



1575 S US 231 Outlot

Crawfordsville, IN 47933

For Sale, Ground Lease, BTS



PROPERTY DESCRIPTION

Presenting a prime opportunity located along the main corridor in Crawfordsville, IN. This exceptionally located property offers an ideal location for retail development. With high visibility and accessibility, this site is primed for success. Its proximity to key transportation routes ensures a steady flow of potential customers. The property's lot provides ample space for numerous retail concepts and substantial parking.

Take the opportunity to establish a lucrative retail presence in this dynamic location and capitalize on the area's growth potential.

HIGHLIGHTS

- High Traffic Location
- Shovel Ready
- Entire Site is Usable
- Located along the main corridor in Crawfordsville, IN
- Adjacent to major retailers

OFFERING SUMMARY

| | |
|---------------|----------------|
| Lease Rate: | Contact Broker |
| Available SF: | 0.3 Acres |
| Lot Size: | 0.3 Acres |

| DEMOGRAPHICS | 2 MILES | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 4,286 | 9,738 | 12,688 |
| Total Population | 11,230 | 24,017 | 33,292 |
| Average HH Income | \$73,313 | \$80,141 | \$84,215 |

BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com

Jeff Marchio • Sr. Vice President - Managing Broker • 317.432.5361 • jeff@tharprealty.com

Crystal Kennard • Vice President, Brokerage • 317.418.2464 • ckennard@tharprealty.com

