



4250 Indiana 267 Ste. B

Lebanon, IN 46052



#### PROPERTY DESCRIPTION

With easy access to and from I-65 on the NE corner of 267 and Indianapolis Road, this site has a low cost of entry for a QSR; approximately 3.5 miles north of Anson & Whitestown Parkway and 6.8 miles south of SR 32 in Lebanon.

#### PROPERTY HIGHLIGHTS

- New Construction
- Drive-thru lane and window installed
- Utilities stubbed to space, HVAC placed, grease trap
- Restrooms installed (shared with c-store)
- Pylon signage on SR 267
- Billboard and Tourist Directional Signs on northbound and southbound I-65

#### OFFERING SUMMARY

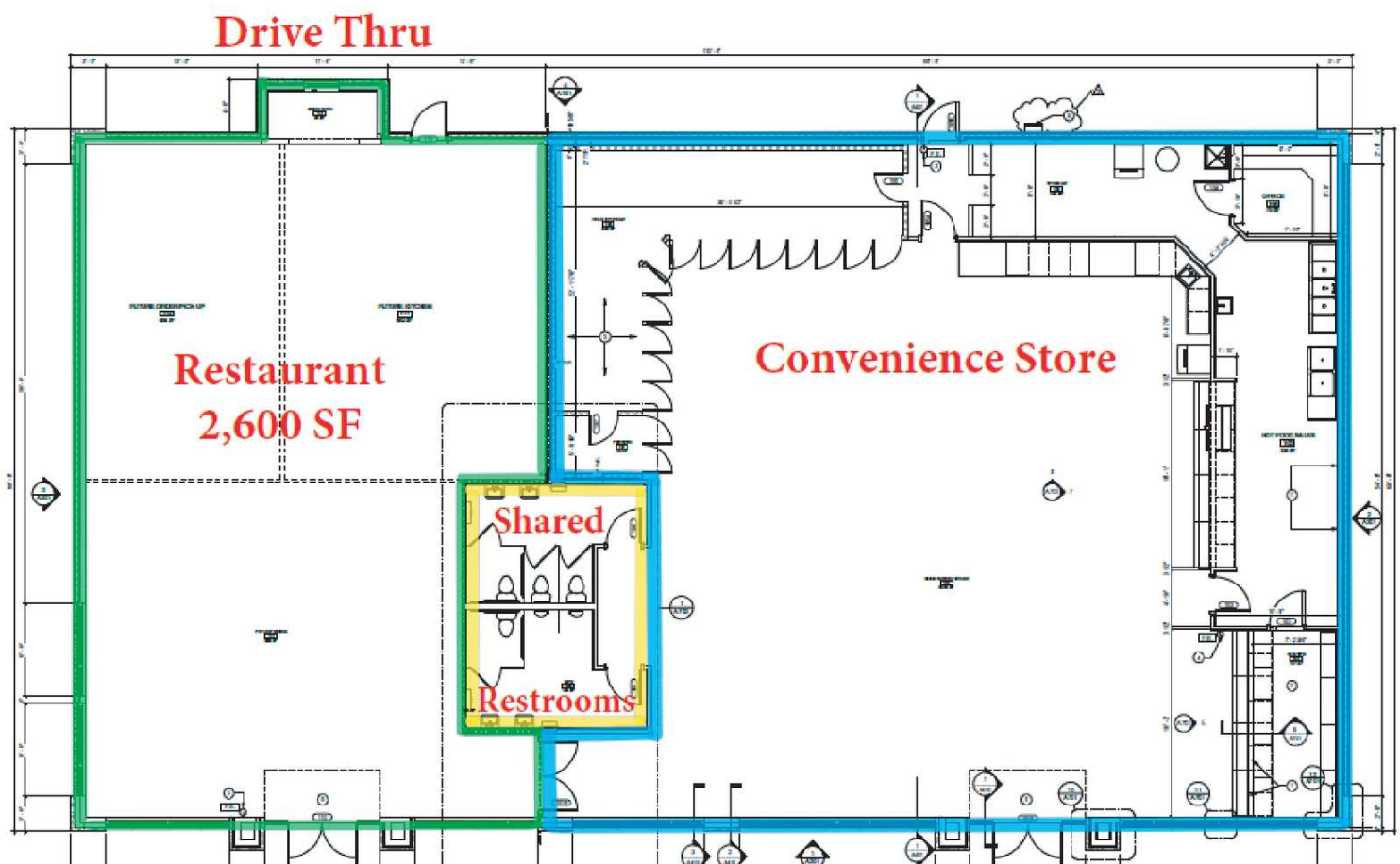
Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	2,600 SF
Lot Size:	2.05 Acres
Building Size:	6,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	102	2,643	7,210
Total Population	237	6,895	20,264
Average HH Income	\$109,143	\$133,476	\$153,523



