



Whiteland Commons

S US Hwy 31 & Counrty Woods Dr. W
Whiteland, IN 46184



PROPERTY DESCRIPTION

- Land – ±4 Acres, detention pond
- Multiple Building Configuration Opportunities!
- Various Plot Plans & Lot Size Options
- Convenient Ingress/Egress –U.S. 31, Tracy Rd, and Country Wood Drive
- Great Visibility from US 31
- Frontage on US 31
- High traffic count

OFFERING SUMMARY

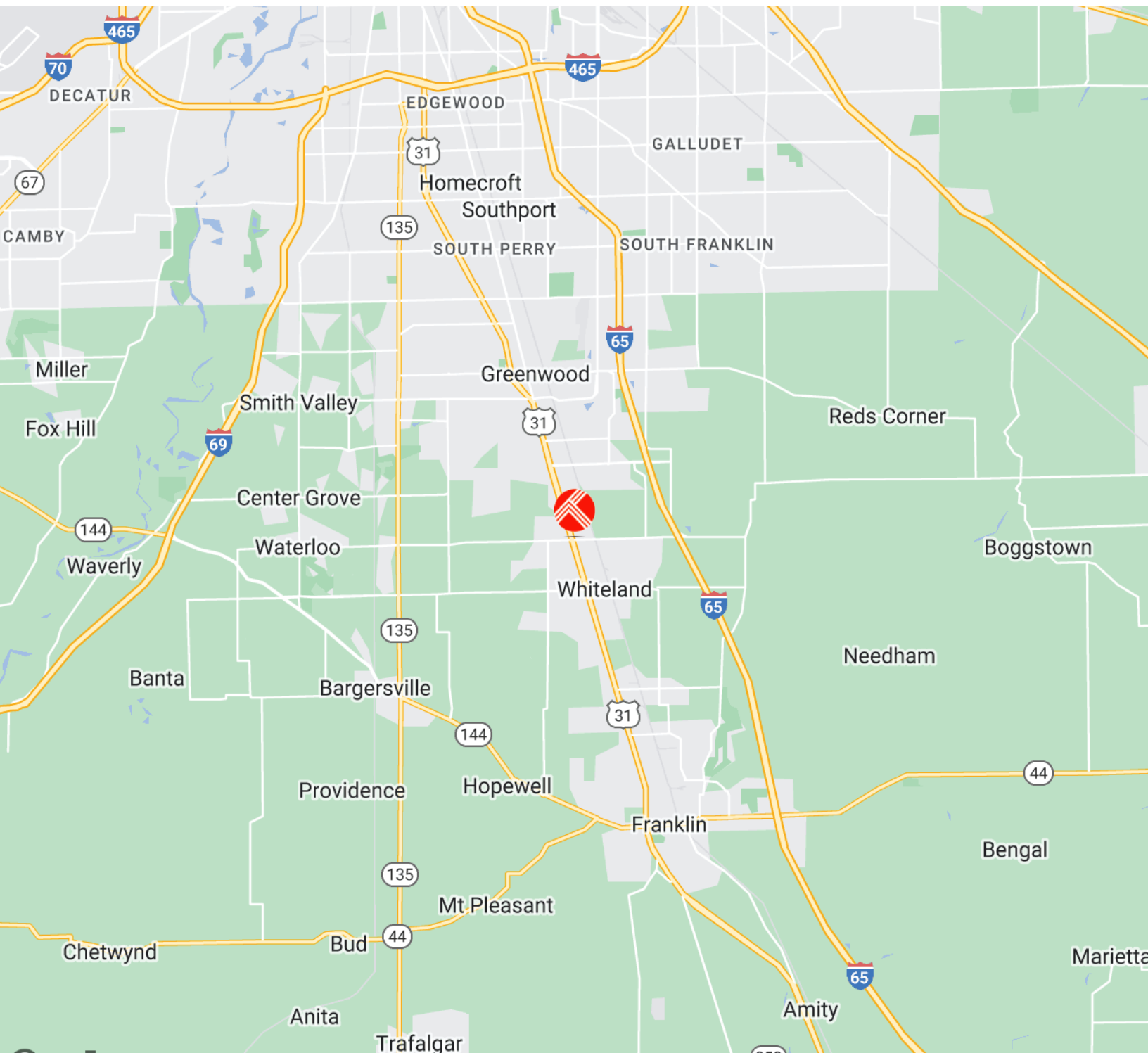
Lease Rate:	\$650,000
Lot Size:	±4 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	14,141	37,227	105,649
Total Population	39,818	99,945	281,453
Average HH Income	\$101,248	\$104,881	\$107,845