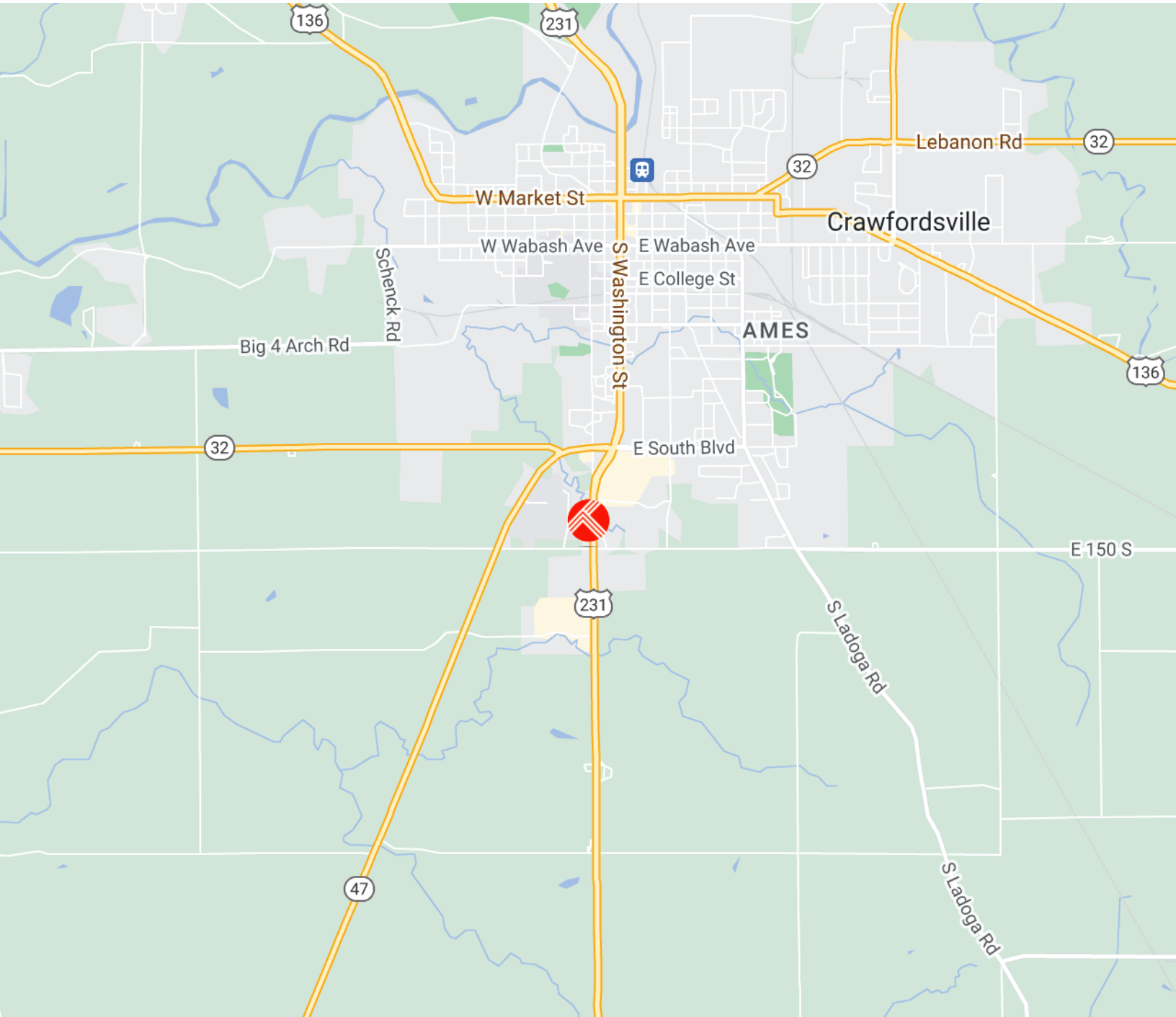


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Area Map



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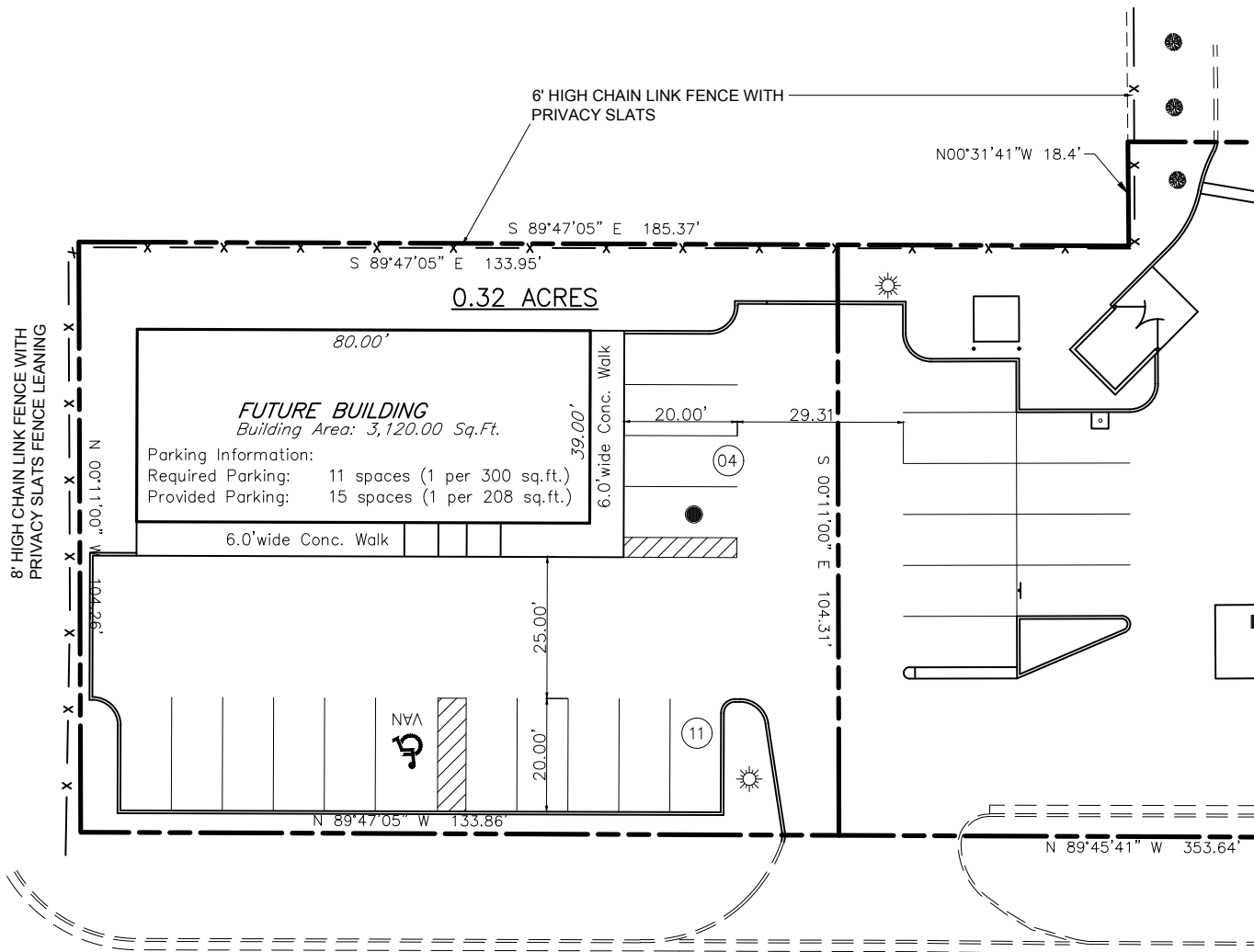


