

# Retail Pad

160 Pacer Court Northwest | Corydon, IN 47112

## FOR SALE

(FORMER O'CHARLEY'S)



**ASKING PRICE: \$2,565,000**

### JOIN LOCAL RETAILERS



### INVESTMENT OPPORTUNITY

- Redevelopment or owner-user opportunity
- The former O'Charley's is 100% vacant

### HIGHLIGHTS

- Outparcel to a Walmart Supercenter anchored center, which includes Starbucks, Taco Bell, Wendy's, Dollar Tree, and AT&T
- Located directly off of Interstate 64
- Excellent visibility via Interstate frontage
- Large pylon signage

### Offering Specifications

<b>Zoned</b>	B-2 (Central Business)
<b>Parcel AC</b>	1.44
<b>Building SF</b>	7,225
<b>Year Built</b>	2002
<b>Parking Spaces</b>	132
<b>Occupancy</b>	0.00%

### TRAFFIC COUNTS

State Highway 135  
Interstate 64

24,300 VPD  
27,200 VPD



# Retail Pad

160 Pacer Court Northwest | Corydon, IN 47112



**RETAIL PAD**

27,200  
VPD

24,300  
VPD

FEDERAL DR. NW

PACER COURT NORTHWEST.

STATE HIGHWAY 135

INTERSTATE 64



GameStop



DOLLAR TREE



PAPA JOHN'S



Buff City Soap



Walmart  
Supercenter



DUNKIN'



MAINSTREAM

BEEF 'O BRADYS



WHEEL HOUSE

LONG JOHN SILVER'S



BAYMONT  
BY WYNDHAM

FAMILY  
Allergy & Asthma



INDIANA FARM  
BUDWAD INSURANCE



Calver's

co RenuU

Avada

SUN TAN CITY

Beltone

SUBWAY

First  
Harrison Bank



kid's  
dentis ree

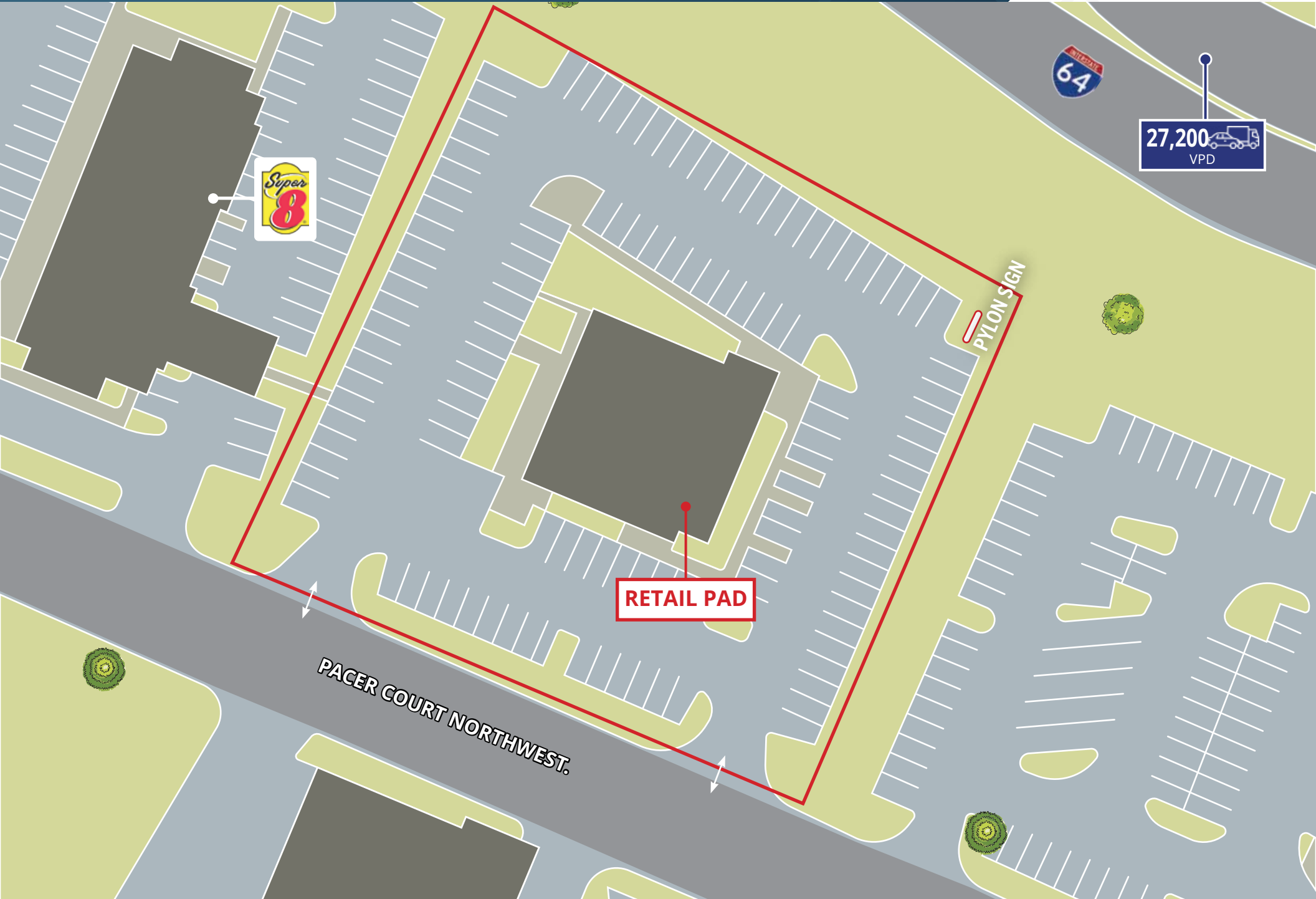


Edward Jones



# Retail Pad

160 Pacer Court Northwest | Corydon, IN 47112



PYLON SIGN

RETAIL PAD

PACER COURT NORTHWEST.

