



FOR LEASE LAND PROPERTY



912 W Main St
Peru, IN 46970

0.629 Acre Available For Ground Lease In Peru, IN

About The Property

- 20 year sub-lease through Scooter's Coffee
- Hard corner
- Busy signalized intersection
- Adjacent to Kroger and Aldi
- \$60,000 per year; Absolute NNN



**the
Zacher
company**

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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

0.629 ACRE AVAILABLE FOR GROUND LEASE IN PERU, IN

LOCATION/ACREAGE

Street Address	912 W Main St
City, State, Zip	Peru, IN 46970
Total Land Area	0.629 Acre
Zoning	B-3

PRICE/AVAILABILITY

Lease Rate	\$60,000/year
Lease Type	NNN
Available	Immediately

POPULATION DEMOGRAPHICS

5 Miles	16,352
10 Miles	31,007
15 Miles	80,712

PROPERTY TAXES

Parcel Number	52-08-32-100-014.011-016
Assessment: Land	\$106,400
Improvements	\$116,500
Total Assessment	\$222,900
Tax Year	2024 Payable 2025

TRANSPORTATION

Traffic Counts:

W. Main St.	4,527 VPD
S. Business 31	9,332 VPD



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RETAILER MAP

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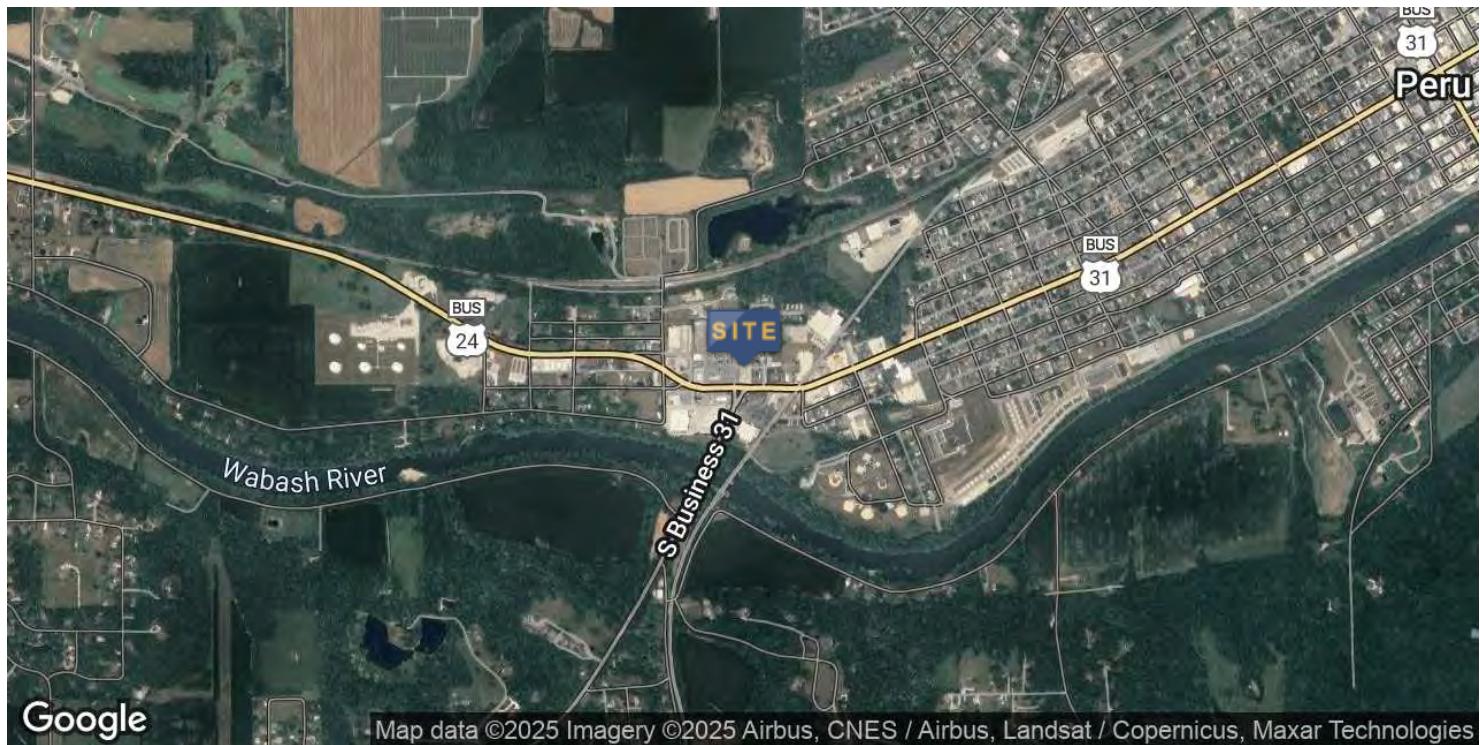
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LOCATION MAP