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Potential Site Plan



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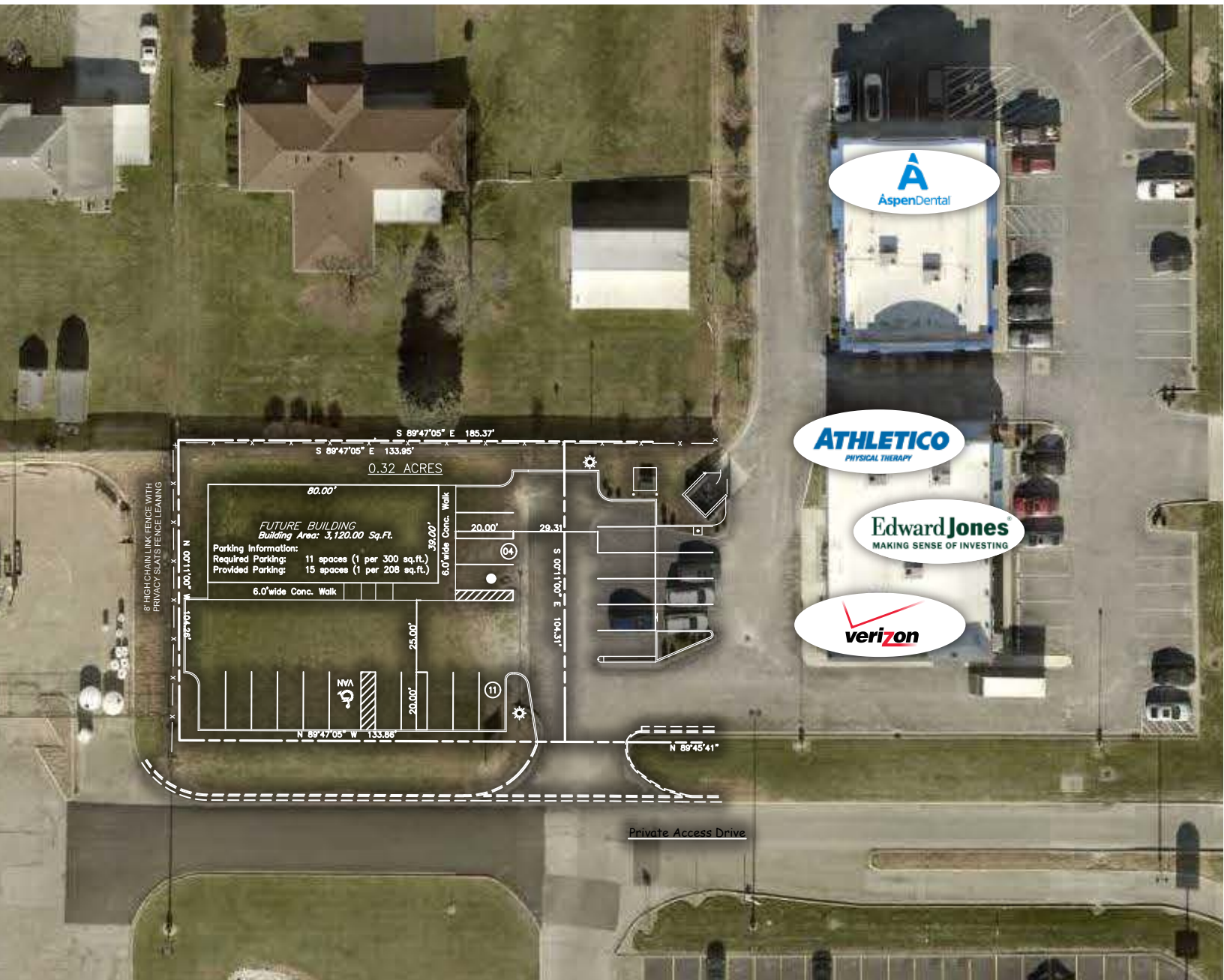