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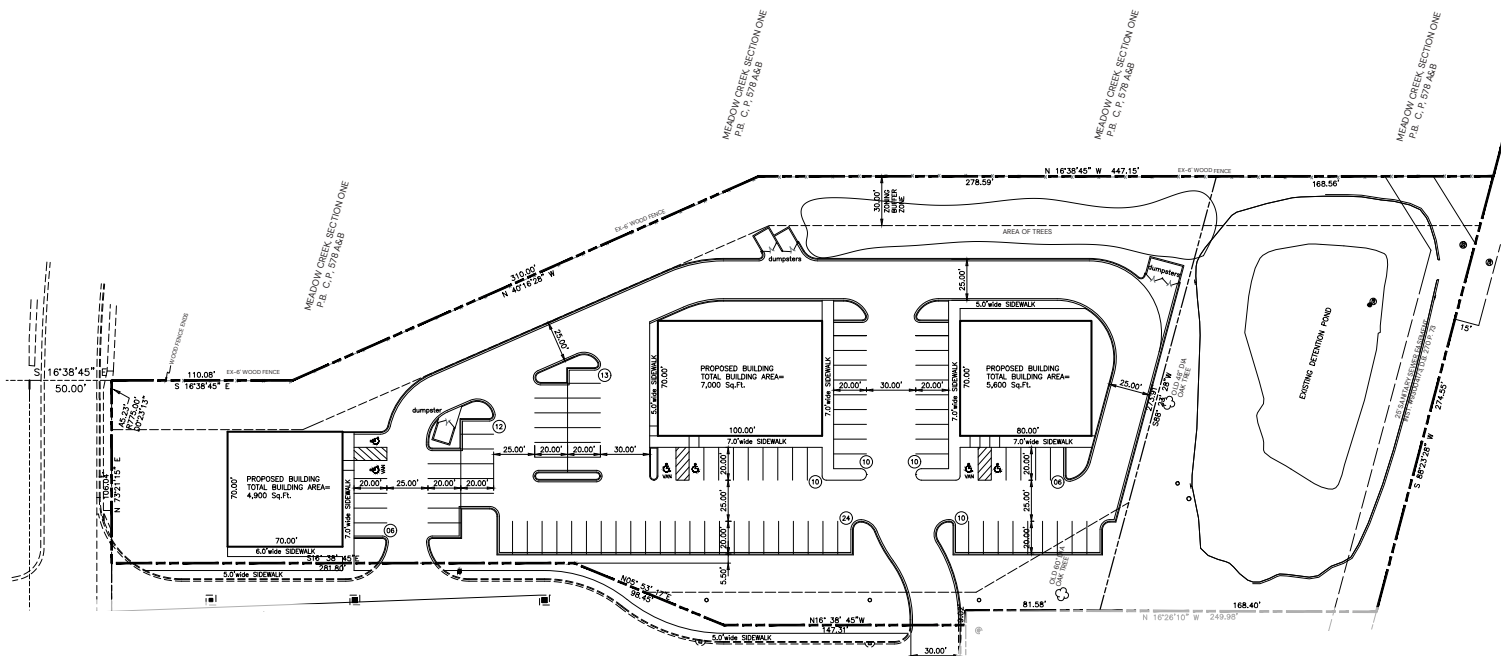




