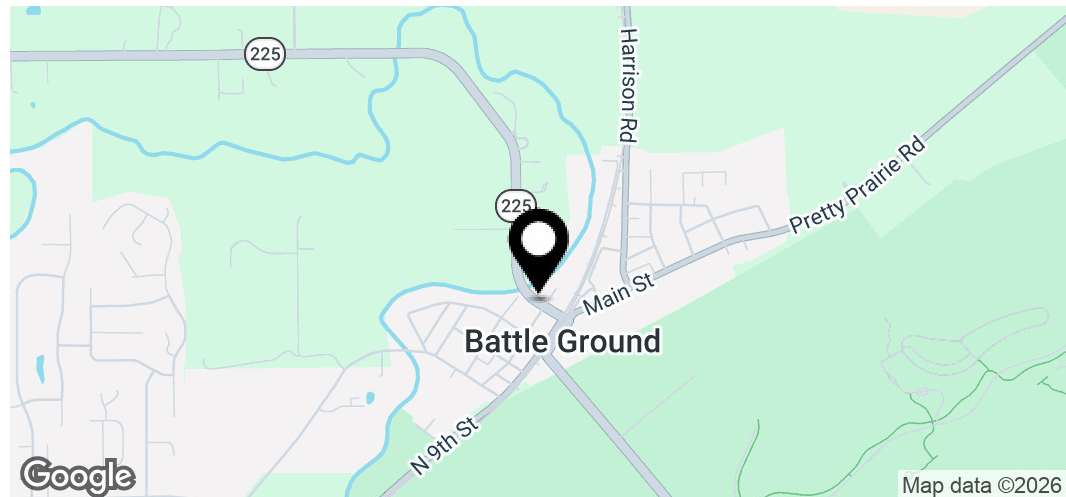


100 N Winans

100 N Winans St, Battle Ground, IN 47920

FOR SALE

Executive Summary



Offering Summary

Price	\$439,000
Price / GSF	\$143.42
GSF	2,415 SF
Zoning	Neighborhood Business
Year Built	1860
Site Size:	0.47 Acres

Property Overview

Exceptional opportunity to acquire the quaint charming Shoup House which is a highly visible commercial property in Battle Ground, Indiana. Currently operating as Shoup House Antiques, this beautifully preserved 1860 Italianate and Greek Revival home offers a unique blend of character, flexibility, and small-town appeal.

Located on a prominent corner with excellent frontage and accessibility, the building features inviting retail space well-suited for a variety of commercial uses including boutique retail, antiques, specialty goods, artisan marketplace, office, studio, or service-oriented businesses. The property's distinctive character creates an attractive customer experience while providing a functional layout for day-to-day operations.

Battle Ground's welcoming community atmosphere, proximity to Lafayette and West Lafayette, and convenient access to major transportation corridors make this an appealing location for entrepreneurs, investors, and business owners seeking a unique commercial presence. Property could easily be converted back to Residential.

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100 N Winans

100 N Winans St, Battle Ground, IN 47920

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Property Details & Highlights

Building Name	100 N Winans
Property Type	Retail
Building Size	2,415 SF
Lot Size	0.47 Acres
Year Built	1860
Number of Floors	2

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Two parcels included in sale 100 N Winans and SR 225 E - parcels 79-03-23-401-004.000-019 and 79-03-23-401-001.000-017. This property could also be easily converted back to residential. Approximate sf are main level 1851, upper level 564.



- * Established retail location with excellent community recognition
- * Prominent corner location with strong visibility
- * Flexible layout suitable for multiple commercial uses
- * Charming character and historic appeal
- * Convenient access to Lafayette, West Lafayette, and surrounding communities
- * Ideal opportunity for owner-users, investors, or specialty retailers
- * Located in a growing regional market near Purdue University
- * Potential Value-Add Opportunity