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Site Plan Overlay



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Surrounding Businesses



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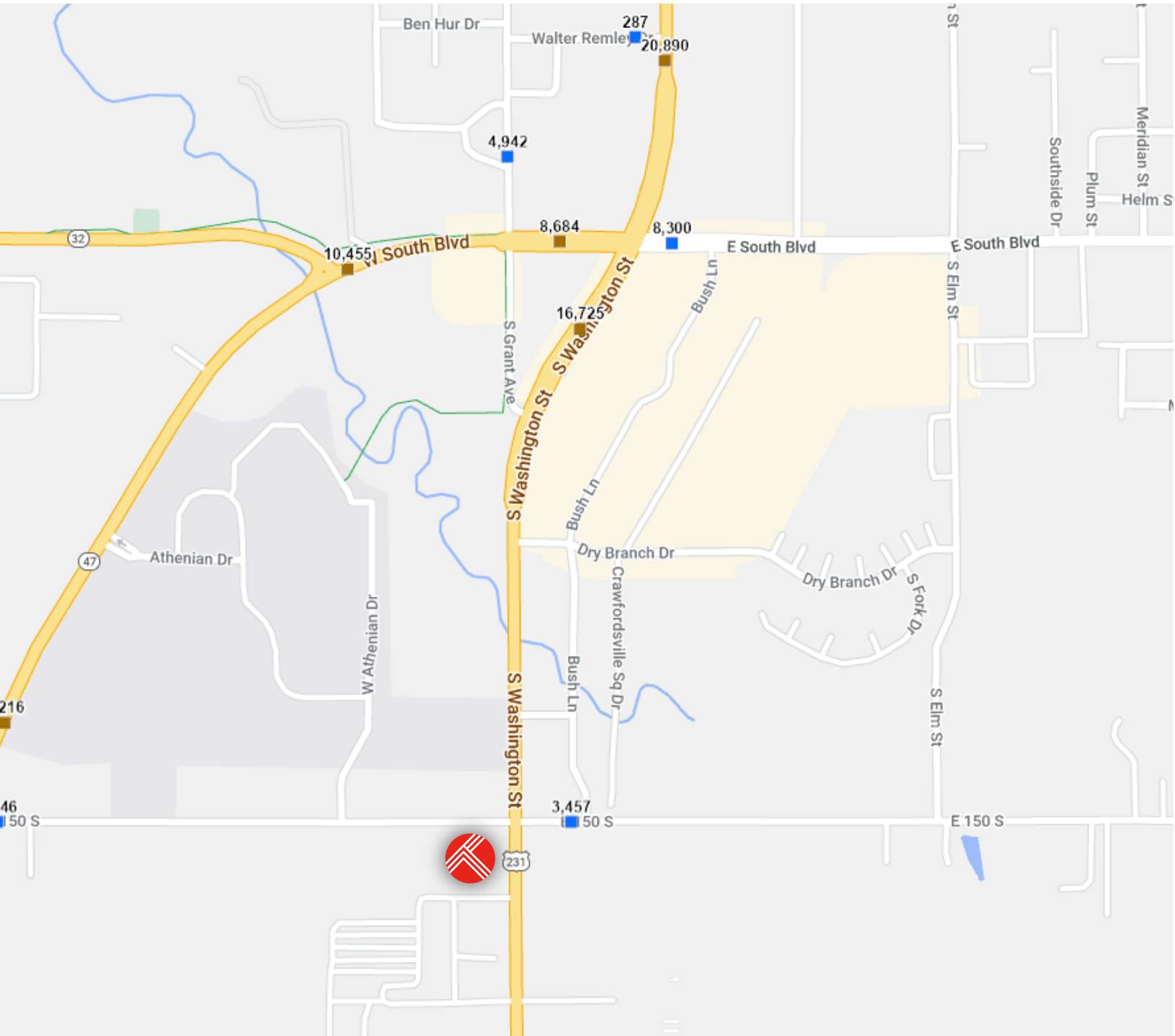


