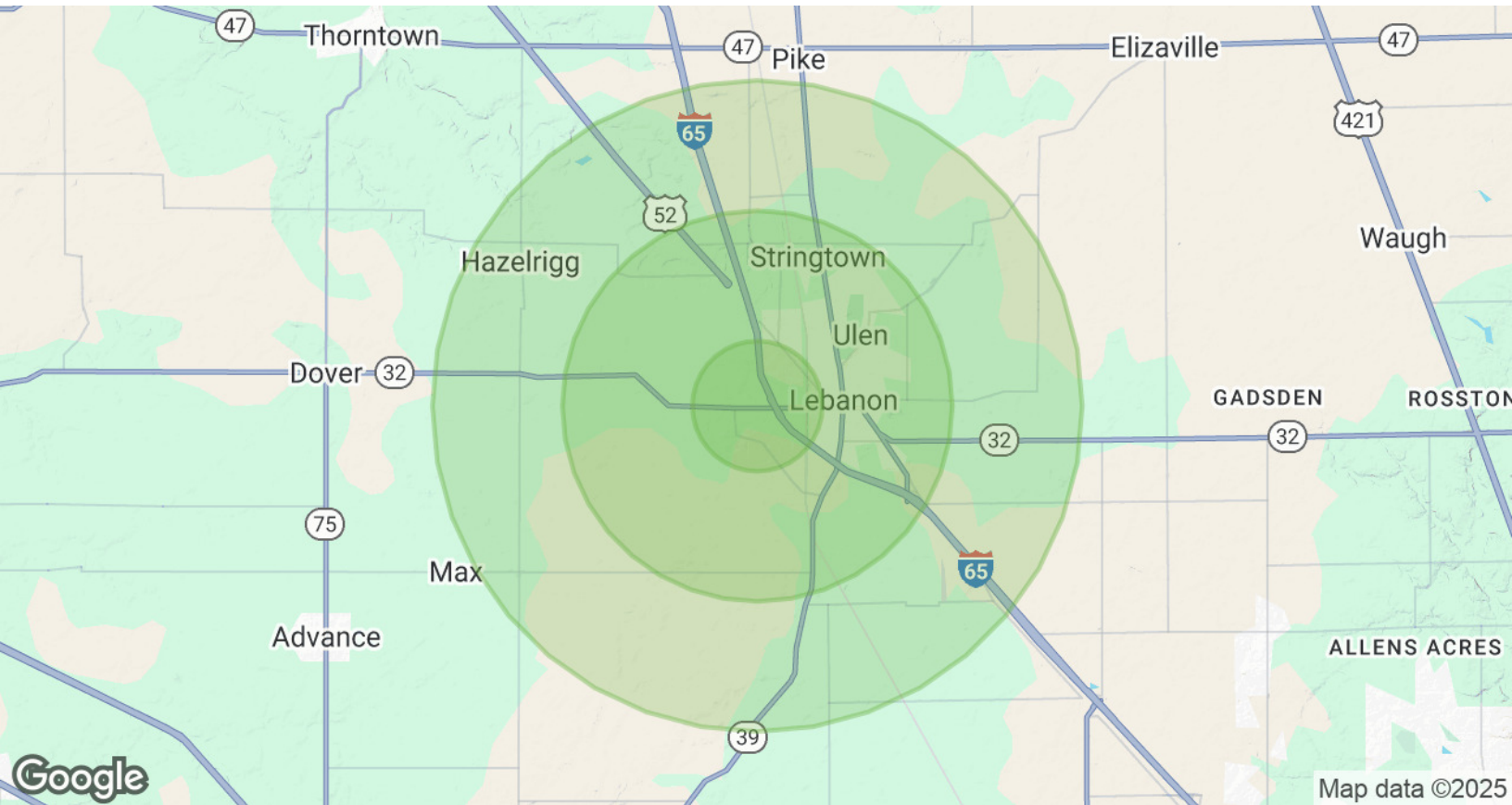


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MIDLAND ATLANTIC  
PROPERTIES



## POPULATION & HOUSING

	1 MILE	3 MILES	5 MILES
Total Population	2,235	18,062	20,246
Projected Annual Growth (2025-2030)	1.1%	1.4%	1.5%
Total Households	857	7,671	8,456
Median Home Value	\$168,254	\$193,955	\$203,345

## INCOME & BUSINESS

	1 MILE	3 MILES	5 MILES
Average HH income	\$76,779	\$88,264	\$91,578
Daytime Population (16+ years)	2,600	13,250	14,355
Total Businesses	153	786	847
Total Employees	2,189	8,854	9,333

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