




# For Sale


41 W Eads Parkway  
Lawrenceburg, IN 47025




## 3,797 s.f. retail space for lease

Former bank branch on 0.48 acres available for sale in Lawrenceburg, Indiana. Property features three (3) thru lanes and modern construction. Located on Eads Parkway with easy access to I-275 and I-74 via SR 1.

 3,797 s.f.  
on 0.48 acres

 Great location;  
easy access

 30,566 AADT  
on Eads Parkway

 Built in 2011

### Contact

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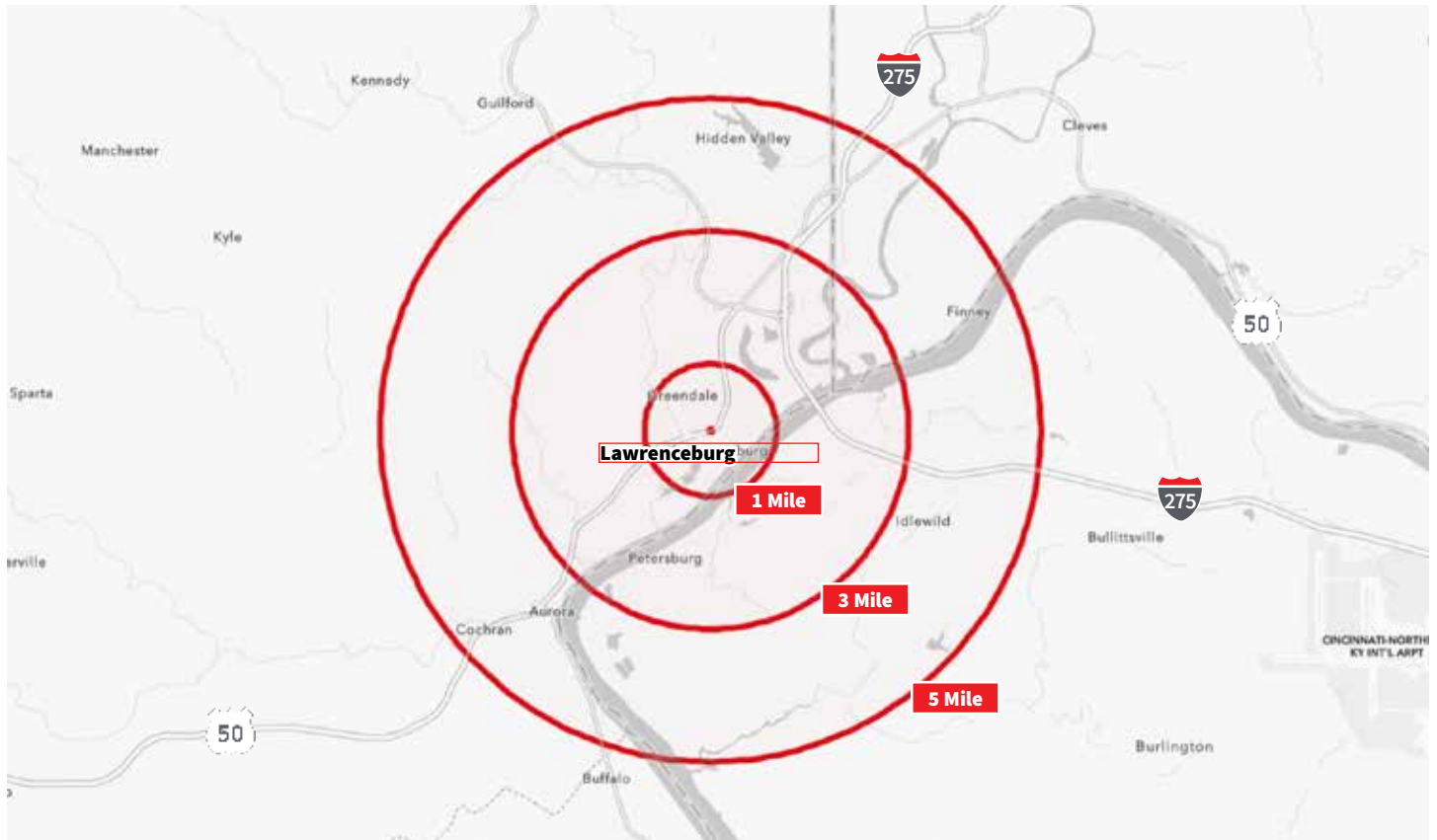
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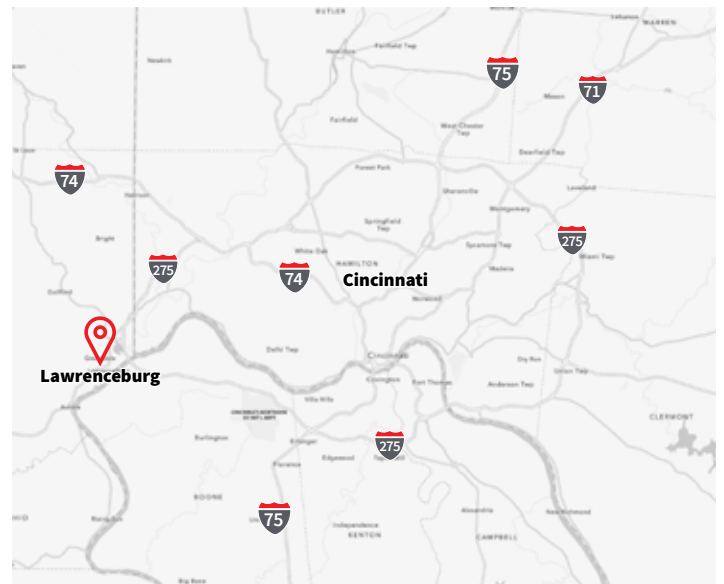
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## Location and demographics



