



7.76 ACRES



**31** (20,647 VPD)

BUSINESS  
**24**

N Eel River Cemetery Rd

22 ACRES

**24**

(13,427 VPD)

# 7.76 ACRES AT US-31 & US-24 INTERCHANGE

SEC of US-31 & US-24 - Peru, IN 46970

7.76 ACRES AT US-31 & US-24 INTERCHANGE

EXCLUSIVELY MARKETED BY



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### CONFIDENTIALITY & DISCLAIMER

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SECTION 1

# INVESTMENT OVERVIEW

# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer for Sale 7.76 Acres Located at the South East Corner of US-31 & US-24 in Peru, IN. This Deal Includes a Prime Corner Gas Station Development Site at the US-31 & US-24 Exit / Interchange With B-3 Commercial Zoning, Allowing For Truck Stop, Gas Station & Convenience Stores.

Sale Price	\$1,500,000
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## OFFERING SUMMARY

Street Address:	SEC of US-31 & US-24
City, State, Zip:	Peru, IN 46970
County:	Miami
Lot Size:	7.763 Acres
Zoning:	B-3 Commercial
Water:	Yes - 16" Water Line
Sewer:	Yes - 15" Sewer Line



Actual Property Image



Actual Property Image

# INVESTMENT HIGHLIGHTS



Actual Property Image

## PROPERTY HIGHLIGHTS

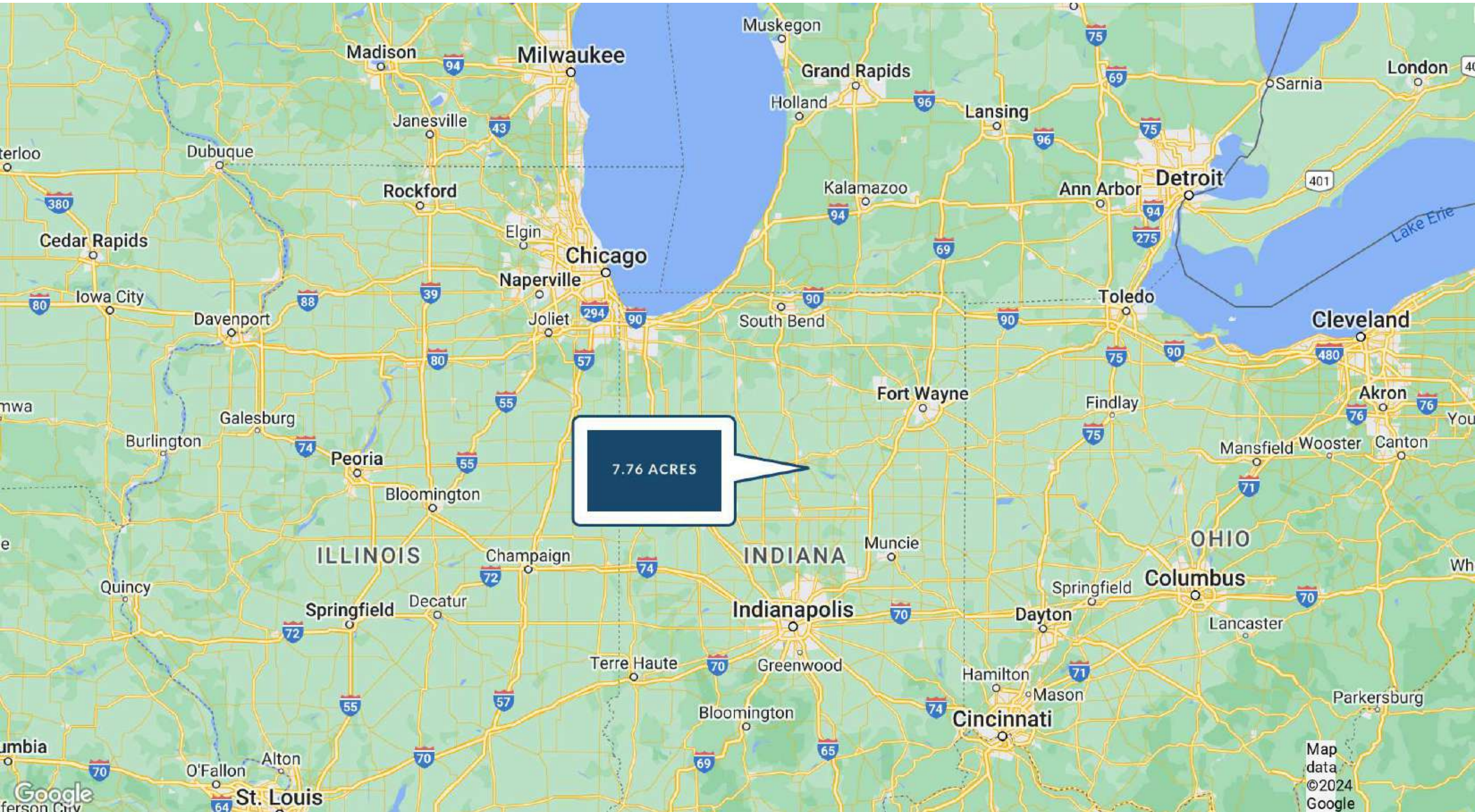
- Prime Corner Gas Station Development Site at US-31 & US-24 Exit / Interchange
- Nearby Top 10 Ranked BP in Indiana (JJs Travel Plaza) Will Have Reduced Access From INDOT Improvements on US-31
- Indiana is Removing Lighted Access Along US-31 in Favor of Exits, Which is Anticipated to Have Negative Impact on Nearby Competition
- B-3 Commercial Zoning Allows for Truck Stop, Gas Station & Convenience Store
- An Additional 22 Acres Across the Street is Also Available for \$2.75M (\$125k/Acre)
- Near \$2.5B Stellantis (GM) / Samsung EV Battery Plant Currently Under Construction (Phase I), With a \$3.4B Phase II in Planning Stages
- 16" Water & 15" Sewer Lines Run Along Road Bisecting Site
- US-31 is Major Trucking Route Connecting Indianapolis to South Bend, Through Kokomo
- US-24 is Major Trucking Route Connecting Fort Wayne & Lafayette, IN
- 20,647 VPD on US-31 & 13,427 VPD on US-24 According to INDOT
- High Visibility
- Retail Gap Analysis Concludes Leakage of \$101M For Motor Vehicles & Parts Dealers, \$69M For Food Service (\$42M For Full-Service Restaurants), \$44M For Clothing and \$31M For Health & Personal Care Within a 25 Minute Drive



