

Proposed Retail Space

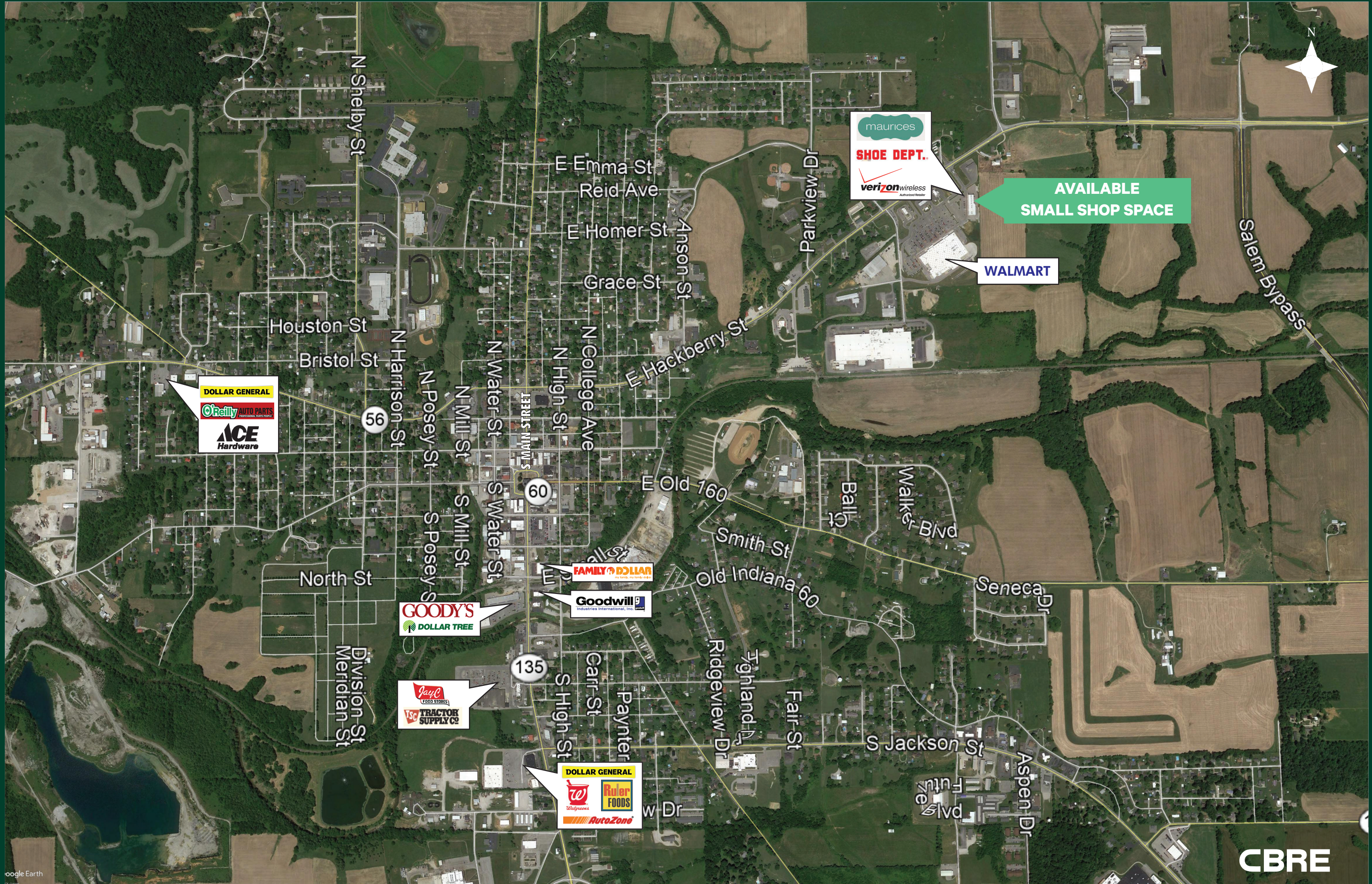
Walmart Shadow Anchored

Settlers Crossing
1323 E. Hackberry Street
Salem, IN 47167



Property Features

- + Up to 8,000± square feet proposed
- + E. Hackberry Street traffic count: 10,527 VPD
- + Signalized access from E. Hackberry Street (State Hwy 56)
- + Tenants include Maurices, Shoe Dept., Verizon Wireless, Fantastic Sam's, Edward Jones and World Finance



maurices
SHOE DEPT.
verizon wireless

WALMART

**AVAILABLE
SMALL SHOP SPACE**

DOLLAR GENERAL
O'Reilly AUTO PARTS
**ACE
Hardware**

GOODY'S
DOLLAR TREE

JayC
**TRACTOR
SUPPLY CO.**

FAMILY DOLLAR
Goodwill
Industries International, Inc.

DOLLAR GENERAL
**Ruler
FOODS**
AutoZone

Retail Space

Settlers Crossing | 1323 E. Hackberry Street | Salem, IN 47167

For Lease

The diagram shows a floor plan of a retail building with several tenants and a proposed expansion area. The tenants and their locations are:

- verizon** authorized retailer (top right)
- FANTASTIC SAM'S** CUT & COLOR (top center)
- World Finance** (center left)
- U.S. ARMY CORPS OF ENGINEERS** (center left)
- Edward Jones** MAKING SENSE OF INVESTING (center left)
- SHOE DEPT.** (center left)
- maurices** (bottom left)

The proposed expansion area is highlighted in orange and consists of units 101, 102, 103, 104, 105, 106, and 108. A green banner in the bottom right corner states: **PROPOSED UP TO 8,000± SF AVAILABLE**

Contact Us

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2023 Estimated Demographics

 DAYTIME POPULATION	5 MILES	10 MILES	15 MILES
2023 Daytime Population	11,067	17,274	26,718
Daytime Workers	5,326 48.1%	6,865 39.7%	8,568 32.1%
Daytime Residents	5,741 51.9%	10,409 60.3%	18,150 67.9%
 POPULATION	5 MILES	10 MILES	15 MILES
2023 Population - Current Year Estimate	10,843	19,914	35,522
2028 Population - Five Year Projection	11,010	20,013	35,291
2020 Population - Census	10,727	19,808	35,655
2010 Population - Census	10,430	19,685	35,658
2020-2023 Annual Population Growth Rate	0.33%	0.16%	-0.11%
2023-2028 Annual Population Growth Rate	0.31%	0.10%	-0.13%
 RACE AND ETHNICITY	5 MILES	10 MILES	15 MILES
2023 Population	10,843	19,914	35,522
White	10,243 94.5%	18,874 94.8%	33,595 94.6%
Black or African American	51 0.5%	83 0.4%	149 0.4%
Asian	60 0.6%	87 0.4%	132 0.4%
American Indian or Alaska Native	30 0.3%	53 0.3%	92 0.3%
Pacific Islander	4 0.0%	8 0.0%	15 0.0%
Other Race	61 0.6%	104 0.5%	229 0.6%
Two or More Races	393 3.6%	704 3.5%	1,310 3.7%
 HOUSEHOLD INCOME	5 MILES	10 MILES	15 MILES
2023 Average Household Income	\$69,662	\$72,245	\$77,266
2028 Average Household Income	\$80,907	\$83,709	\$89,593
2023 Median Household Income	\$51,245	\$53,648	\$56,386
2028 Median Household Income	\$58,130	\$61,075	\$64,981
2023 Per Capita Income	\$28,548	\$28,779	\$30,450
2028 Per Capita Income	\$33,567	\$33,734	\$35,696

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