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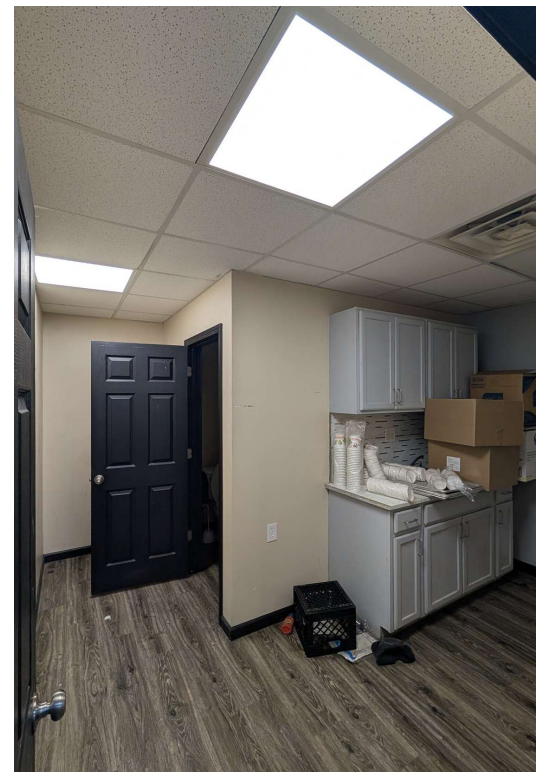
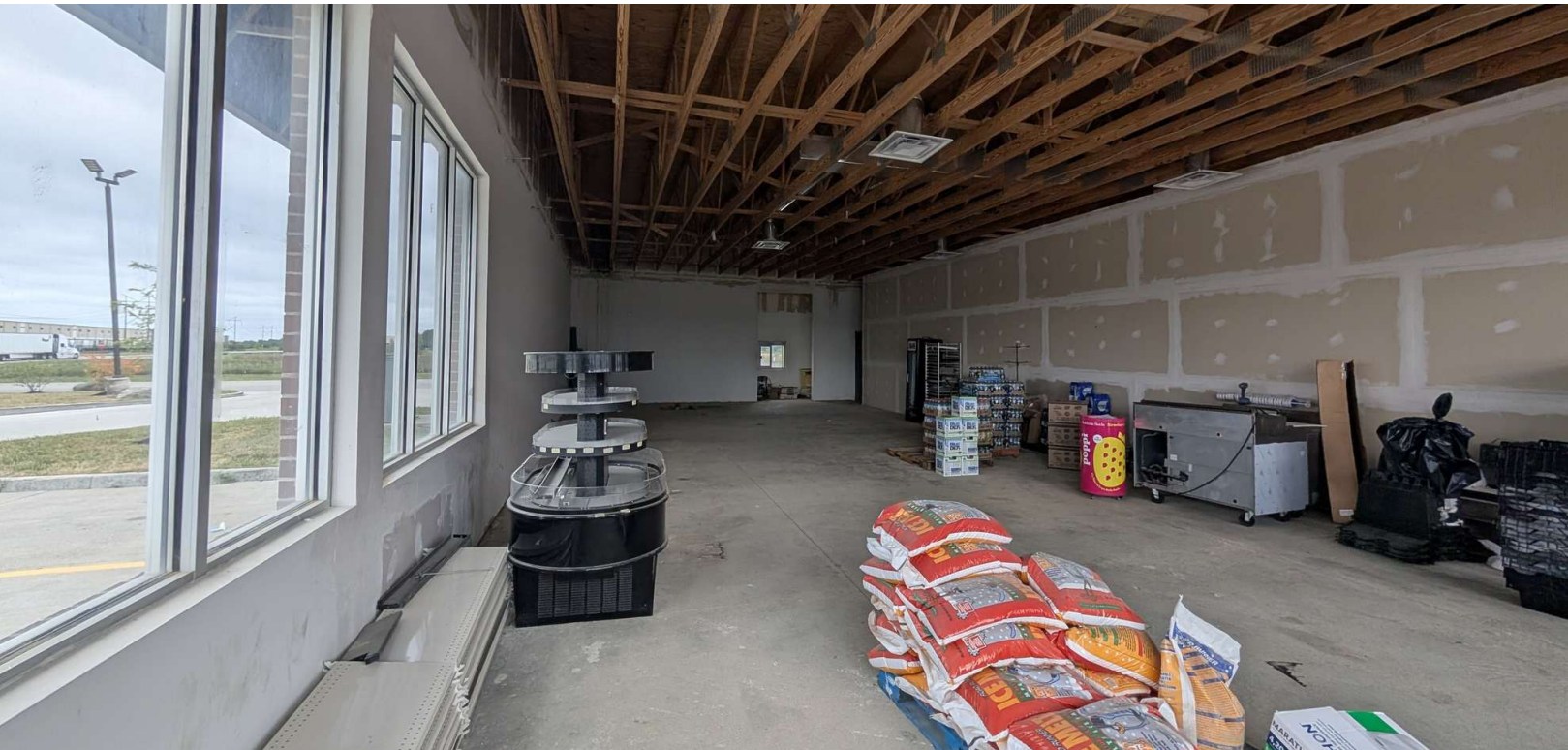






