

LEASE

RETAIL



EAGLE CREEK CROSSING



4002 WESTERN AVENUE, CONNERSVILLE, IN 47331

PROPERTY HIGHLIGHTS

- High visibility with frontage on SR1/Western Ave.
- Located at signalized entrance in front of Walmart.
- Pylon signage available
- Parking ratio of 6.8:1,000sf
- 1,200sf space is in vanilla box condition

LEASE RATE	NEGOTIABLE
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Available SF:	1,200 SF
Building Size:	8,200 SF



[Click here for:
Video Tour of
Suite 4006](#)



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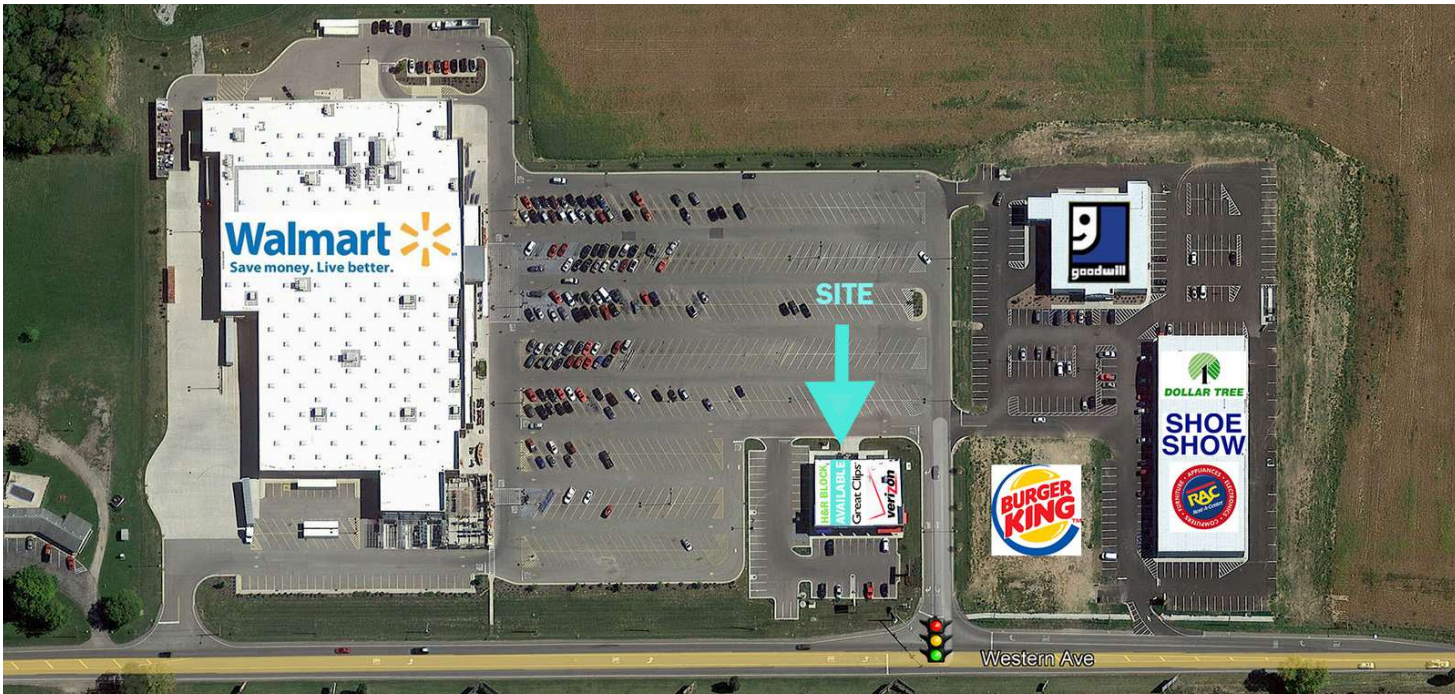
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	11,040	16,451	28,380
Average Age	42.4	42.7	43.2
Average Age (Male)	41.3	41.4	42.0
Average Age (Female)	43.2	43.9	44.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,555	7,920	13,366
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$42,000	\$46,297	\$51,334
Average House Value	\$74,960	\$94,604	\$103,233

* Demographic data derived from 2020 ACS - US Census

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