



16502 IN-63
Covington, IN 47932



PROPERTY DESCRIPTION

Conveniently located off I-74 West, this property is easily accessible from the State Road 63 (Covington) exit, the final exit before the Illinois state line. You can join Arby's and Dunkin' in the adjacent travel plaza, and across IN-63 from the Beef House Restaurant.

OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (NNN)
Available SF:	2,400 – 3,600 SF
Lot Size:	1.52 Acres

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	2,075	11,724	29,043
Total Population	5,950	30,199	70,223
Average HH Income	\$81,055	\$66,585	\$72,374





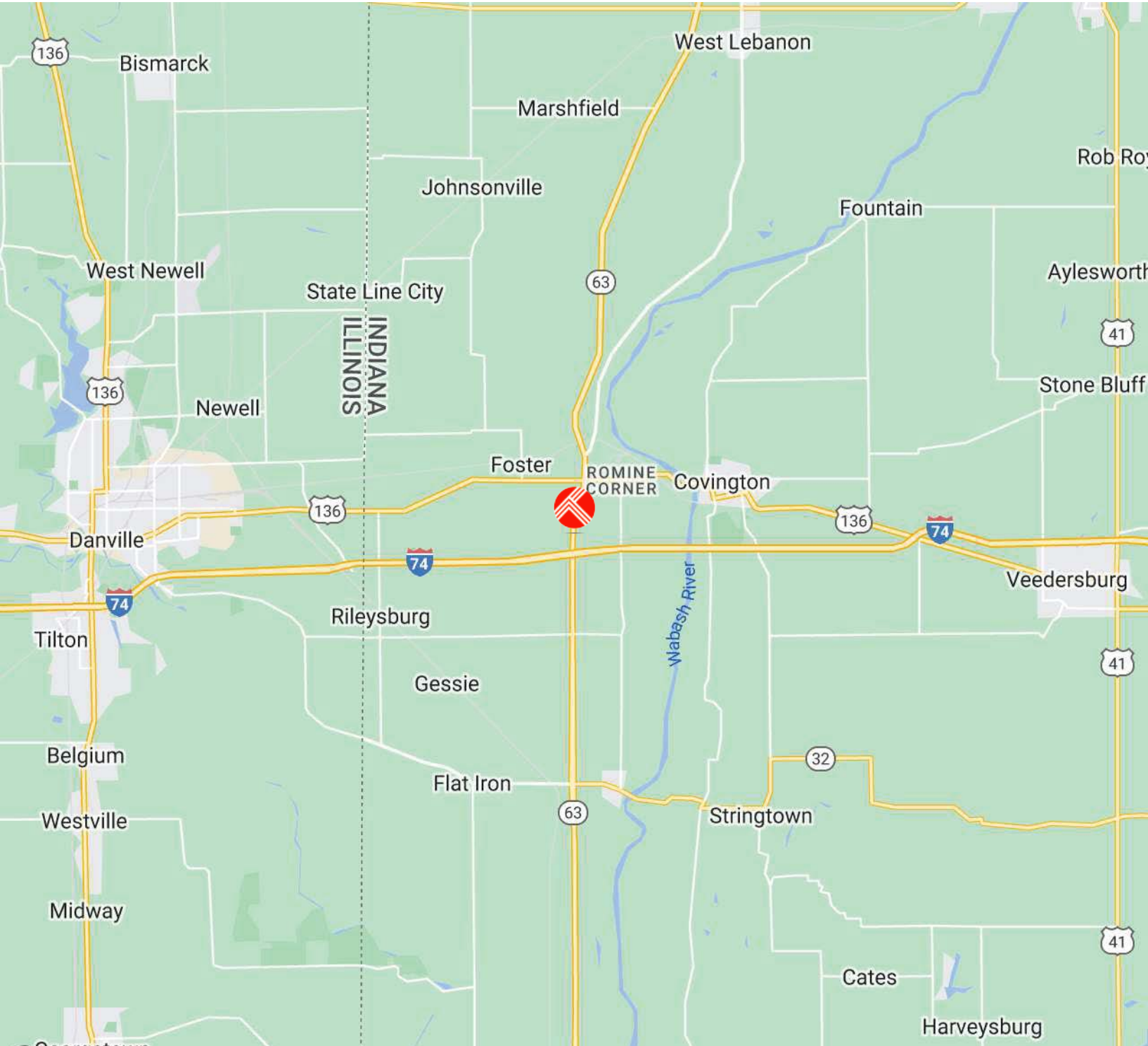
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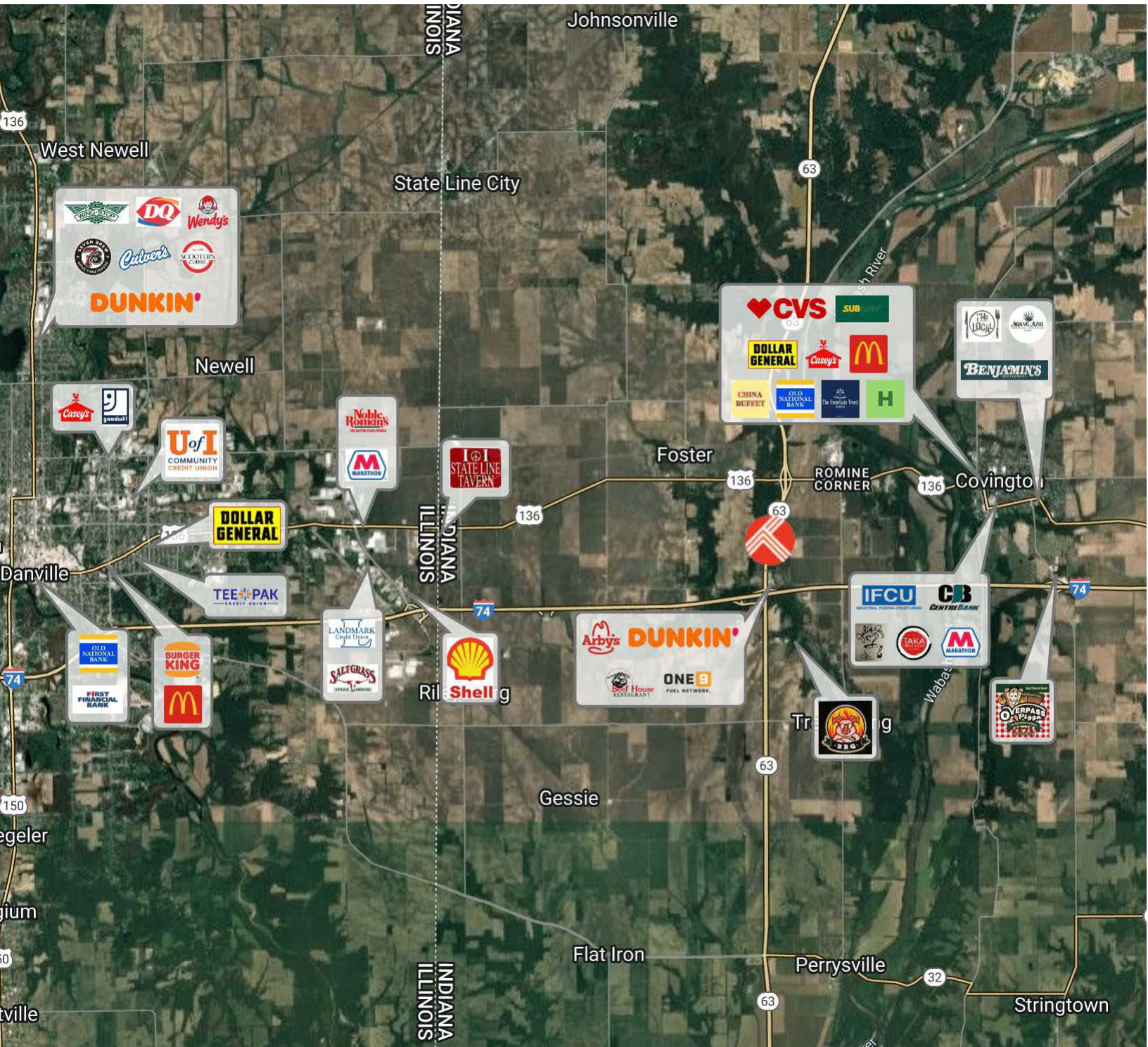
Regional Map





