



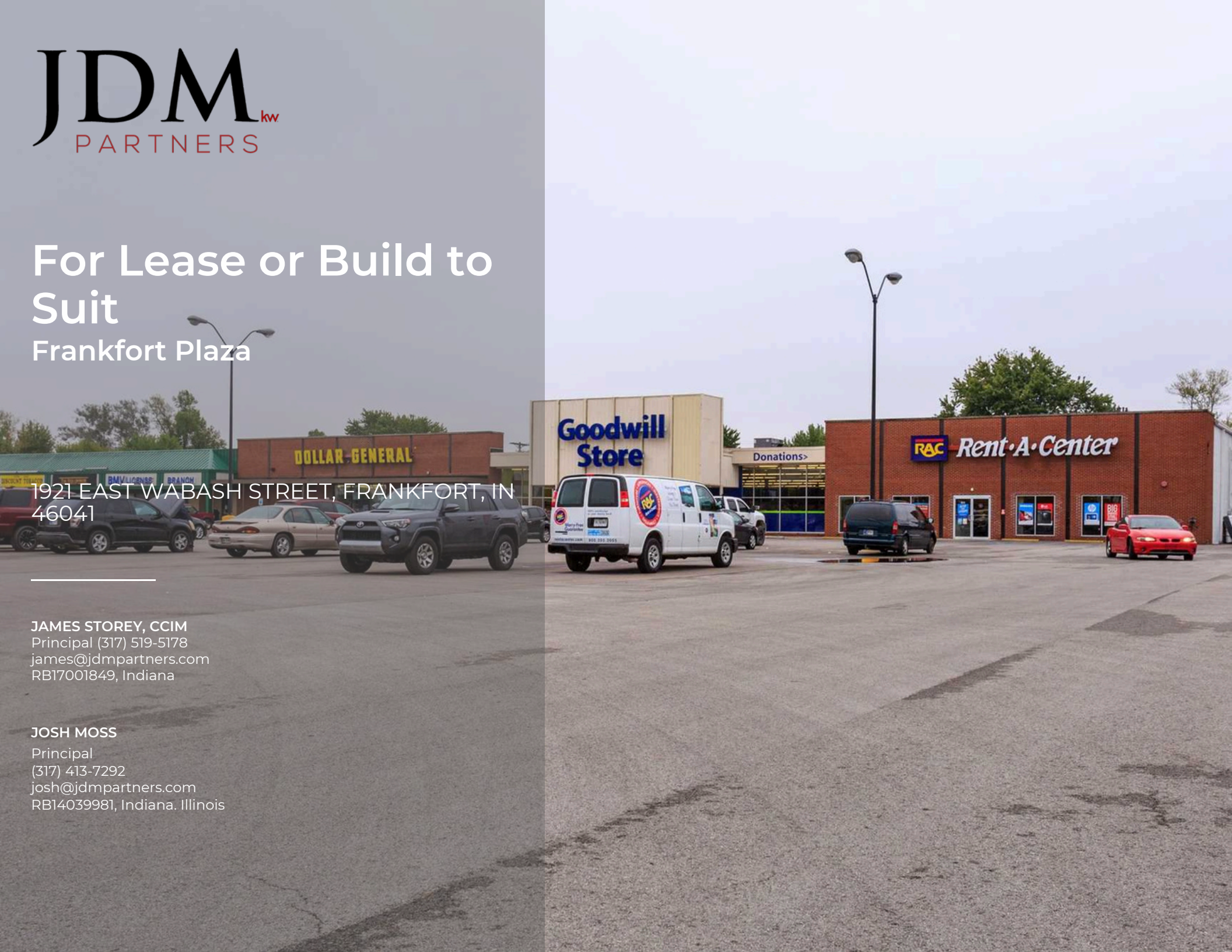
For Lease or Build to Suit

Frankfort Plaza

1921 EAST WABASH STREET, FRANKFORT, IN 46041

JAMES STOREY, CCIM
Principal (317) 519-5178
james@jdmpartners.com
RB17001849, Indiana

JOSH MOSS
Principal
(317) 413-7292
josh@jdmpartners.com
RB14039981, Indiana, Illinois



EXECUTIVE SUMMARY

1921 EAST WABASH STREET



OFFERING SUMMARY

AVAILABLE SF:	10,000 - 31,252sf
LEASE RATE:	Contact Broker
LEASE TERM:	Contact Broker
PARKING:	122 Space (6 ADA)
PARKING RATIO:	8.3 : 1000
LIGHTING:	Parking Lot Lighting

SPACE OVERVIEW

JDM Partners presents approximately 31,252sf of prime located contiguous retail space available for lease or build to suit redevelopment. Space can be used for any uses imaginable but is best suited for either retail or medical.