27,200  
VPD





# Retail Pad

160 Pacer Court Northwest | Corydon, IN 47112



## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

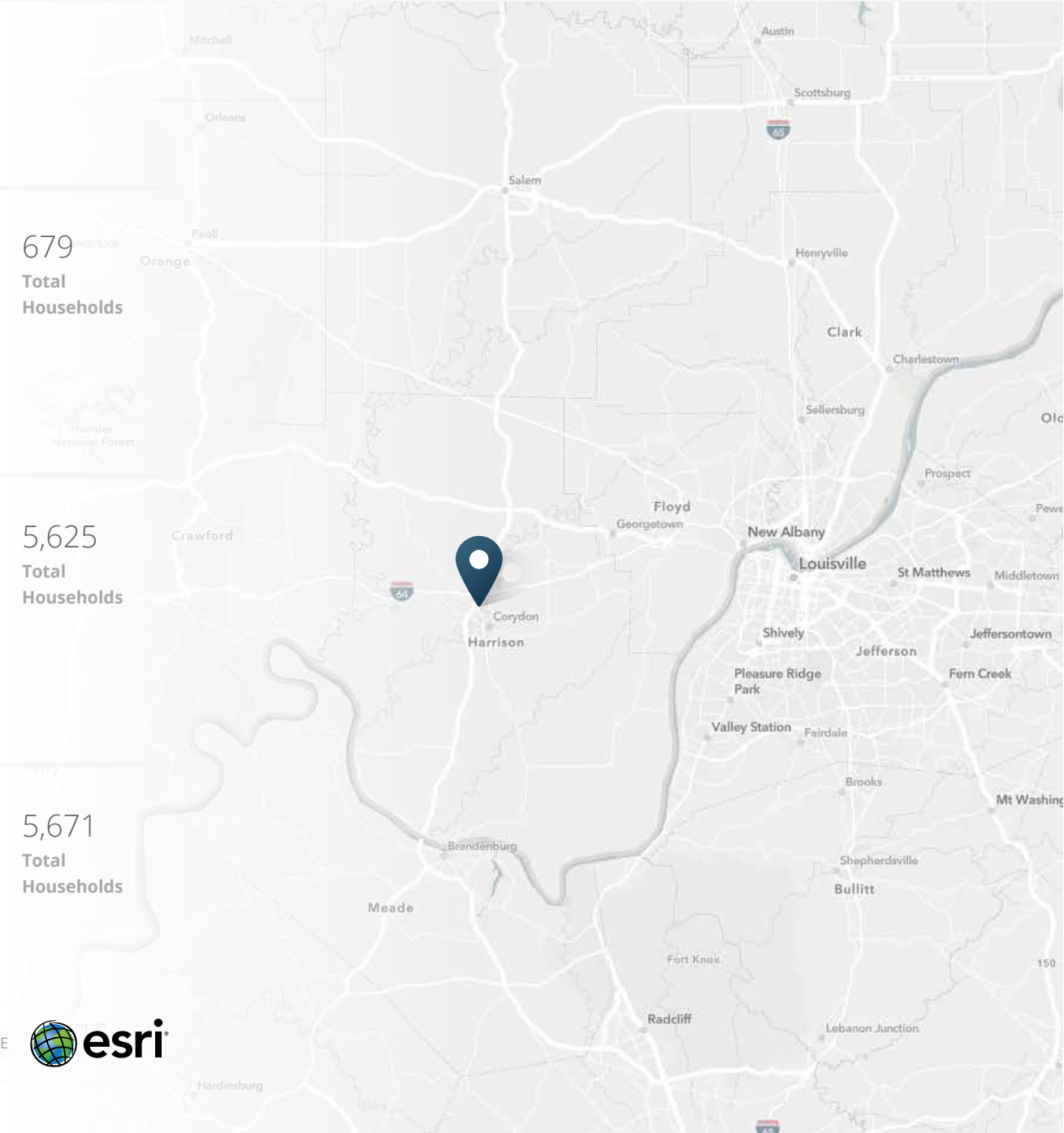
1,643 Population	11,694 Total Daytime Population	\$77,766 Average Household Income	679 Total Households
---------------------	---------------------------------------	---	----------------------------

### 3 MILES

9,235 Population	11,694 Total Daytime Population	\$84,874 Average Household Income	5,625 Total Households
---------------------	---------------------------------------	---	------------------------------

### 5 MILES

14,211 Population	14,890 Total Daytime Population	\$86,744 Average Household Income	5,671 Total Households
----------------------	---------------------------------------	---	------------------------------



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





**PATRICK NUTT**

EVP, NNLG & Market Leader  
SRS National Net Lease Group  
patrick.nutt@srsre.com  
D: 954.302.7365 | M: 703.434.2599  
200 SW First Avenue, Suite 970  
Fort Lauderdale, FL 33301  
FL License No. BK3120739

**WILLIAM WAMBLE**

Senior Vice President  
SRS National Net Lease Group  
william.wamble@srsre.com  
D: 813.371.1079 | M: 813.434.8278  
4427 W. Kennedy Boulevard, Suite 260  
Tampa, FL 33609  
FL License No. SL3257920

**SRSRE.COM**

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;  
however SRS Real Estate Partners does not guarantee its completeness or accuracy.

Managing Broker: Kenneth Galvin, SRS Real Estate Partners, LLC | IN License No. RB15001587