



WOODCREST
CAPITAL, LLC

Whitewater Center

2100-2202 Park Road | Connersville IN

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE
2nd Generation
Restaurant: 1,500 SF
1,200 - 72,687 SF



- 138,678 SF Center
- Fayette County, Indiana
- Large Parking Field
- Great Visibility & Access

Type	PSF
NNN's	\$ 1.41
Lease Rates	Call for Rates

Traffic Counts	
Park Road	11,425 VPD
East 5th Street	14,510 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	5,802	15,587	19,294	209,702
Households	2,401	6,396	7,844	77,539
Average HH Income	\$50,983	\$52,154	\$59,254	\$64,371

* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset

** True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

Woodcrest Capital, LLC

3113 South University Drive, Suite 600
Fort Worth, TX 76109

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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