

# OUTLOT AVAILABLE

GROUND LEASE OR BTS | 1.2 ACRES

520 E. STATE ST. | PENDLETON, IN 46064



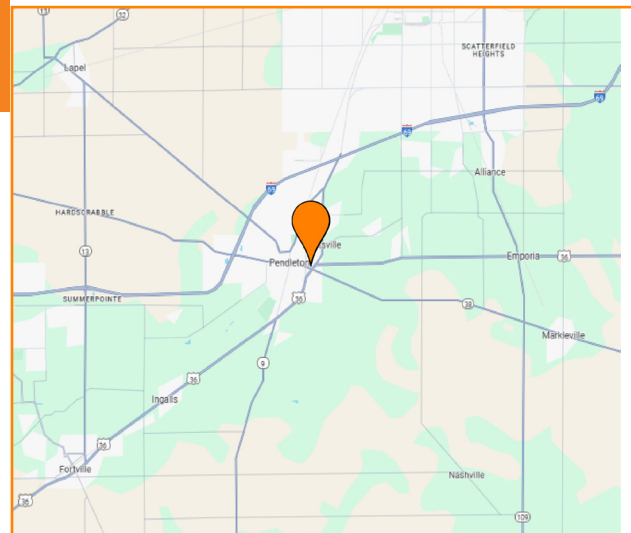
## JOIN **Wawa!**

### PROPERTY DETAILS

- + 1.2 ACRES
- + GROUND LEASE OR BTS

### PROPERTY HIGHLIGHTS

- + Rapidly growing affluent Pendleton
- + Directly across from Pendleton Heights High School
- + Dense retail corridor



TRAFFIC COUNTS

#### STREET

#### VPD

E. STATE ST.

11,561

US 36

17,445

Information deemed reliable, but not guaranteed. Subject to change without notice.

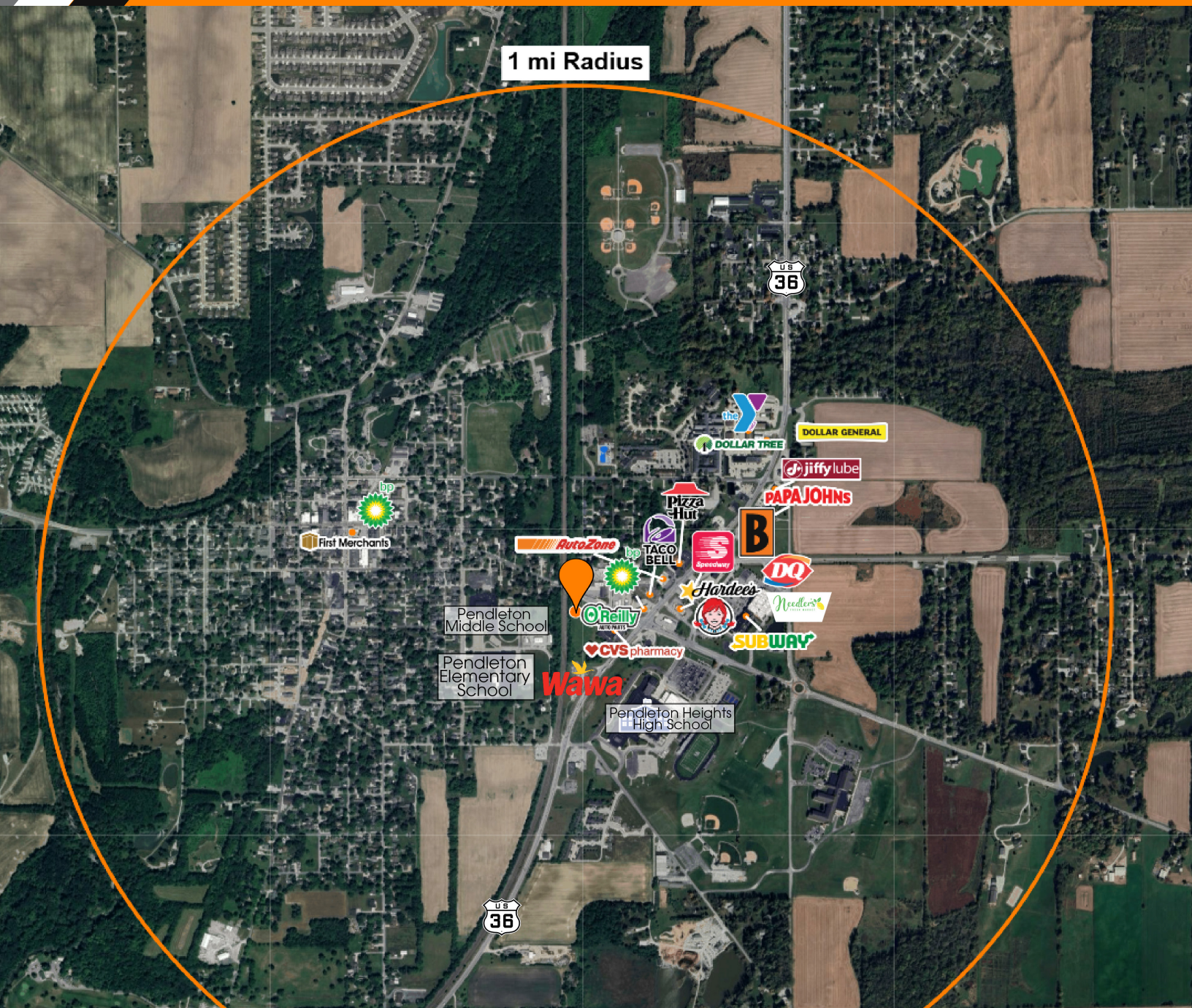
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## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	3,655	12,214	22,076
Est. Average HH Income	\$107,970	\$120,398	\$113,086
Est. Households	1,527	3,713	7,626
Daytime Population	2,547	13,990	19,134

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