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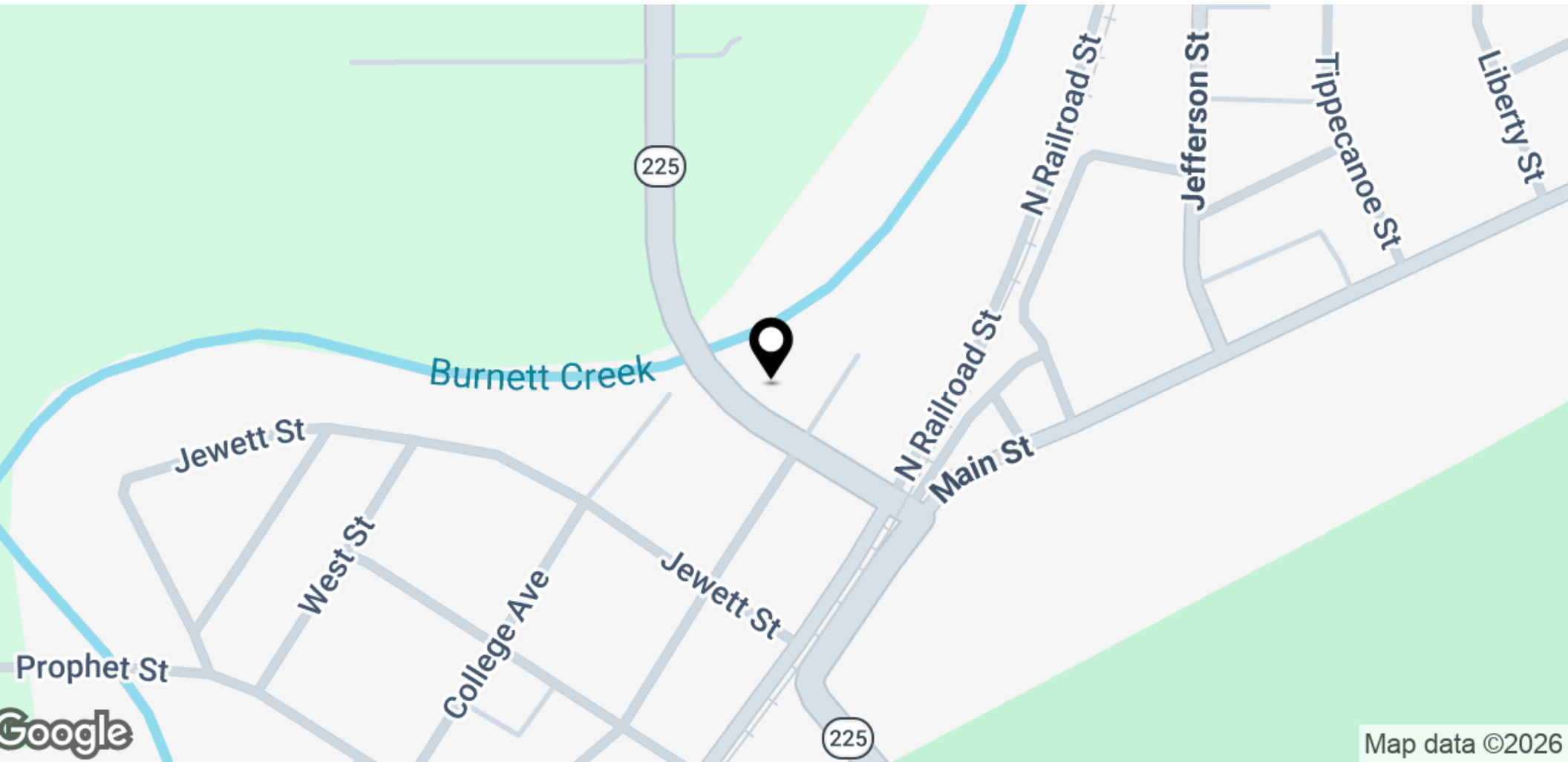
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100 N Winans

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FOR SALE

Location Map



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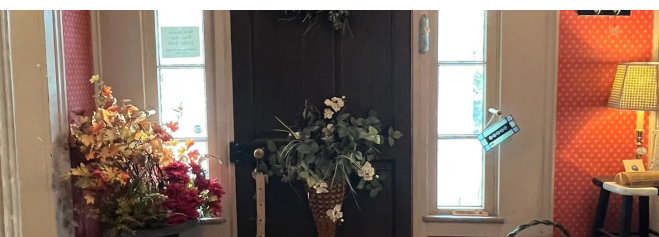
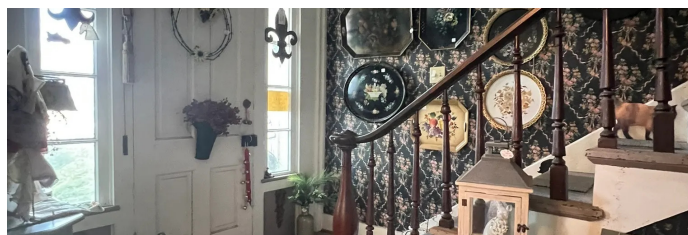
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100 N Winans