OPPORTUNITY HIGHLIGHTS

- b Build to Suit compatible
- b High Parking Ratio
- b Located off main Frankfort throughfare
- b Build out available

LOCATIONS HIGHLIGHTS

- b Frankfort is in close proximity to Lafayette, Indiana, and is situated along State Road 421 just 35 miles north of Indianapolis.
- b This main street location along State Road 421 carries more than 26,000 vehicles per day and presents superb visibility. It is within Frankfort's critical retail mass and near Frankfort High School.
- b Centrally Located in the heart of Frankfort's retail corridor.
- b 35 miles from Indianapolis and 120 miles from Chicago (2.5 hour drive time).

KELLER WILLIAMS INDY METRO SOUTH
1644 Fry Rd Suite A
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AERIAL MAP

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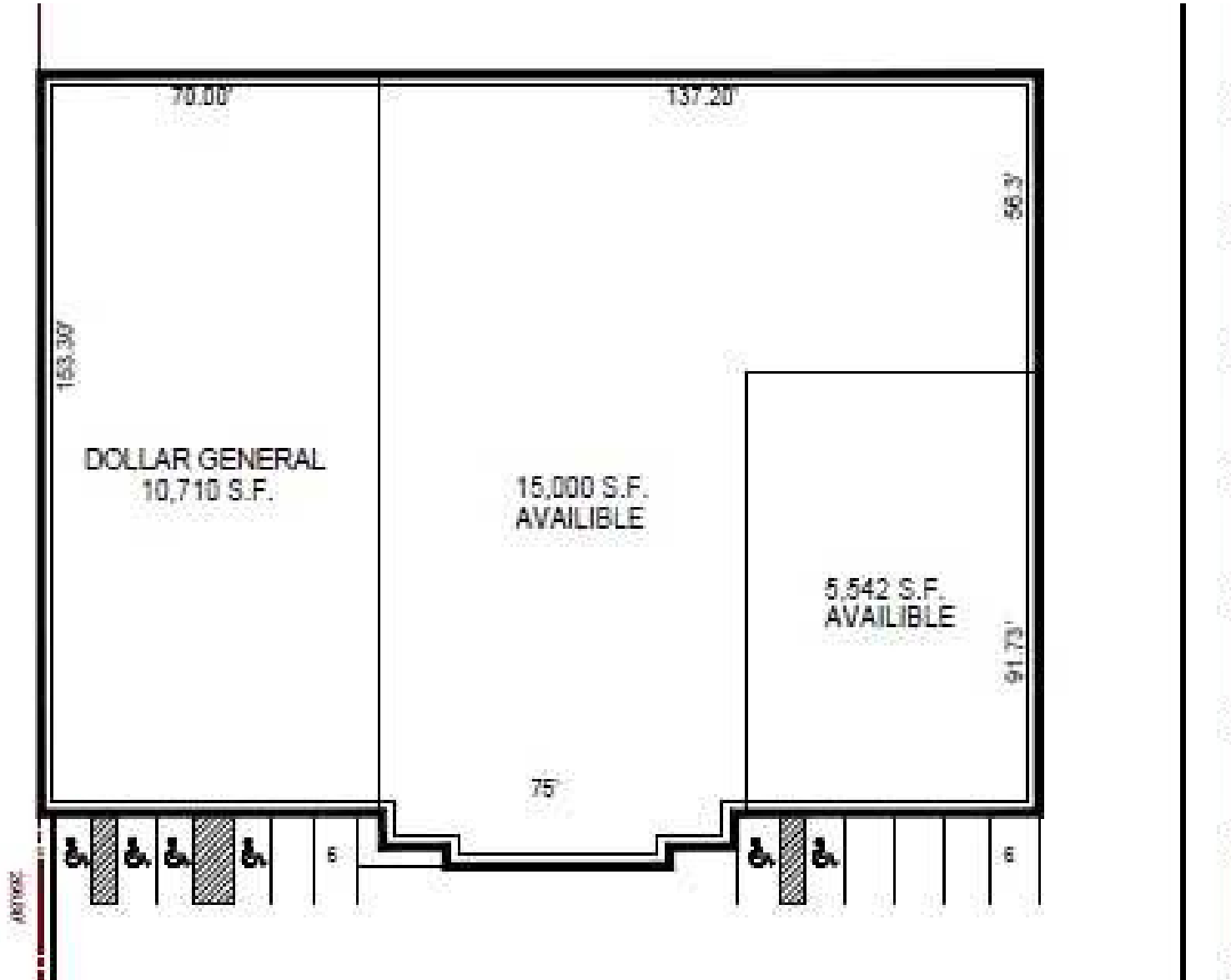
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FLOOR PLAN

