

# 11525 Highway 31 SELLERSBURG, IN 47172 MARKETING PRESENTATION



WILSON REAL ESTATE  
SERVICES





GREAT LOCATION TO KICKSTART  
YOUR VENTURE OR EXPAND  
OPERATIONS IN SELLERSBURG!



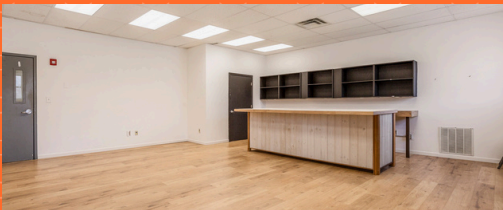
# OVERVIEW

Discover Your Ideal Business Space in Sellersburg! Are you on the hunt for the perfect, affordable location to kickstart your venture or expand your operations? Look no further! This exceptional space offers everything you need and more.

**Features:** A generous total of 3100 sq. ft. awaits, featuring versatile options to suit your business needs. Choose from four 500 sq. ft. offices, one 1000 sq. ft. office, and one cozy 100 sq. ft. office, providing ample room for productivity and creativity. Enjoy hassle-free leasing with our inclusive gross lease package. All units are conveniently located upstairs, offering privacy and tranquility for focused work.

**Parking:** Say goodbye to parking woes with great parking spaces available for you and your team. Don't let this opportunity slip away! Secure your spot in this prime office rental space in Sellersburg today. Contact us now to schedule a viewing and make your business dreams a reality!





# LIST REPORTS



11515 US 31, SELLERSBURG, IN 47172

## AREA REPORT



### CONVENIENT

This home is in a [convenient](#) area. Some daily errands in this location [require a car](#) and most major services are within **4 miles**.



GAS



ATM



CLEANERS



MEDICAL



PHARMACY



2.4  
MILES

2.5  
MILES

2.7  
MILES

2.8  
MILES

3.3  
MILES



MOVIE THEATER



COFFEE



GYM

6.2  
MILES

5.1  
MILES

3.9  
MILES

ListReports

**DISCLAIMER:** The information in this report is from third-party sources and its accuracy cannot be guaranteed.



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## OUTDOOR REPORT



### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

### POPULAR



GOLF COURSE  
COVERED BRIDGE GOLF  
CLUB

1.9  
MILES



PARK  
CHARLESTOWN FAMILY ACTIVITIES  
PARK

5.3  
MILES



WITHIN  
10 MILES

10

GOLF  
COURSES

2

PARKS

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# LIST REPORTS



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## SCHOOL REPORT



### SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **2** private schools and **1** charter school within **5** miles.

PK-

HENRYVILLE  
ELEMENTARY SCHOOL  
ASSIGNED

2-5

SILVER CREEK  
ELEMENTARY SCHOOL  
NEARBY

6-8

SILVER CREEK MIDDLE  
SCHOOL  
NEARBY



ListReports

DISCLAIMER: School data is provided by Great Schools, ATTOM Data Solutions and public websites. It is intended for reference only. Contact the school or district directly to verify enrollment eligibility.



11515 US 31, SELLERSBURG, IN 47172

## FOOD REPORT



### NEIGHBORHOOD EATS

This home is located near **7** moderately priced restaurants and has an **average** variety of cuisines.

7



WITHIN 5 MILES

\$

6

\$\$

1

\$\$\$

0

\$\$\$\$

0

#### GOOD EATS BY CATEGORY

AMERICAN	1
ASIAN	1
INTERNATIONAL	1
PIZZA	1
ITALIAN	1
MEXICAN	1
FAST FOOD	1

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# Listed By



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