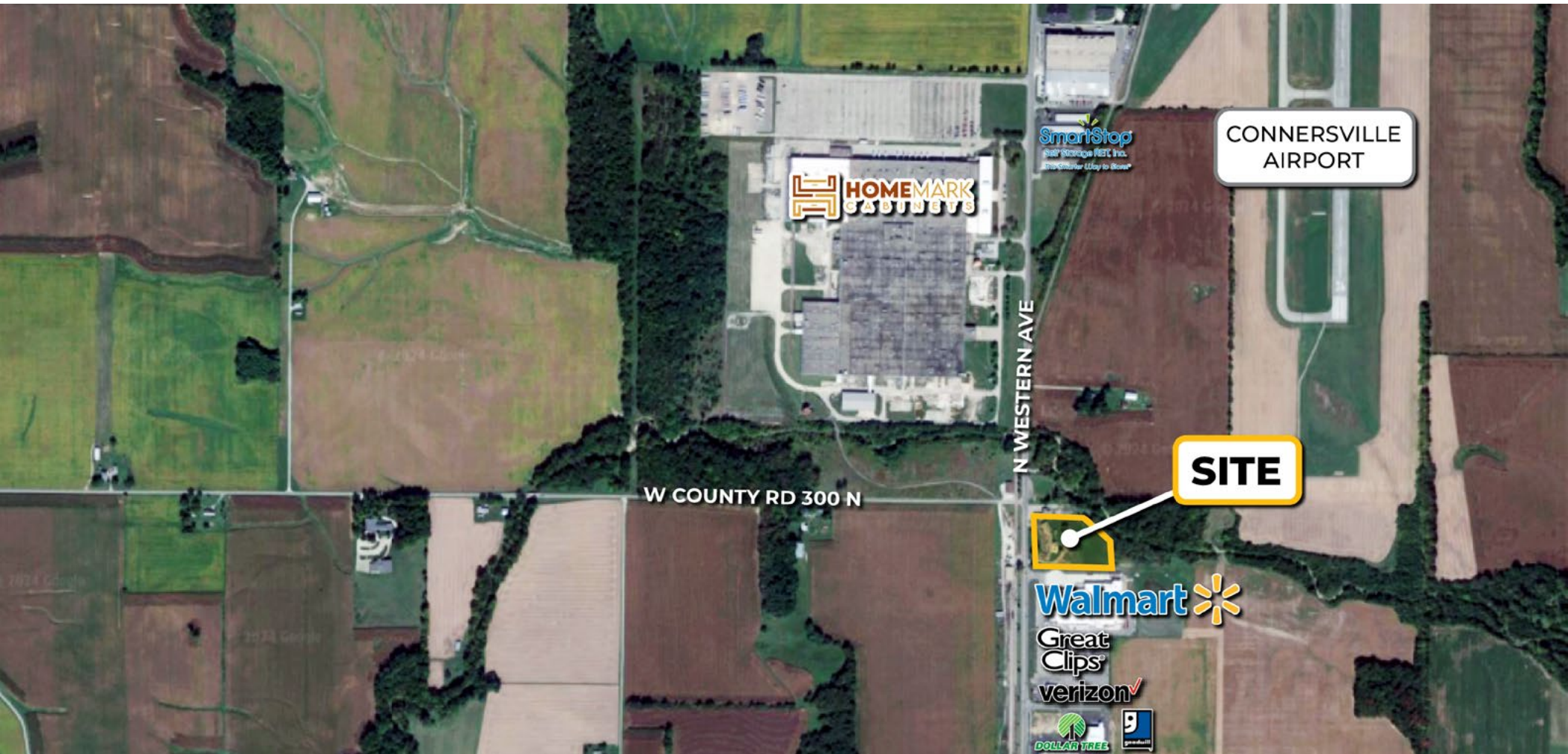


Land Available Adjacent to Wal-Mart

4300 N Western Ave | Connersville, IN | 47331



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	SALE PRICE
Fayette	Land	GB	4.38 Acres	\$250,000/Acre

Property & Location Highlights:

- Just south of the Connersville Airport and nearby Ivy Tech Community College
- Immediately adjacent to the local Wal-Mart
- Large lot for redevelopment

- Potential motel conversion into multi-family
- Frontage on a busy highway with good traffic counts
- Located within 2024 QCT Tract

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

For more information, contact:



Henkle Schueler Est. 1935
CORFAC
INTERNATIONAL

Mark Langdon

Commercial Sales Agent

O: 513.228.6244

C: 937.684.9847

mlangdon@hsabh.com

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Radius	1 Mile		5 Mile		10 Mile	
Population						
2028 Projection	1,566		17,773		30,551	
2023 Estimate	1,555		17,477		30,281	
2010 Census	1,667		17,864		31,843	
Growth 2023 - 2028	0.71%		1.69%		0.89%	
Growth 2010 - 2023	-6.72%		-2.17%		-4.91%	
2023 Population by Hispanic Origin	43		261		422	
2023 Population	1,555		17,477		30,281	
White	1,496	96.21%	16,734	95.75%	29,293	96.74%
Black	17	1.09%	324	1.85%	378	1.25%
Am. Indian & Alaskan	11	0.71%	85	0.49%	117	0.39%
Asian	11	0.71%	74	0.42%	116	0.38%
Hawaiian & Pacific Island	1	0.06%	2	0.01%	4	0.01%
Other	19	1.22%	258	1.48%	374	1.24%
U.S. Armed Forces	0		0		1	
Households						
2028 Projection	728		7,244		12,180	
2023 Estimate	722		7,118		12,068	
2010 Census	771		7,283		12,715	
Growth 2023 - 2028	0.83%		1.77%		0.93%	
Growth 2010 - 2023	-6.36%		-2.27%		-5.09%	
Owner Occupied	343	47.51%	4,598	64.60%	8,577	71.07%
Renter Occupied	379	52.49%	2,520	35.40%	3,491	28.93%
2023 Households by HH Income	723		7,121		12,067	
Income: <\$25,000	280	38.73%	1,985	27.88%	2,738	22.69%
Income: \$25,000 - \$50,000	257	35.55%	1,912	26.85%	3,206	26.57%
Income: \$50,000 - \$75,000	93	12.86%	1,386	19.46%	2,573	21.32%
Income: \$75,000 - \$100,000	57	7.88%	894	12.55%	1,621	13.43%
Income: \$100,000 - \$125,000	34	4.70%	612	8.59%	1,134	9.40%
Income: \$125,000 - \$150,000	2	0.28%	174	2.44%	409	3.39%
Income: \$150,000 - \$200,000	0	0.00%	110	1.54%	239	1.98%
Income: \$200,000+	0	0.00%	48	0.67%	147	1.22%
2023 Avg Household Income	\$37,110		\$54,609		\$60,503	
2023 Med Household Income	\$30,507		\$44,695		\$50,702	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	161	1,478	9
Retail & Wholesale Trade	37	491	13
Hospitality & Food Service	16	260	16
Real Estate, Renting, Leasing	13	56	4
Finance & Insurance	23	79	3
Information	3	24	8
Scientific & Technology Services	13	47	4
Management of Companies	0	0	0
Health Care & Social Assistance	27	243	9
Educational Services	1	10	10
Public Administration & Sales	3	14	5
Arts, Entertainment, Recreation	1	3	3
Utilities & Waste Management	3	10	3
Construction	2	27	14
Manufacturing	7	182	26
Agriculture, Mining, Fishing	0	0	0
Other Services	12	32	3

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