Demographics	1 Mile	3 Mile	5 Mile
Total Population	2,725	10,987	21,664
Average HH Income	\$43,298	\$67,953	\$79,931
Median Age	37.8	39.7	40.6
Total Employees	4,621	9,793	12,063

Source: Esri, 2022



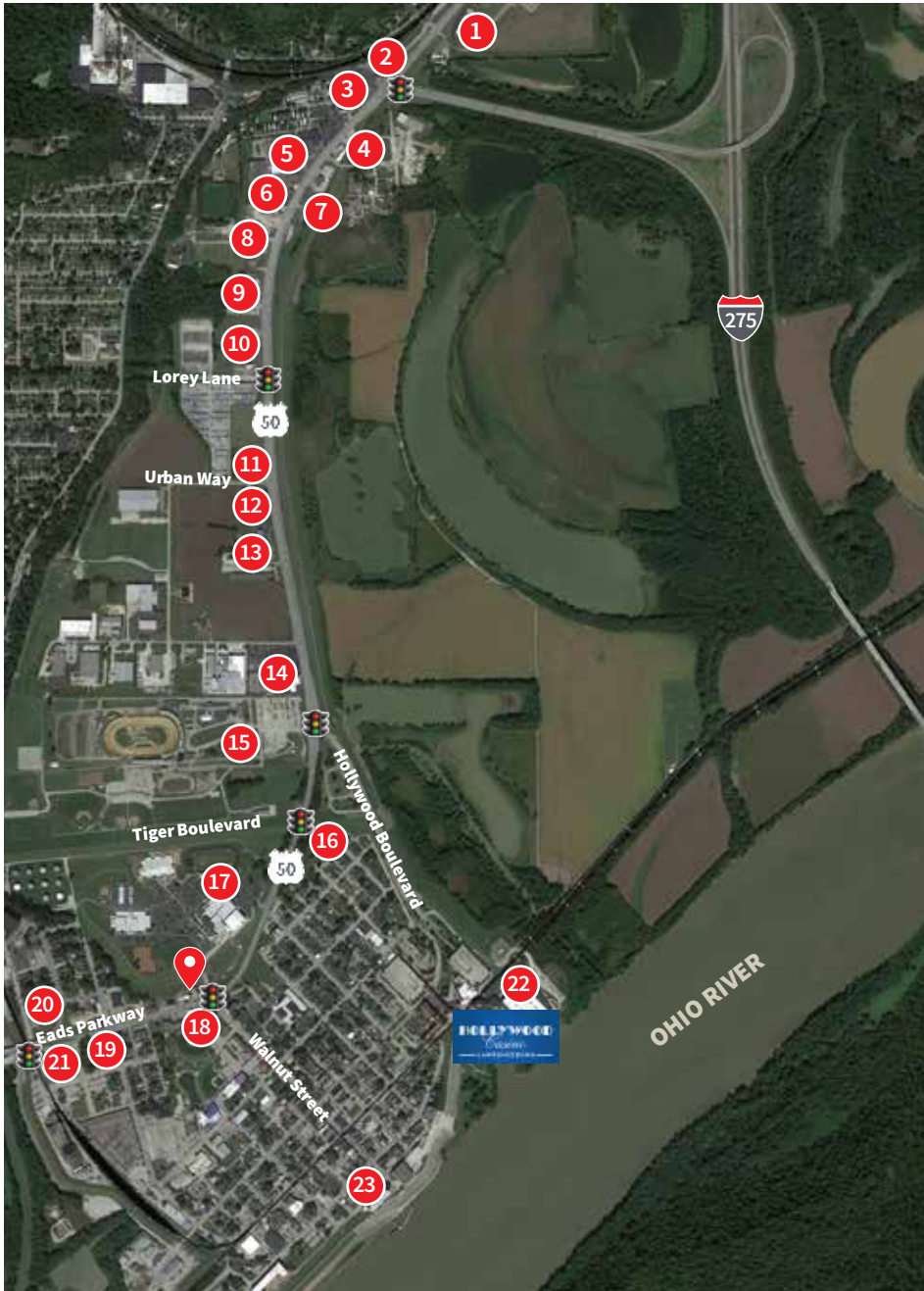


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## Trade area overview

Lawrenceburg, Indiana is located on the Ohio River in Southeast Indiana - 15 minutes from Cincinnati, OH, and the Greater Cincinnati / Northern Kentucky International Airport. Nearby attractions include Perfect North Slopes, Hollywood Casino, the Creation Museum, Lawrenceburg Event Center and the Lawrenceburg Motor Speedway.



- 1 Comfort Suites  
LaRosa's  
Greendale Cinema  
Buffalo Wings & Rings  
St. Elizabeth
- 2 Ameristop
- 3 Walgreens  
White Castle
- 4 Circle K  
Waffle House
- 5 Kelsey Chevrolet
- 6 Tire Discounters
- 7 Baymont Inn & Suites
- 8 Sinclair
- 9 Jeff Wyler Chrysler Dodge Jeep
- 10 Zimmer Power Equipment  
Quality Inn  
Burger King
- 11 Taco Bell
- 12 McDonalds
- 13 Mavericks  
Riverside Inn
- 14 Haag Ford
- 15 Lawrenceburg Fairgrounds  
Lawrenceburg Speedway
- 16 VP Racing Fuels
- 17 Lawrenceburg Schools
- 18 KFC
- 19 Dunkin Donuts  
Whitey's Wine & Liquor Co.
- 20 CVS Pharmacy
- 21 Lawrenceburger Burgers & Shakes  
Whiskey's Restaurant
- 22 Hollywood Casino
- 23 Lawrenceburg Event Center  
Doubletree Inn

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