



Danville Commercial Park

East Main St., Danville, IN 46122



PROPERTY OVERVIEW

Located on the main artery of Danville, IN, this property spans approximately 6 acres and offers an incredible opportunity for retail or multi-family housing development. E. Main St, with its inviting blend of shops and eateries, sets the stage for retail success, while the area's growing demand for housing makes it a promising site for multi-family development.

The property's expansive size presents endless possibilities, inspiring prospective tenants to envision their dream project taking shape in this vibrant community. With its potential for both retail and residential growth, the property invites entrepreneurs and developers to explore the exciting opportunities awaiting them in this thriving area.

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	±6 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,096	14,447	76,675
Total Population	2,808	38,116	206,290
Average HH Income	\$95,285	\$125,402	\$119,823

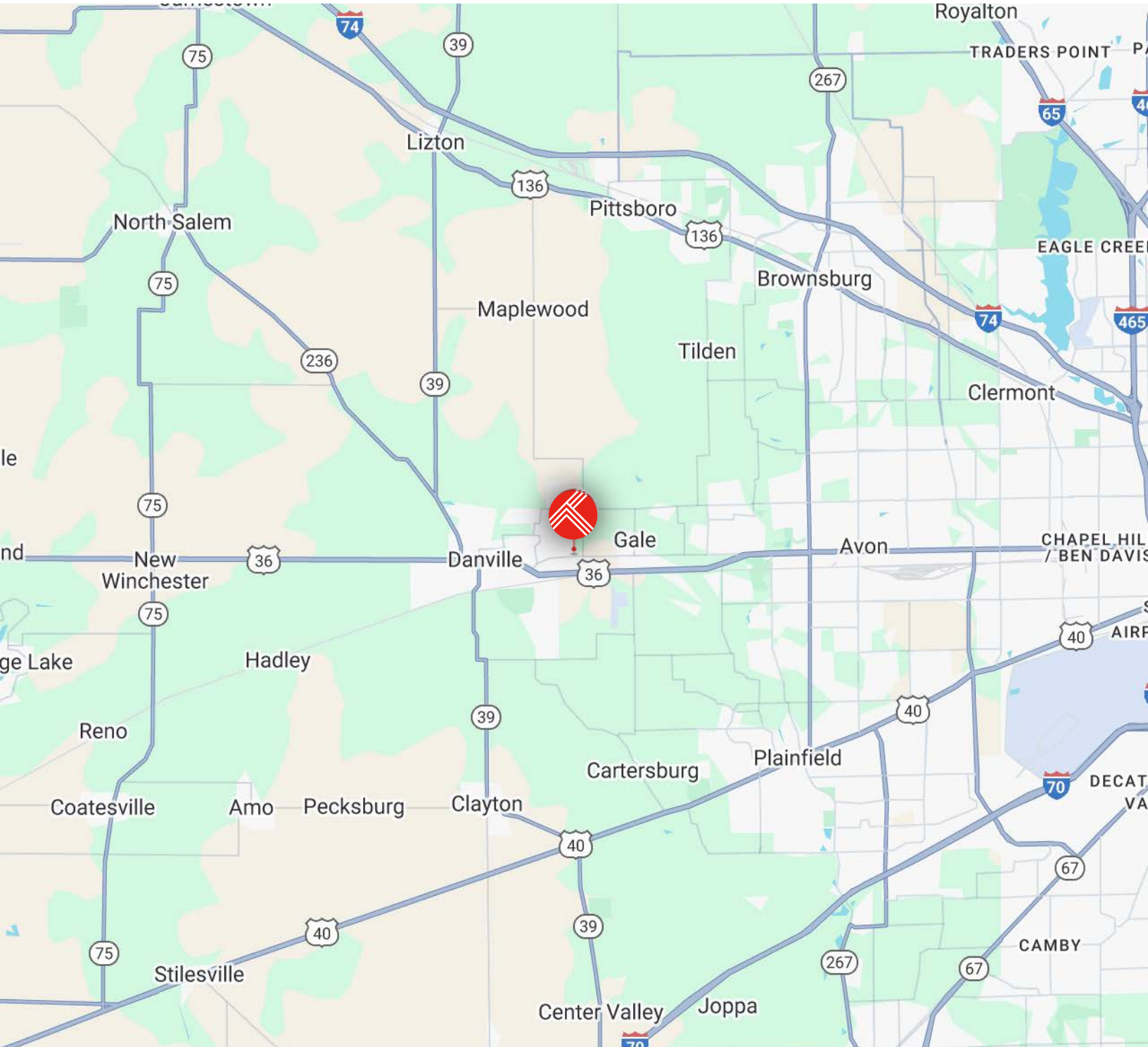




Danville Commercial Park

East Main St., Danville, IN 46122

Regional Map





Danville Commercial Park

East Main St., Danville, IN 46122

Proposed Site Plan



Jeff Marchio • Sr. Vice President – Managing Broker • 317.432.5361 • jeff@tharprealty.com
Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com
Elaine Farhood • VP, Development • 317.446.9684 • elaine@tharpinvest.com

FOR SALE



Danville Commercial Park

East Main St., Danville, IN 46122



BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty Group • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com



Jeff Marchio • Sr. Vice President – Managing Broker • 317.432.5361 • jeff@tharprealty.com
Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com
Elaine Farhood • VP, Development • 317.446.9684 • elaine@tharpinvest.com

FOR SALE



Danville Commercial Park

East Main St., Danville, IN 46122



BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty Group • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com