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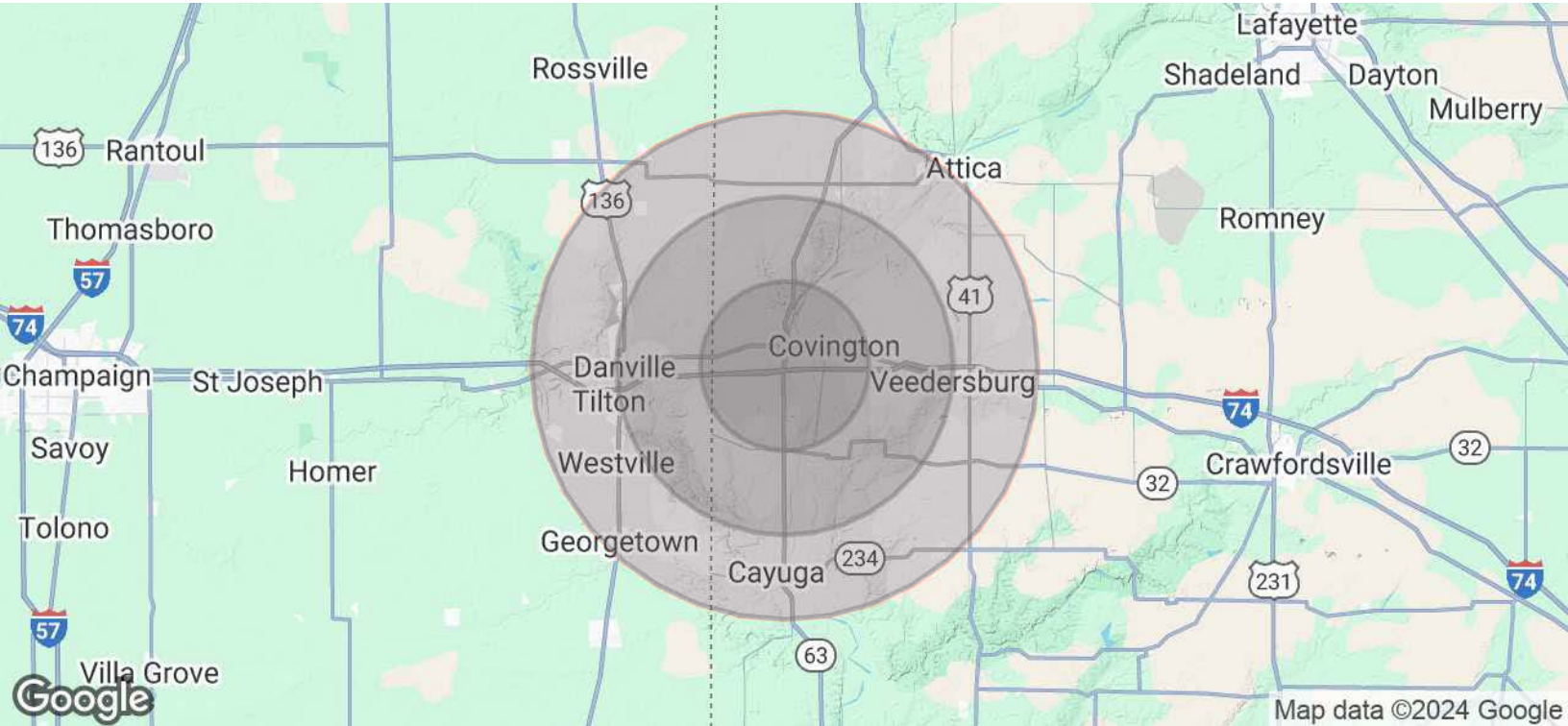
Surrounding Businesses





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Demographics



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	5,950	30,199	70,223
Average Age	44	40	42
Average Age (Male)	42	39	41
Average Age (Female)	46	41	43
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	2,075	11,724	29,043
# of Persons per HH	2.9	2.6	2.4
Average HH Income	\$81,055	\$66,585	\$72,374
Average House Value	\$178,481	\$128,682	\$137,330

Demographics data derived from AlphaMap

