

11525 Highway 31
SELLERSBURG, IN 47172
MARKETING PRESENTATION



NextHome
WILSON REAL ESTATE
SERVICES





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



NextHome[®]

WILSON REAL ESTATE
SERVICES



STEPHANNIE WILSON

COMMERCIAL PROPERTIES

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

REGAL
CINEMAS

MOVIE THEATER



COFFEE



GYM

6.2
MILES

5.1
MILES

3.9
MILES



ListReports

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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

10
GOLF
COURSES

WITHIN
10 MILES

2
PARKS

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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

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



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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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