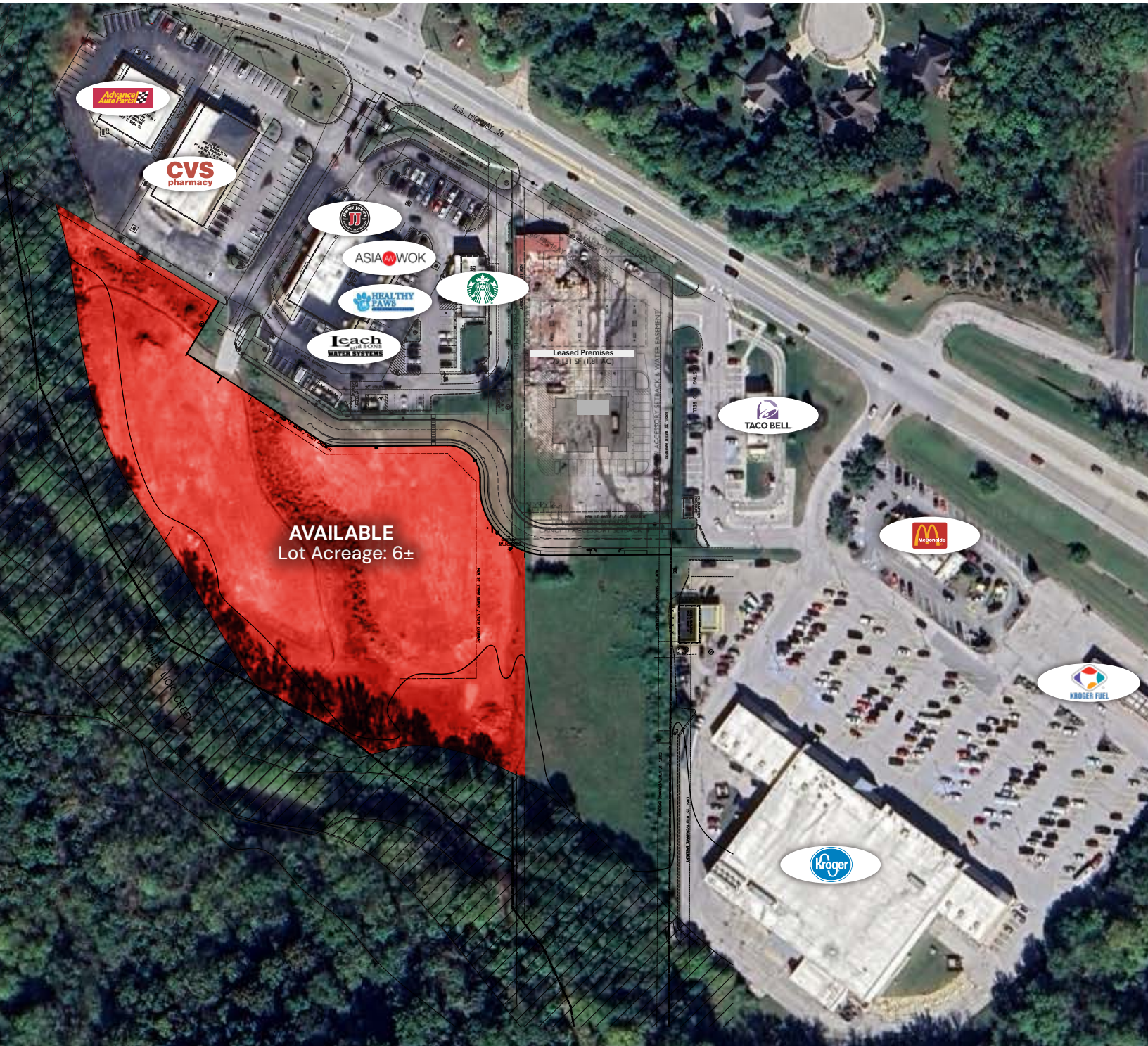




Danville Commercial Park

East Main St., Danville, IN 46122

Site Plan Overlay

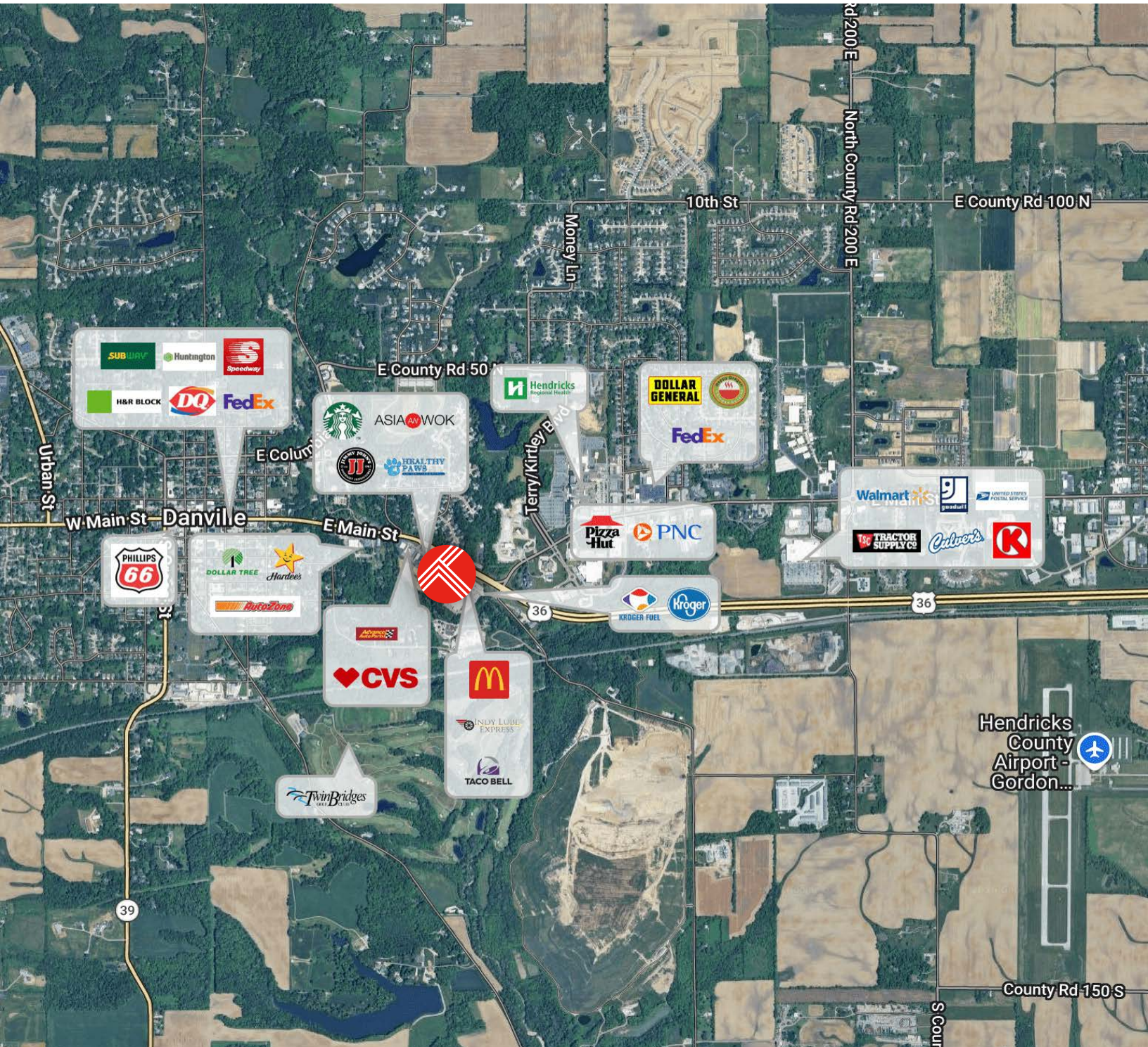




Danville Commercial Park

East Main St., Danville, IN 46122