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Additional Photos



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100 N Winans

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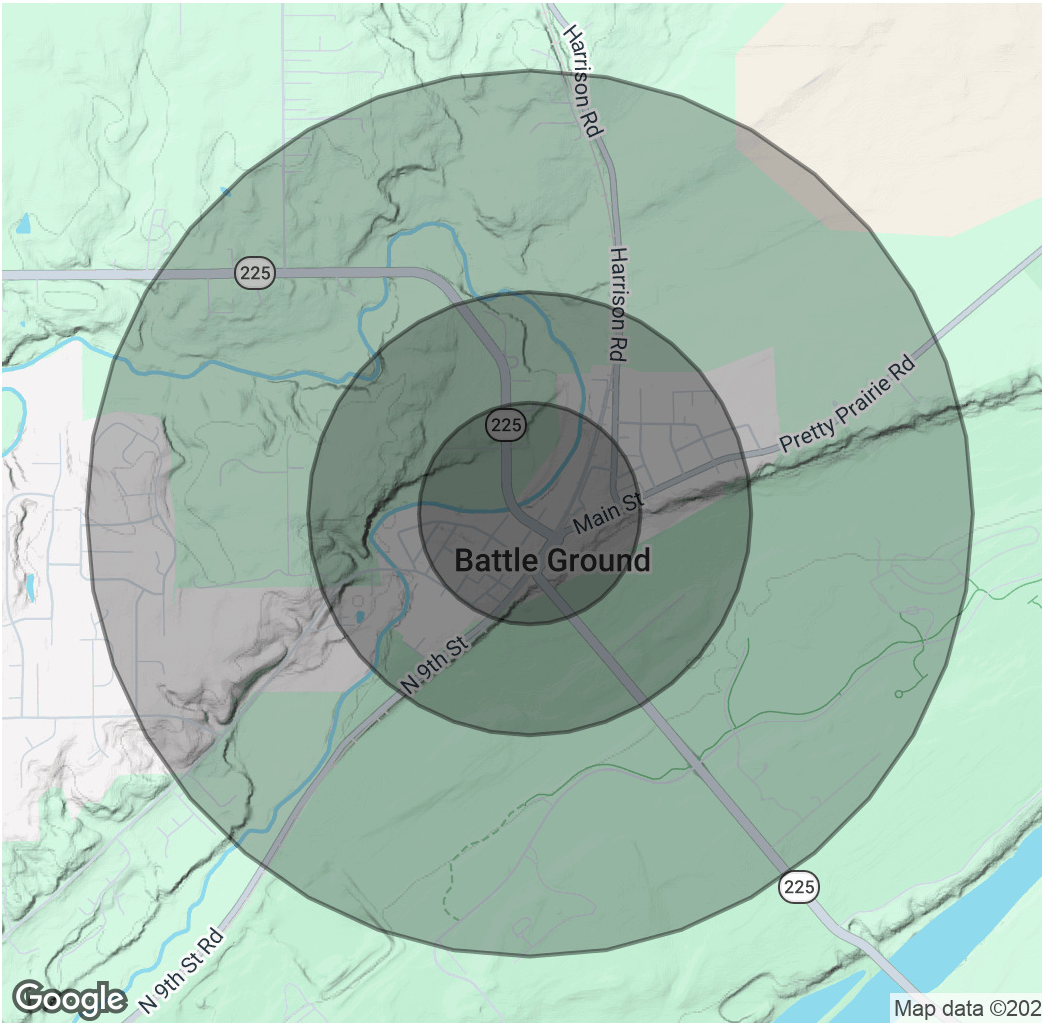
FOR SALE

Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	46	162	581
Average Age	38.2	37	36.5
Average Age (Male)	45.8	43	40.5
Average Age (Female)	34.3	34	34.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	20	70	235
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$88,864	\$93,144	\$107,017
Average House Value	\$218,177	\$212,405	\$233,396

2023 American Community Survey (ACS)



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