



SALE

2 Acre Infill for High Density Multi-Family

610 W SOUTH ST

Lebanon, IN 46052

PRESENTED BY:

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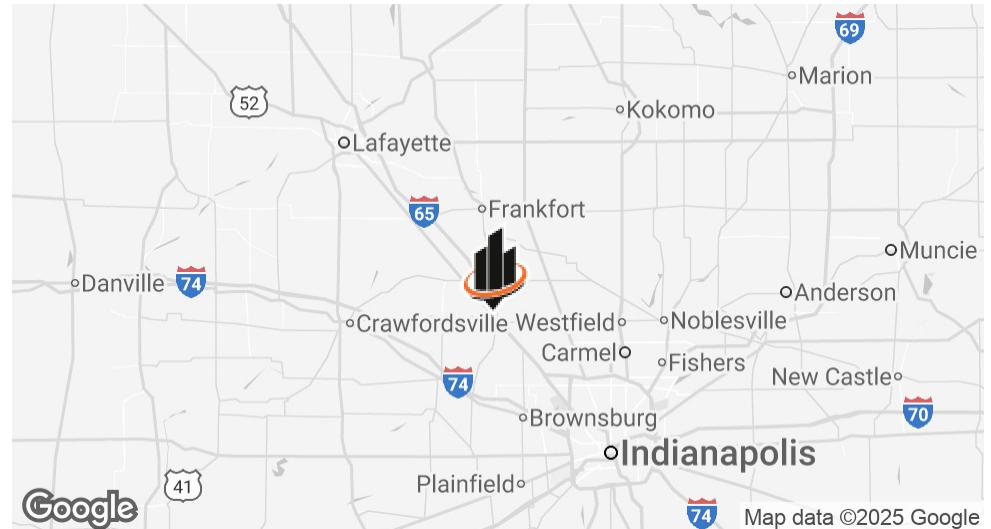
PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	Subject to offer
LOT SIZE:	2.03 Acres
ZONING:	Neighborhood Business - NB



Map data ©2025 Google

PROPERTY DESCRIPTION

610 W South is just west of Downtown Lebanon and is bordered by SR 32 on the South. Walkable to downtown via the Big 4 Trail, ideal users are Retail or Mixed Use Retail/Residential. Preliminary talks with the City of Lebanon suggest the site could support up to 50 residential units in a four story building. Easy access to I-65 and the LEAP District via SR 32 make for easy commutes. All utilities are at the site.

PROPERTY HIGHLIGHTS

- NB (Neighborhood Business) Zoning allows for High Density Residential
- Walkable to downtown via the Big 4 Trail
- Easy access to I-65 and the LEAP District
- All Utilities at the site

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ADDITIONAL PHOTOS



JEFF HINES

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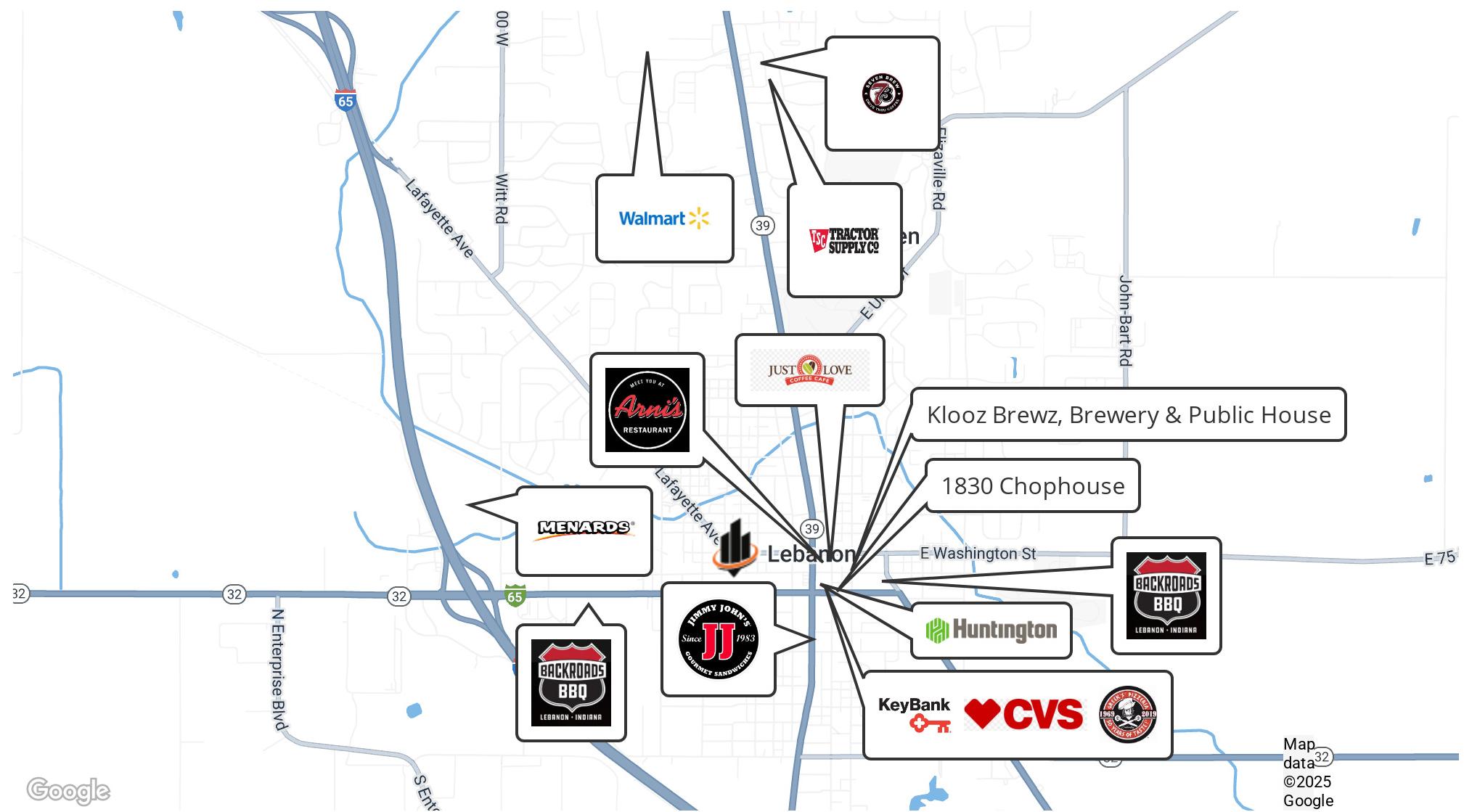
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