Surrounding Businesses

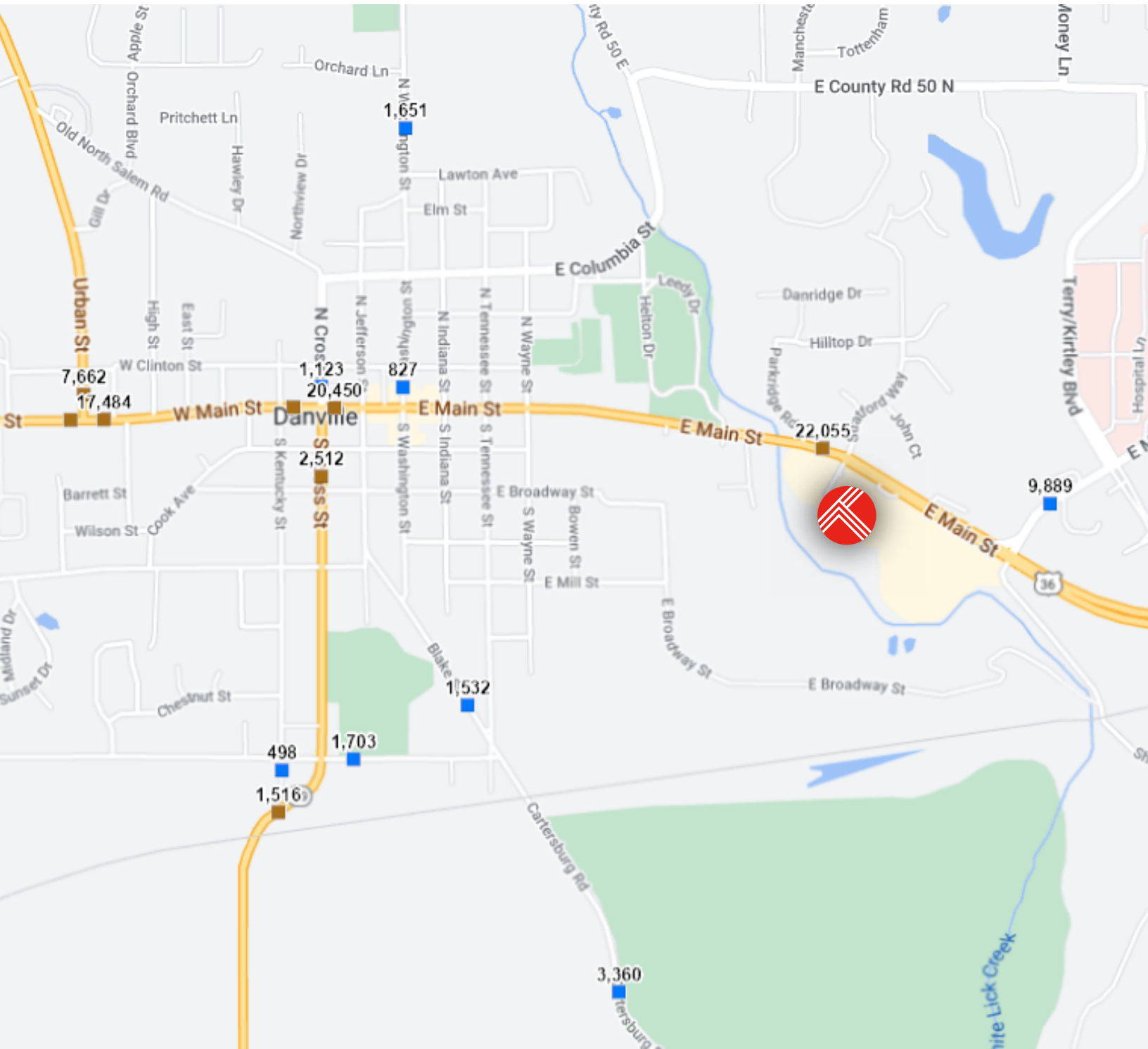




Danville Commercial Park

East Main St., Danville, IN 46122

Traffic Counts

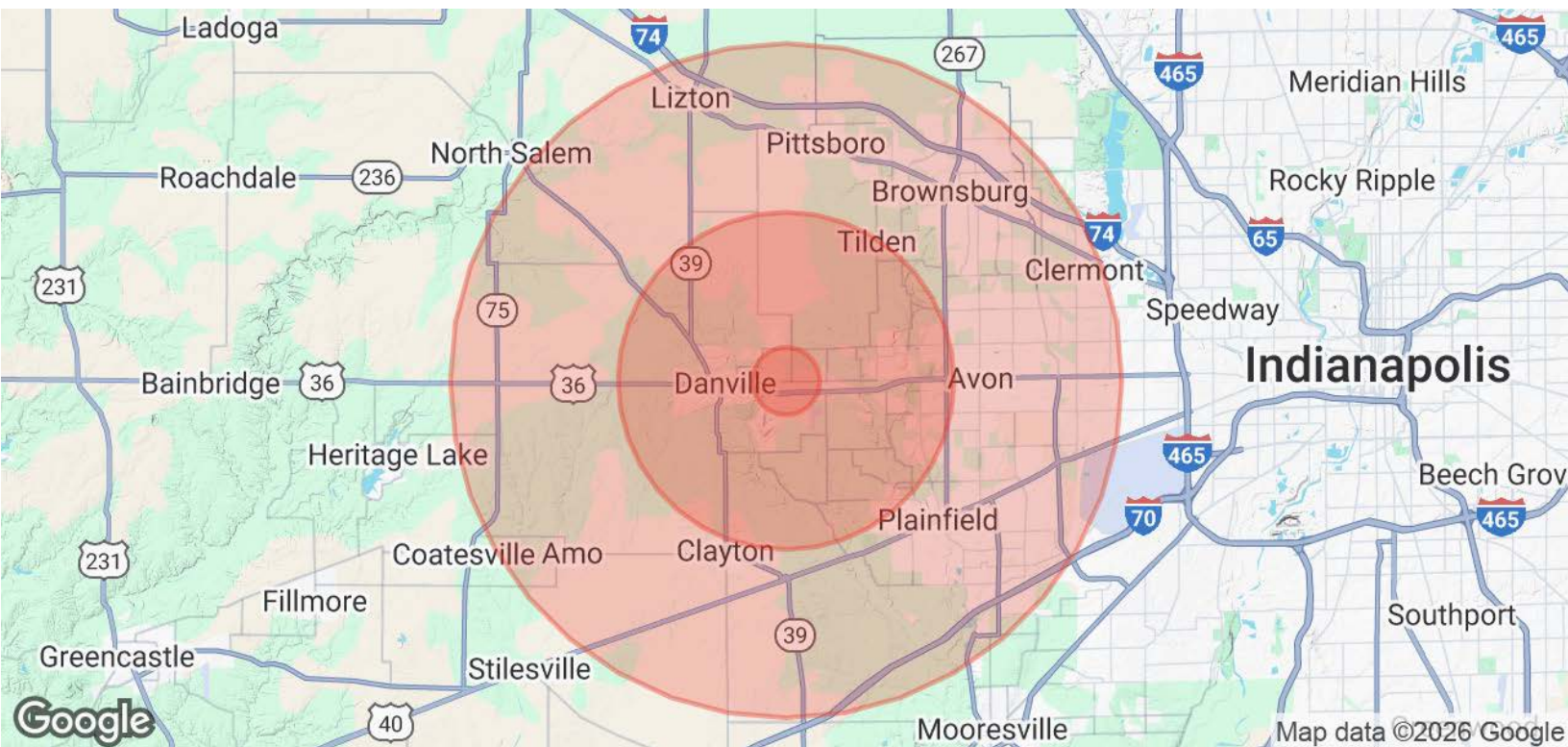




Danville Commercial Park

East Main St., Danville, IN 46122

Demographics



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,808	38,116	206,290
Average Age	42	42	39
Average Age (Male)	40	41	38
Average Age (Female)	44	43	41
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,096	14,447	76,675
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$95,285	\$125,402	\$119,823
Average House Value	\$275,181	\$331,075	\$292,686

Demographics data derived from AlphaMap

