

RETAIL FOR LEASE: BROADWAY PLACE

418-426 E. Broadway Street, Fortville

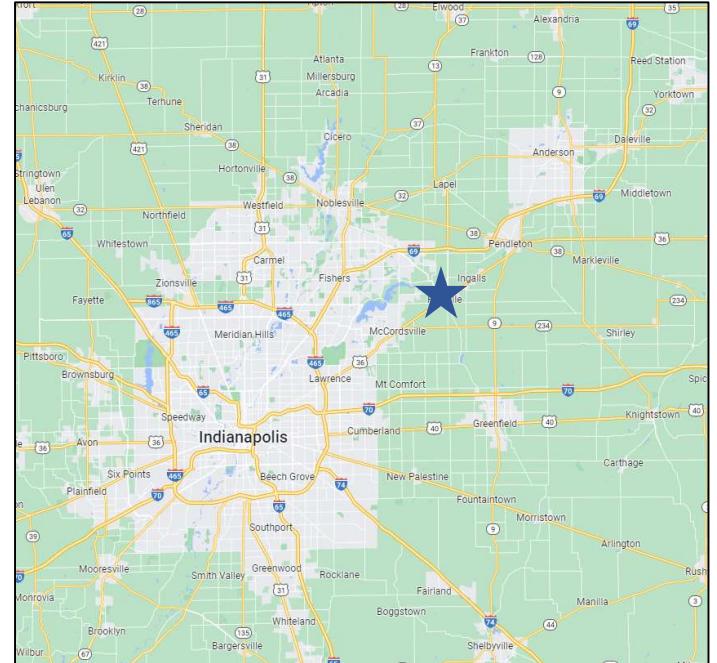


PROPERTY HIGHLIGHTS:

- Located on Hwy 67, a major thoroughfare from Indianapolis to Pendleton/Anderson areas
- Former hardware store and two in-line spaces available
- Ample parking
- Pylon signage available

OFFERING SUMMARY:

- Suite 418: 4,000 SF \$6,250 per month



HARSHMAN
PROPERTY SERVICES
COMMERCIAL REAL ESTATE
317-630-1000

RON ESCUE
Vice President, Brokerage/Management Services
(317) 460-8393
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RETAIL FOR LEASE: BROADWAY PLACE, FORTVILLE



This 7,361 square foot shopping center is located on State Road 67 – a major thoroughfare between Indianapolis and the Pendleton/Anderson areas. The average household income within a 10-mile radius of the center is \$120,913, with total consumer spending at \$3,094,910,074. The center is easily accessible from S.R. 67 that carries 14,406 vehicles per day. Fortville offers a small town feel near larger cities.



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DEMOGRAPHICS (2022)

	2 Miles	5 Miles	10 Miles
Total Population	7,403	28,659	182,605
Average HH Income	\$97,398	\$135,411	\$120,913
Total Households	3,214	15,138	79,100
Total Consumer Spending	\$115,724,744	\$642,342,216	\$3,094,910,074



ABOUT FORTVILLE, INDIANA

Fortville is located in the northwest corner of Hancock County, Indiana immediately adjacent to neighboring Hamilton County, which forms the town's northwest boundary and Madison County, which borders to the north. It is approximately 25 miles northeast of Downtown Indianapolis, Indiana and is a part of the Indianapolis metropolitan area.

According to the 2010 census, Fortville has a total area of 2.91 square miles, of which 2.90 square miles is land and 0.01 square miles is water.

Despite occasional droughts throughout central Indiana, Fortville has a steady and reliable supply of water because it is situated over a natural aquifer.

Fortville was originally called Walpole, and under the latter name was laid out and platted in 1849. It was named for Cephas Fort, the original owner of the town site. Fortville was incorporated as a town in 1865.

The historic Browne-Rafert House on Merrill Street was listed on the National Register of Historic Places in 2015.