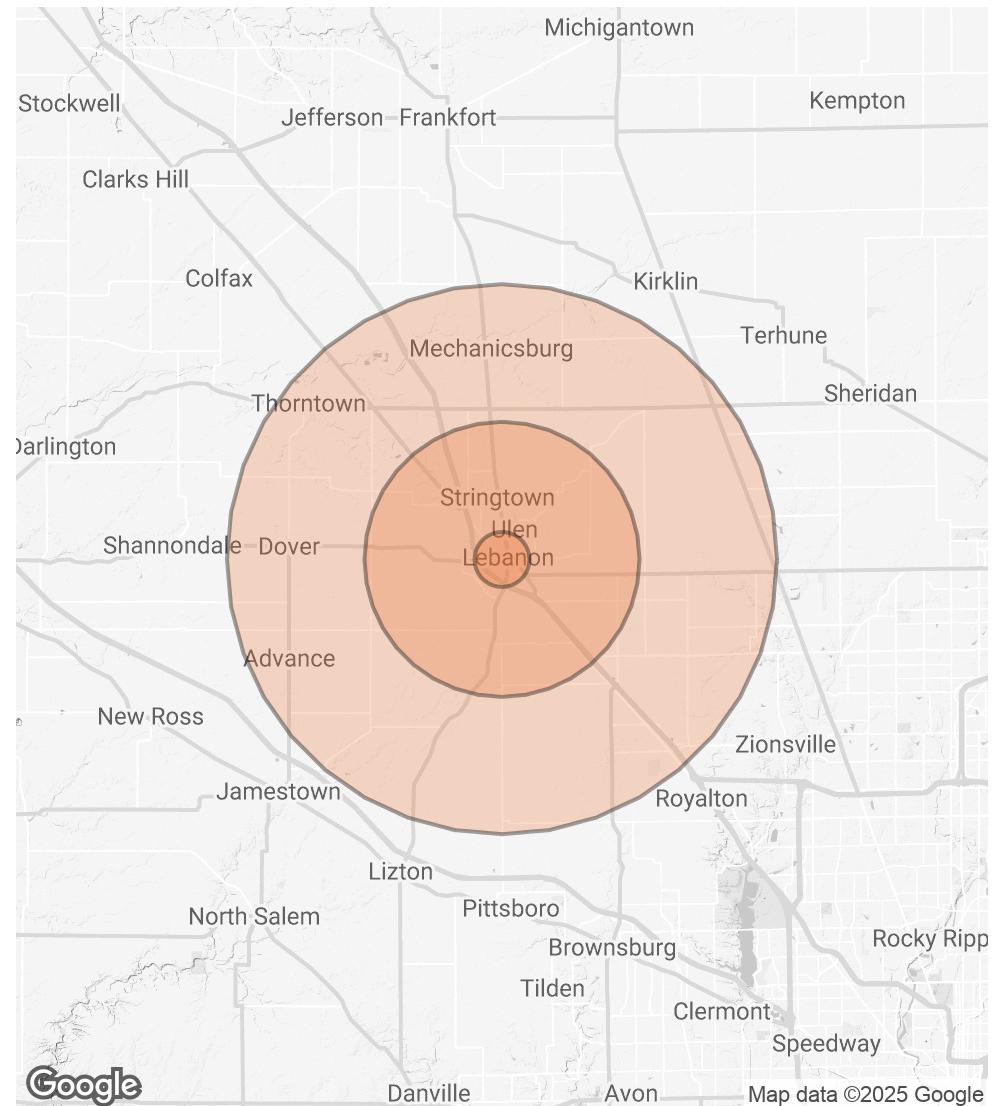
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	8,585	20,340	56,034
AVERAGE AGE	39	41	39
AVERAGE AGE (MALE)	38	40	38
AVERAGE AGE (FEMALE)	41	43	40

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,686	8,570	21,038
# OF PERSONS PER HH	2.3	2.4	2.7
AVERAGE HH INCOME	\$77,824	\$90,843	\$140,624
AVERAGE HOUSE VALUE	\$222,723	\$274,547	\$425,606

Demographics data derived from AlphaMap



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