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Traffic Counts



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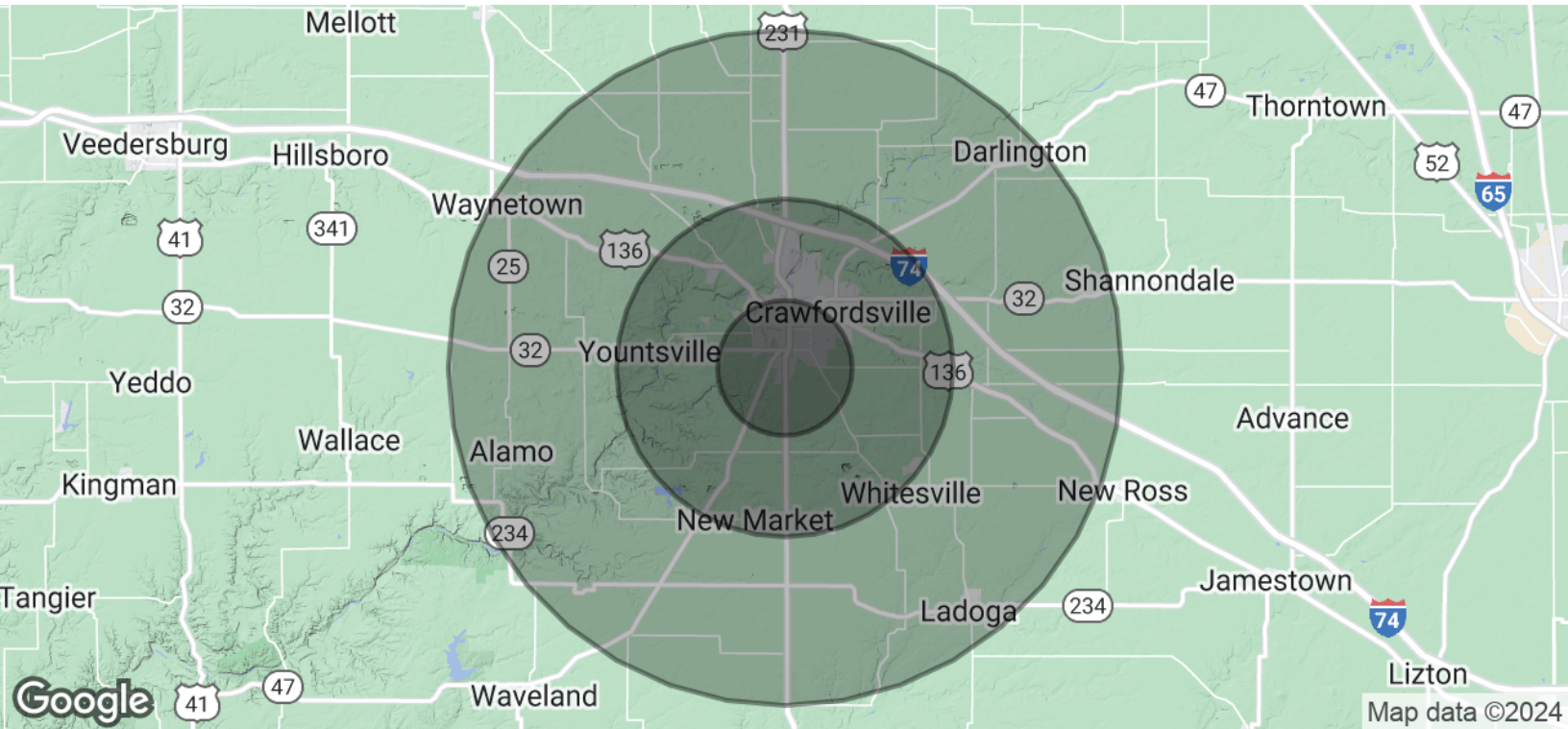


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Demographics



| POPULATION | 2 MILES | 5 MILES | 10 MILES |
|--------------------------------|----------------|----------------|-----------------|
| Total Population | 11,230 | 24,017 | 33,292 |
| Average Age | 39 | 41 | 41 |
| Average Age (Male) | 37 | 39 | 40 |
| Average Age (Female) | 41 | 43 | 42 |
| HOUSEHOLDS & INCOME | 2 MILES | 5 MILES | 10 MILES |
| Total Households | 4,286 | 9,738 | 12,688 |
| # of Persons per HH | 2.6 | 2.5 | 2.6 |
| Average HH Income | \$73,313 | \$80,141 | \$84,215 |
| Average House Value | \$162,668 | \$185,924 | \$196,789 |

Demographics data derived from AlphaMap

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