



950 IN-44
Shelbyville, IN 46176



PROPERTY DESCRIPTION

.31 Acres Available for Sale with high exposure on SR 44 in Shelbyville. Located in the heart of Shelbyville's main retail corridor with proximity to I-74. The property is directly across from the new Wawa gas station. National retailers nearby include Walmart, Aldi, T-Mobile, Rural King, Smoothie King, Wawa, and many more!

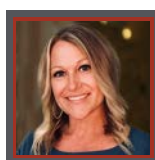
PROPERTY HIGHLIGHTS

- High Visibility on ST RD 44
- Less than 2 Miles from I-74
- Cross-Access Agreement

OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	0.31 Acres

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	7,112	10,128	14,666
Total Population	17,372	24,950	36,328
Average HH Income	\$75,792	\$81,967	\$87,962



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Looking West



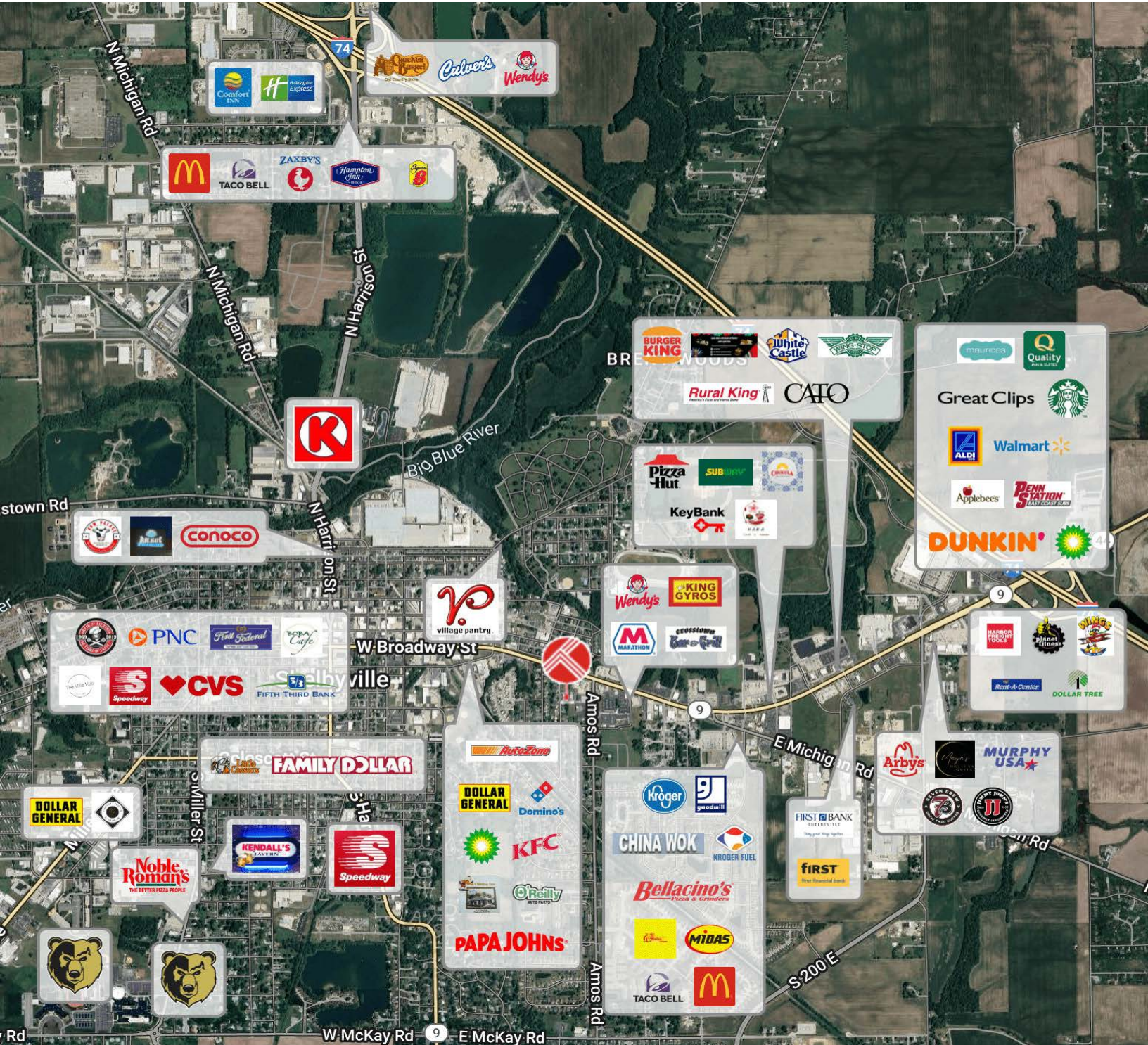
Looking East





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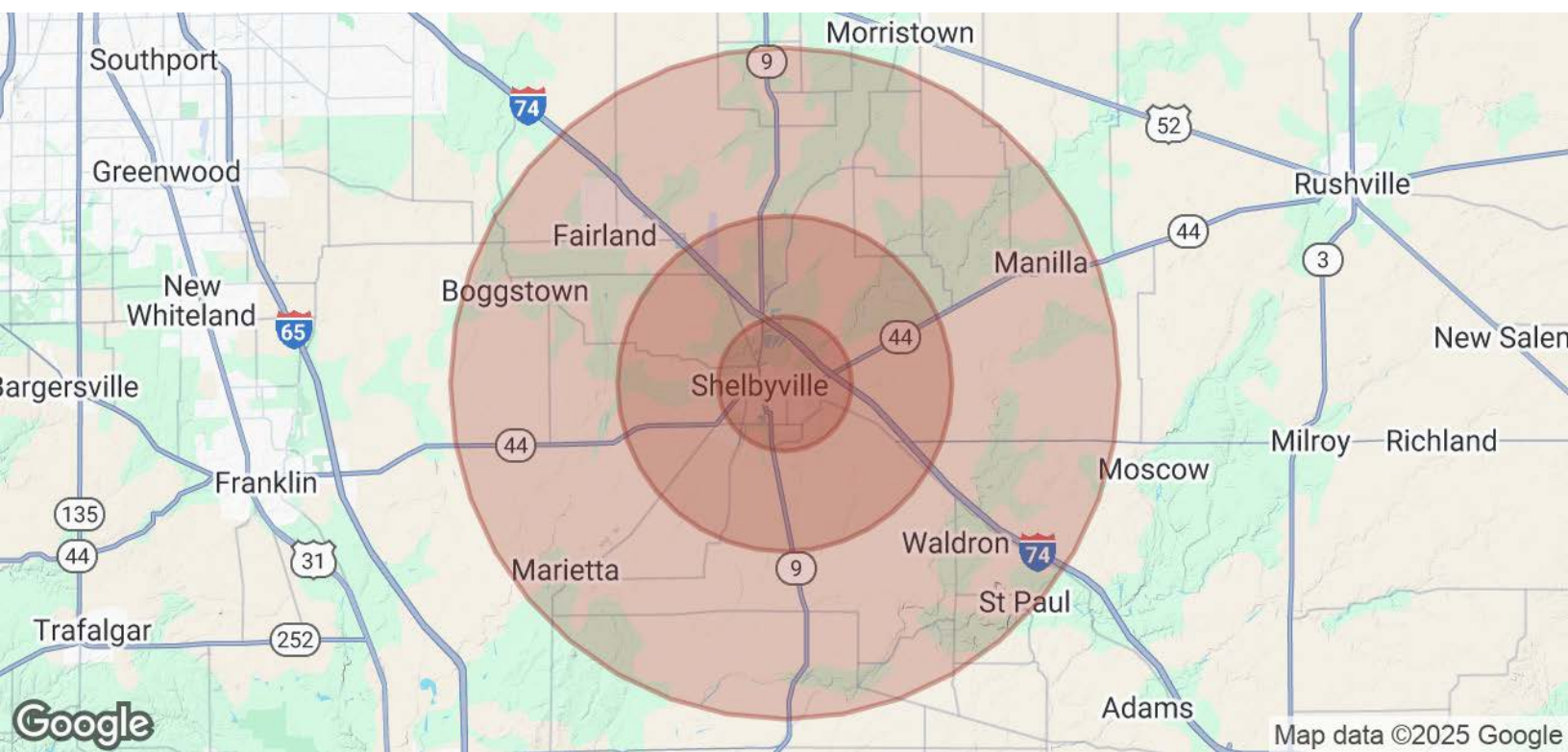
Surrounding Businesses





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Demographics



POPULATION	2 MILES	5 MILES	10 MILES
Total Population	17,372	24,950	36,328
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	7,112	10,128	14,666
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$75,792	\$81,967	\$87,962
Average House Value	\$157,930	\$172,239	\$192,593

Demographics data derived from AlphaMap