SECTION 2

# PROPERTY INFORMATION

# LOCATION MAP





# AERIAL MAP



# RETAILER MAP



Google

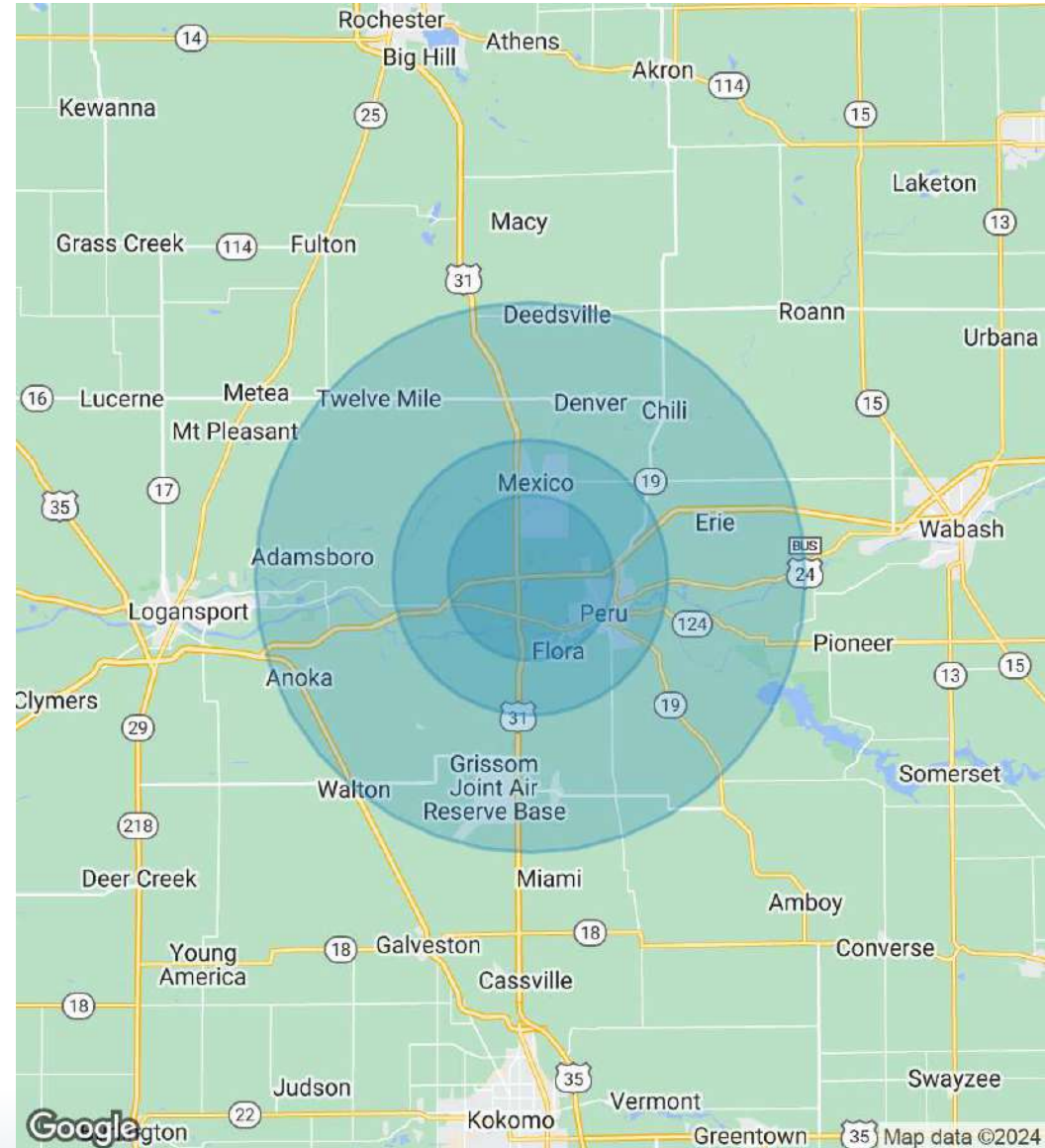
Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	7,583	16,622	34,439
Average Age	43	42	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,224	7,062	12,912
# of Persons per HH	2.4	2.4	2.7
Average HH Income	\$82,482	\$78,901	\$80,155
Average House Value	\$157,138	\$155,660	\$161,351

