

SALE/LEASE



LAND

RURAL KING OUTLOT



LOCATION OVERVIEW

This prime outlot located in Kendallville is anchored by some of the most popular businesses in the area. Rural King, Dollar Tree, Label Shopper, Rent-A-Center, Applebee's, and Burger King all call this location home, making it an ideal spot for anyone looking to buy, build-to-suit, or lease the outlot.

One of the standout features of this location is its excellent visibility from State Road 6, one of the busiest thoroughfares in Kendallville with an average daily traffic count of 14,224. Anyone driving past this spot will have a clear view of the businesses located here, making it an ideal spot for retailers or service providers who rely on high traffic counts. With over 1,758 rooftops located within a mile of this spot, there's no shortage of potential customers and clients for businesses to tap into.

All in all, this property is a rare opportunity for anyone looking to make their mark in the Kendallville area.

PROPERTY HIGHLIGHTS

- 0.82 Acre outlot available off State Road 6 in Kendallville
- Opportunity for sale, build-to-suit, or ground lease
- Outlot anchored by Rural King, Dollar Tree, Label Shopper, Rent-A-Center, Applebee's, and Burger King
- Great view from State Road 6
- 1,758 Rooftops within a mile of the location

SALE PRICE

\$350,000

LEASE RATE

**\$3,000.00 PER MONTH
GROUND LEASE**

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,081	3,734	6,146
Average Age	54.9	43.4	42.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	608	1,758	2,795
Average HH Income	\$52,694	\$55,078	\$55,606

2020 American Community Survey (ACS)

TRAFFIC COUNTS	VPD
E. North Street	11,900
State Road 9	14,224



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