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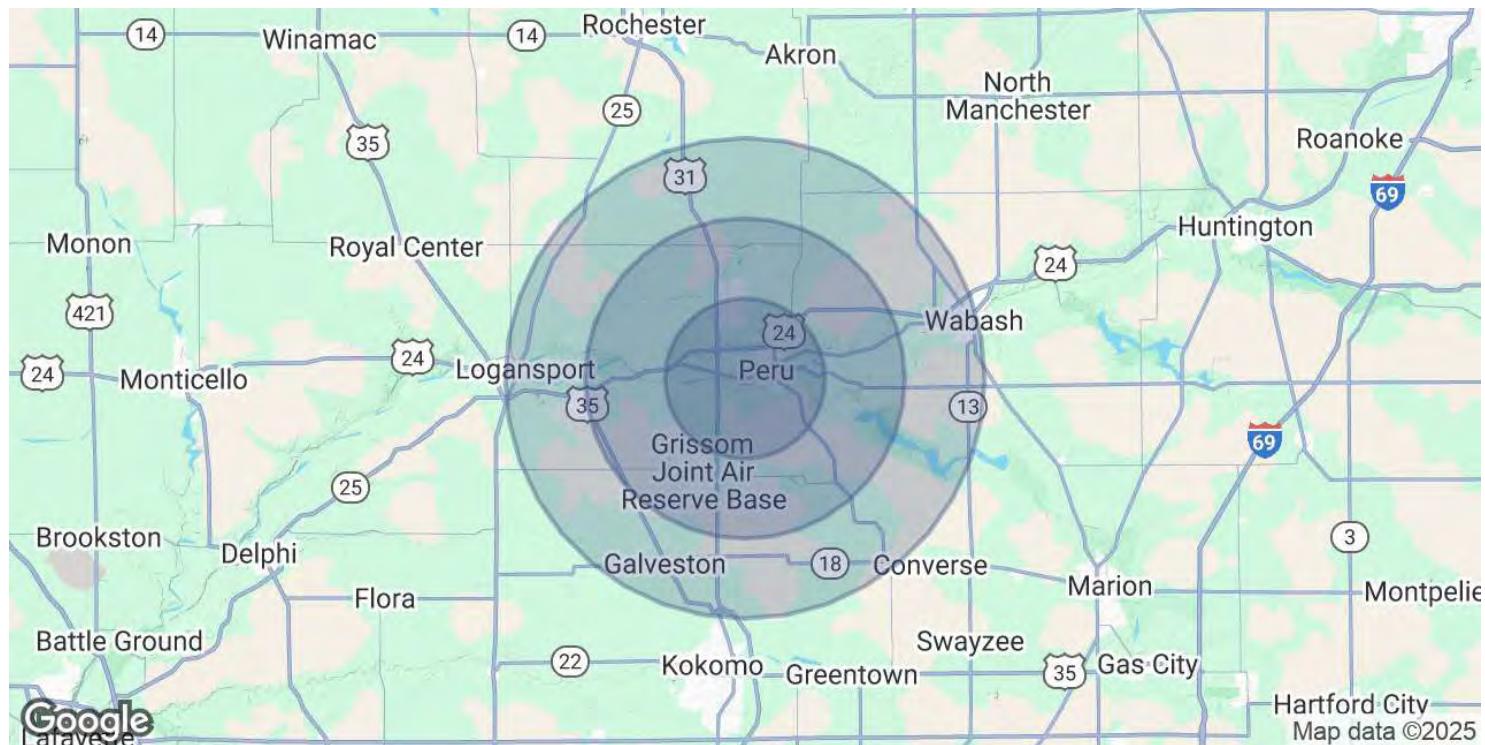
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DEMOCRAPHICS MAP & REPORT

0.629 ACRE AVAILABLE FOR GROUND LEASE IN PERU, IN



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	16,352	31,007	80,712
Average Age	42	41	42
Average Age (Male)	41	40	41
Average Age (Female)	43	42	43

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	6,981	11,476	31,621
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$79,281	\$79,983	\$79,846
Average House Value	\$154,867	\$157,550	\$160,266

Demographics data derived from AlphaMap



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