TRAFFIC COUNTS	
US-31	20,647 VPD
US-24	13,427 VPD





SECTION 3

# AREA OVERVIEW

# CITY OVERVIEW



Peru, IN



Grissom Air Museum

## PERU, IN

Peru is a city in, and the county seat of, Miami County, Indiana. It is approximately 30 minutes north of Kokomo, IN, and 73 miles north of Indianapolis. It is the most populous community in Miami County. Peru is located along the Wabash River and is part of the Kokomo-Peru Combined Statistical Area. The US 31, US 24 interchange is just northwest of Peru. US 31 travels south through Kokomo and eventually connects to I-465 in Carmel. To the north, US 31 connects to South Bend and travels further north through Michigan. Peru is the largest town or city in Miami County and is the site of the tribal headquarters of the Miami Nation. According to the U.S. Census Bureau, Peru has a total area of 5.14 square miles. The City of Peru had a population of 10,889 as of July 1, 2023.

Peru's central location in North Central Indiana and its proximity to US 24 and US 31 make Peru desirable for employers. According to Hoosiers, by the numbers, nine of 10 of Miami County's top employers were located in Peru. Peru's largest employment sectors included services, wholesale trade, retail trade, and public administration. Peru is now a transportation, industrial, and agricultural trading centre. Its manufactures include electrical and heating equipment, plastics, food, paper, and wood products. Dukes Memorial Hospital boasts State of the Art Technology and highly trained professionals to handle nearly any medical need. Tourism, a thriving global industry, presents abundant opportunities for job growth in communities worldwide. Miami County & Peru, with its strong foundation of tourist attractions, serves as an excellent catalyst for sectoral expansion. The city being strategically positioned due to the realignment of Grissom Air Force Base in 1994, has identified a compelling opportunity in the field of aircraft maintenance and re-manufacturing. Major employers include: Grissom Air Reserve Base, Smithfield Foods, Miami Correctional Facility, Peru Community School Corp and Dukes Memorial Hospital among the top.

Also known as "The Circus Capital of the World," Peru has been the home to seven of the world's major circuses for their winter headquarters, and still boasts an amateur circus performance that brings fans of all ages from all around the world! In 1894, Peru became the first Indiana city to hold a street fair, and this tradition continues to this day with the Circus City Festival. Peru is also home to one of Indiana's largest parades, is the birthplace and burial place of Cole Porter, and has a nonprofit theatre group, the Ole Olsen. There are several interesting museums in the area as well, one of which is dedicated to circuses and also the Grissom Air Museum. The City of Peru is home to the Peru Amateur Youth Circus and the International Circus Hall of Fame.

# CONFIDENTIALITY AGREEMENT

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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