

For Lease & Sale

Land - Rural King 0.82 Acre Outlot Available



510 Fairview Blvd. / Rural King Outlot

Kendallville, IN, 46755

This prime outlot located in Kendallville is anchored by some of the most popular businesses in the area. Rural King, Dollar Tree, Label Shopper, Rent-A-Center, Applebee's, and Burger King all call this location home, making it an ideal spot for anyone looking to buy, build-to-suit, or lease the outlot.

One of the standout features of this location is its excellent visibility from State Road 6, one of the busiest thoroughfares in Kendallville with an average daily traffic count of 14,224. Anyone driving past this spot will have a clear view of the businesses located here, making it an ideal spot for retailers or service providers who rely on high traffic counts. With over 1,758 rooftops located within a mile of this spot, there's no shortage of potential customers and clients for business to tap into.

All in all, this property is a rare opportunity for anyone looking to make their mark in the Kendallville area.

Sale Price \$350,000

Lease Rate \$3,000.00 /Month
Ground Lease

- 0.82 Acre outlot available off State Road 6 in Kendallville
- Opportunity for sale, build-to-suit, or ground lease
- Outlot anchored by Rural King, Dollar Tree, Label Shopper, Rent-A-Center, Applebee's, and Burger King
- Great view from State Road 6
- 1,758 Rooftops within a mile of the location

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Area Map

510 Fairview Blvd., Kendallville, IN 46755



Demographics

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Demographics

	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,081	3,734	6,146
Average Age	54.9	43.4	42.3
Total Households	608	1,758	2,795
Average HH Income	\$52,694	\$55,078	\$55,606

Traffic

E. North Street Traffic Count	11,900 VPD
State Road 9 Traffic Count	14,224 VPD