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Site Plan





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Site Plan Overlay

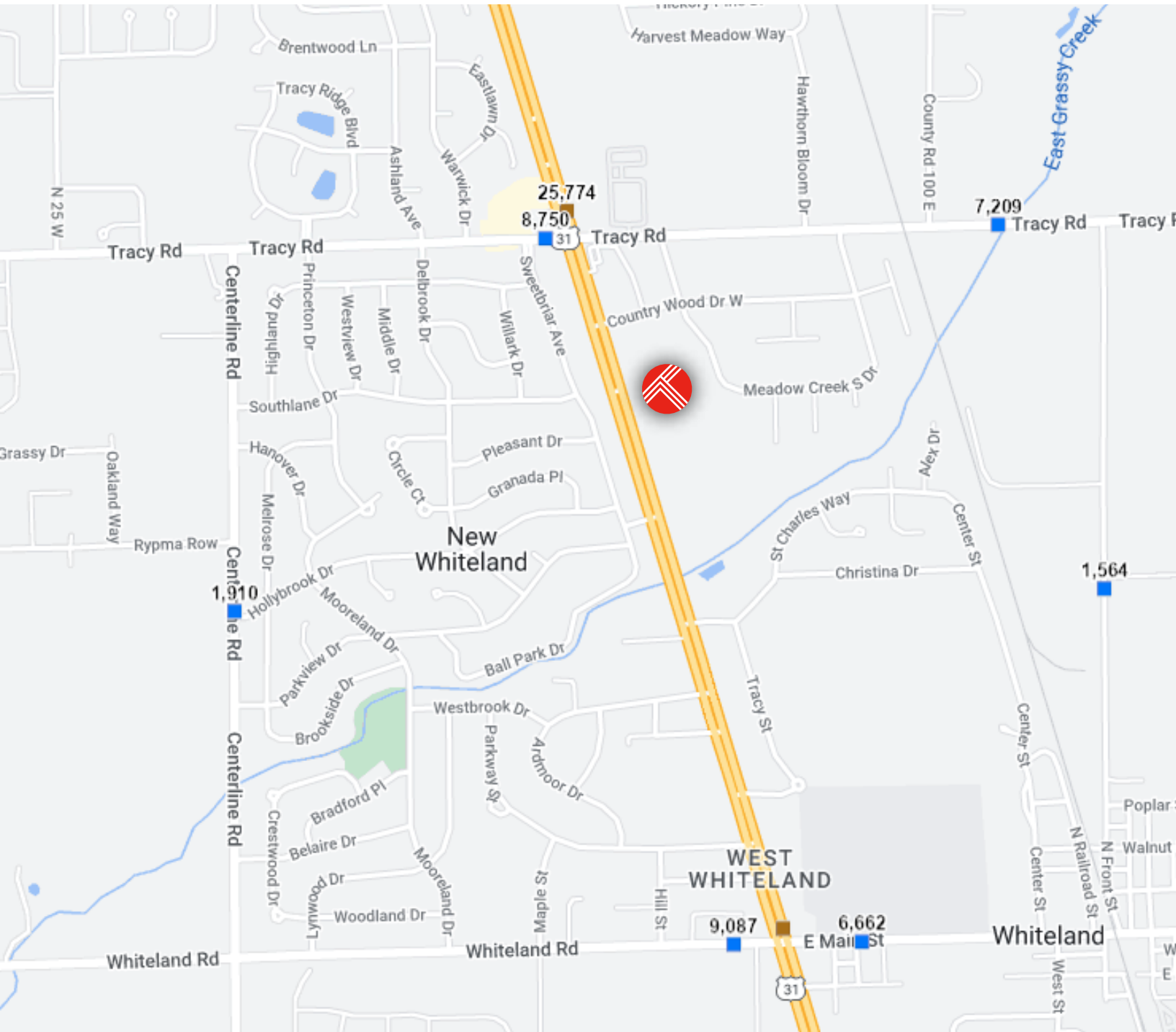




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Traffic Counts





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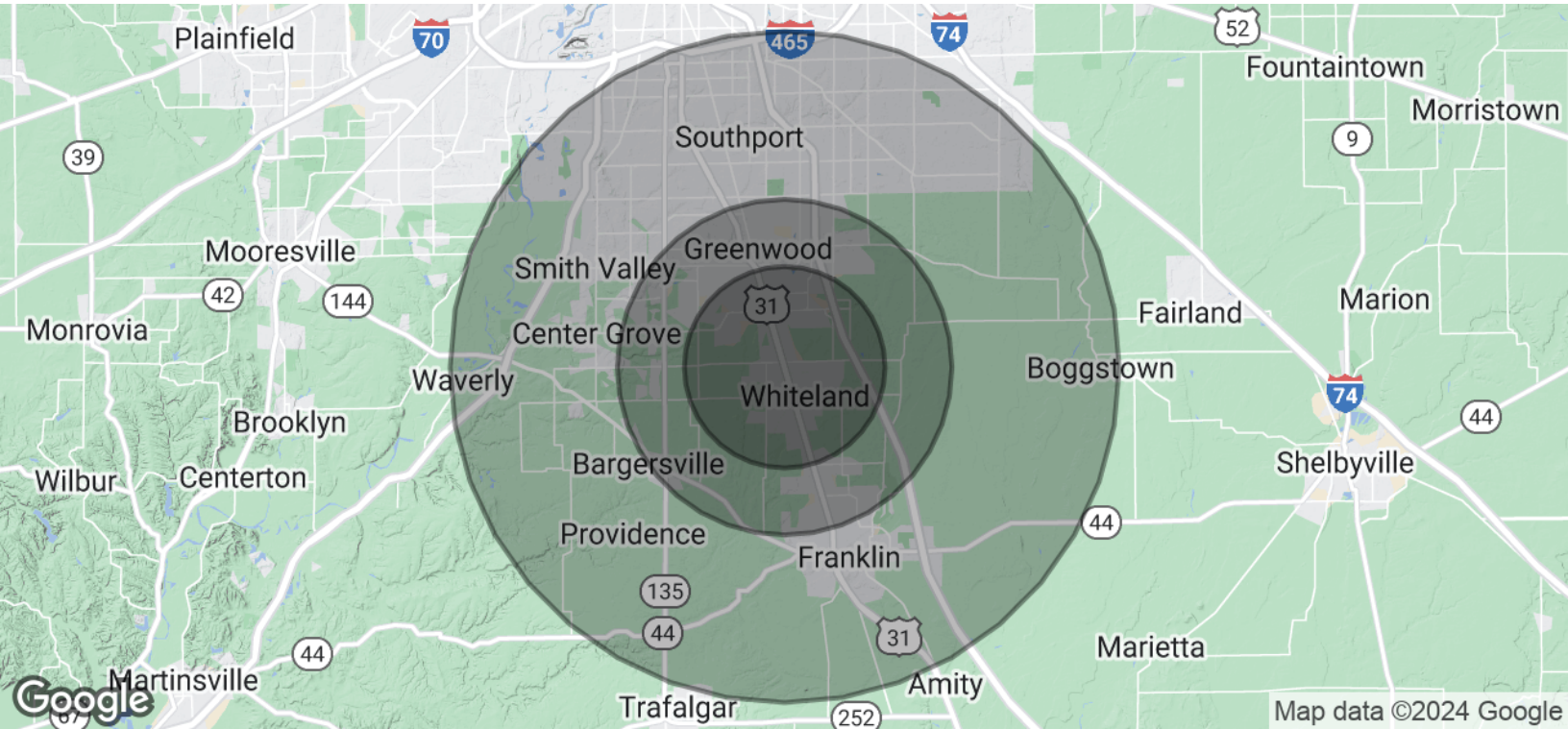
Area Retailers





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Demographics



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	39,818	99,945	281,453
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,141	37,227	105,649
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$101,248	\$104,881	\$107,845
Average House Value	\$244,591	\$289,842	\$294,294

Demographics data derived from AlphaMap