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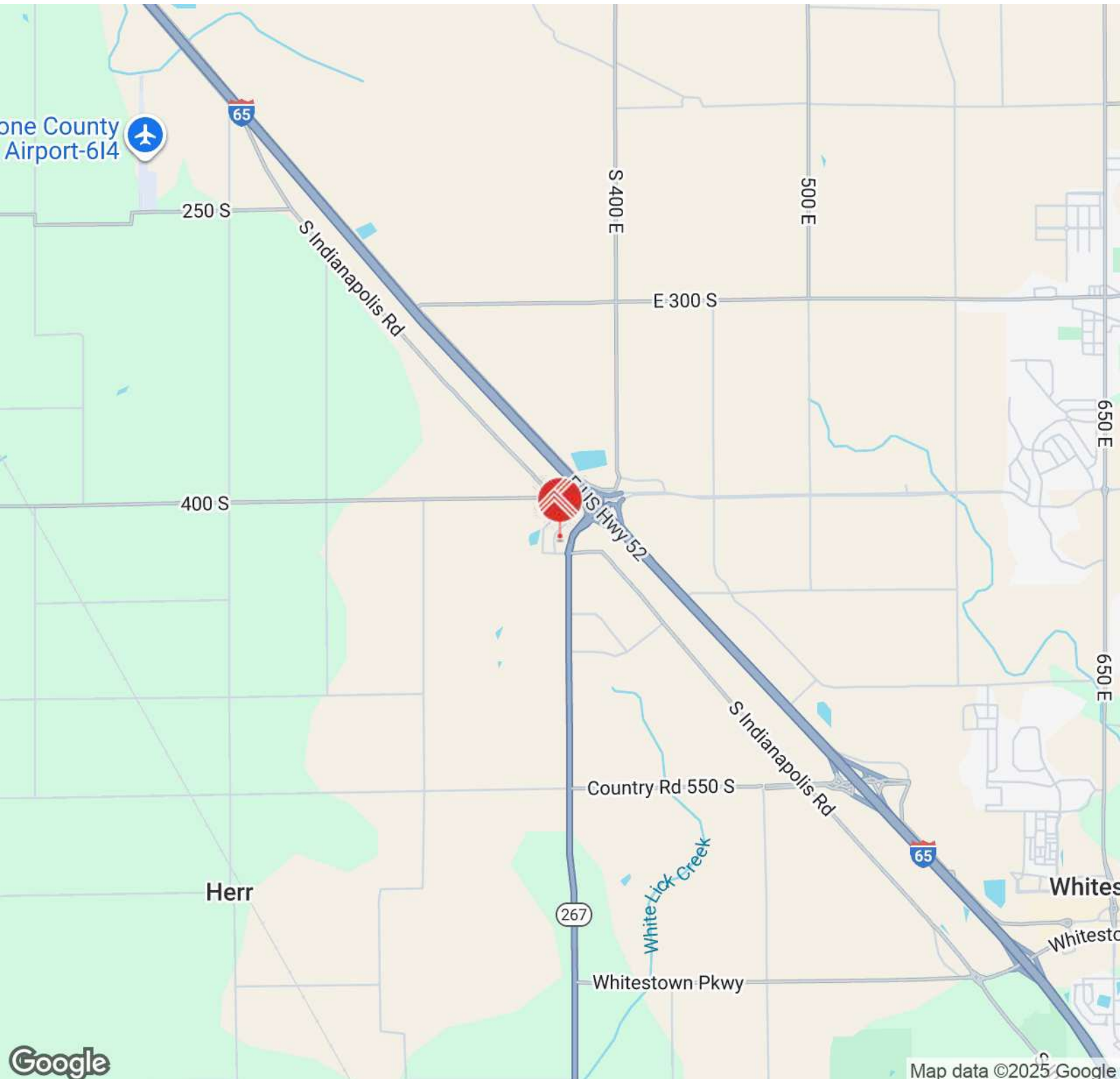
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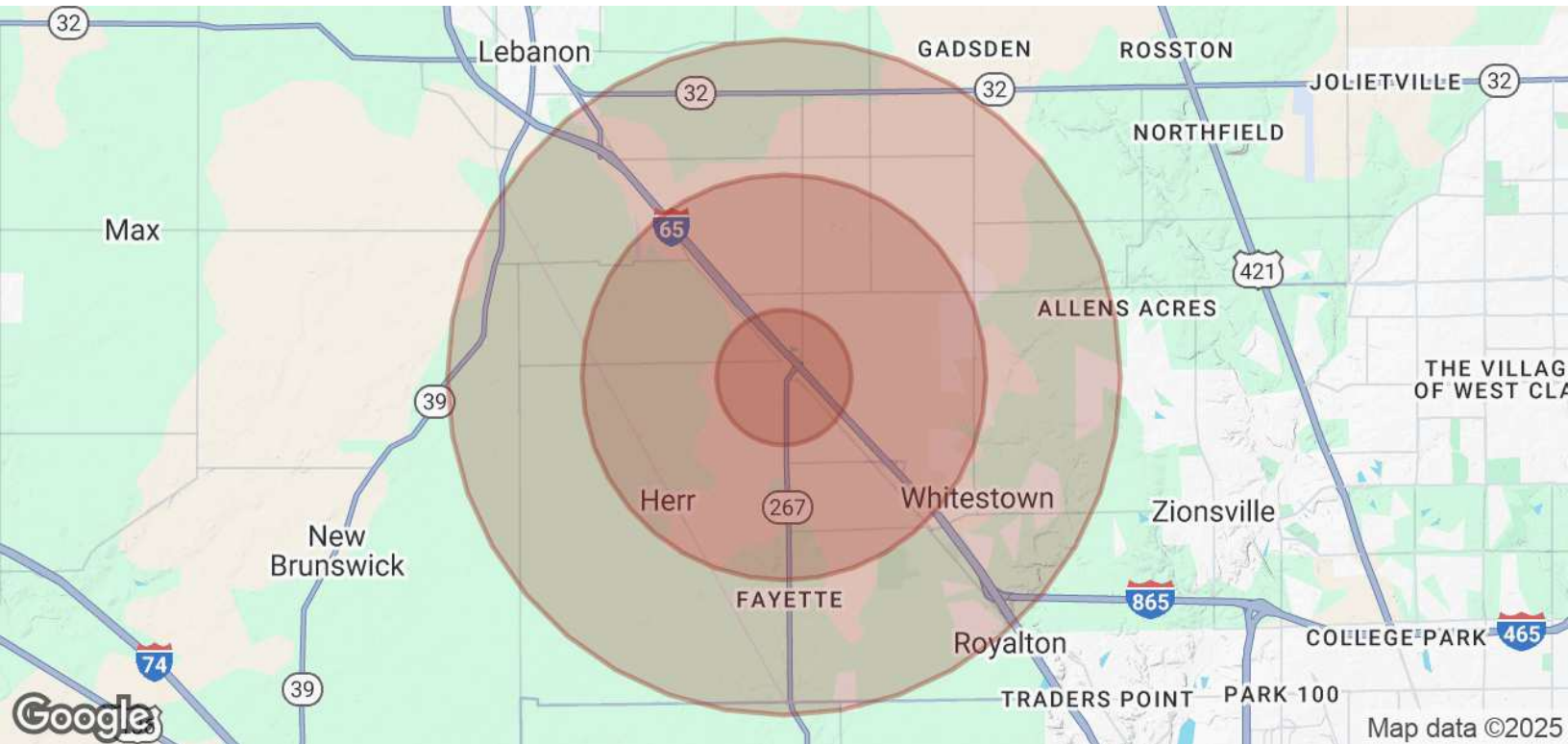






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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	237	6,895	20,264
Average Age	41	37	36
Average Age (Male)	40	36	35
Average Age (Female)	42	38	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	102	2,643	7,210
# of Persons per HH	2.3	2.6	2.8
Average HH Income	\$109,143	\$133,476	\$153,523
Average House Value	\$363,028	\$430,958	\$500,250

Demographics data derived from AlphaMap