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PROPERTY PHOTOS

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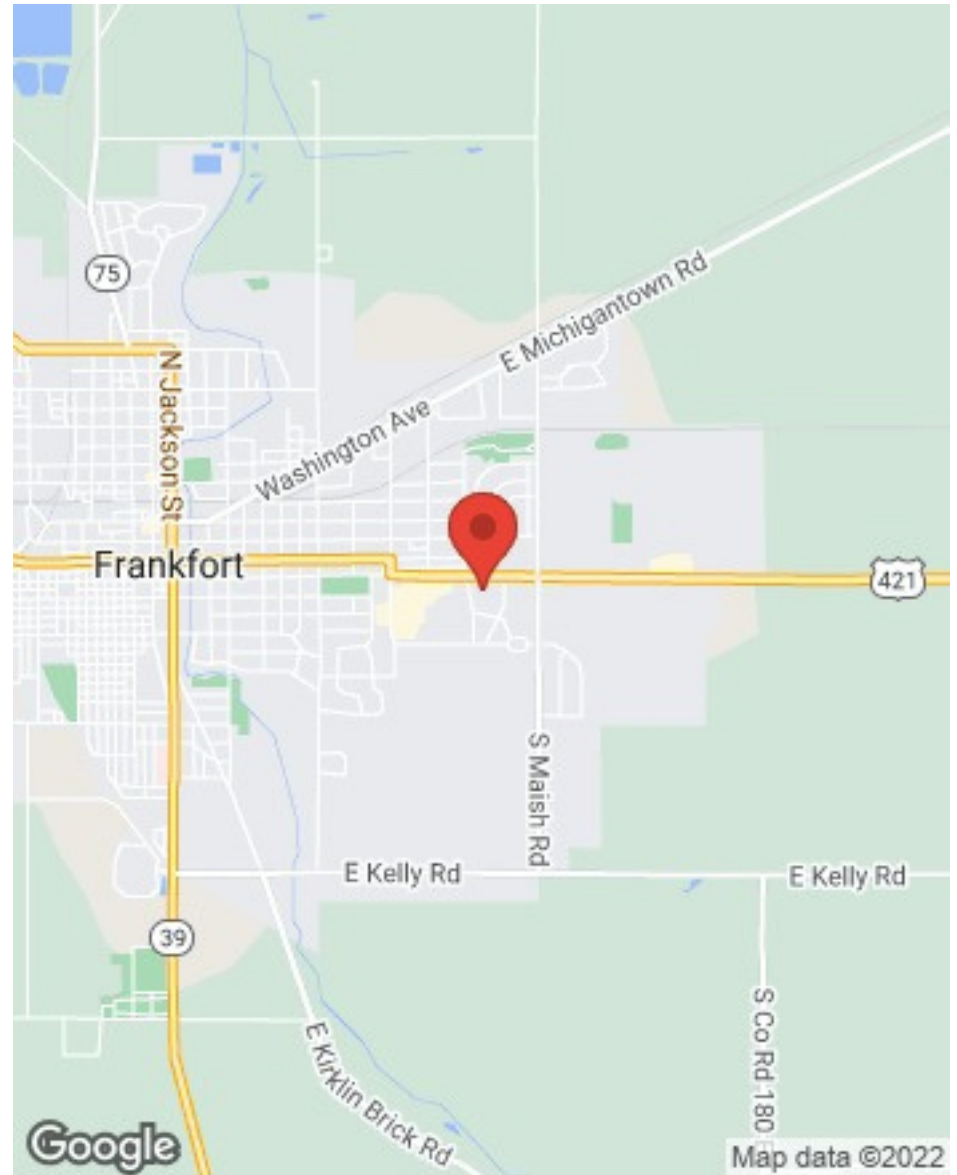
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LOCATION MAPS

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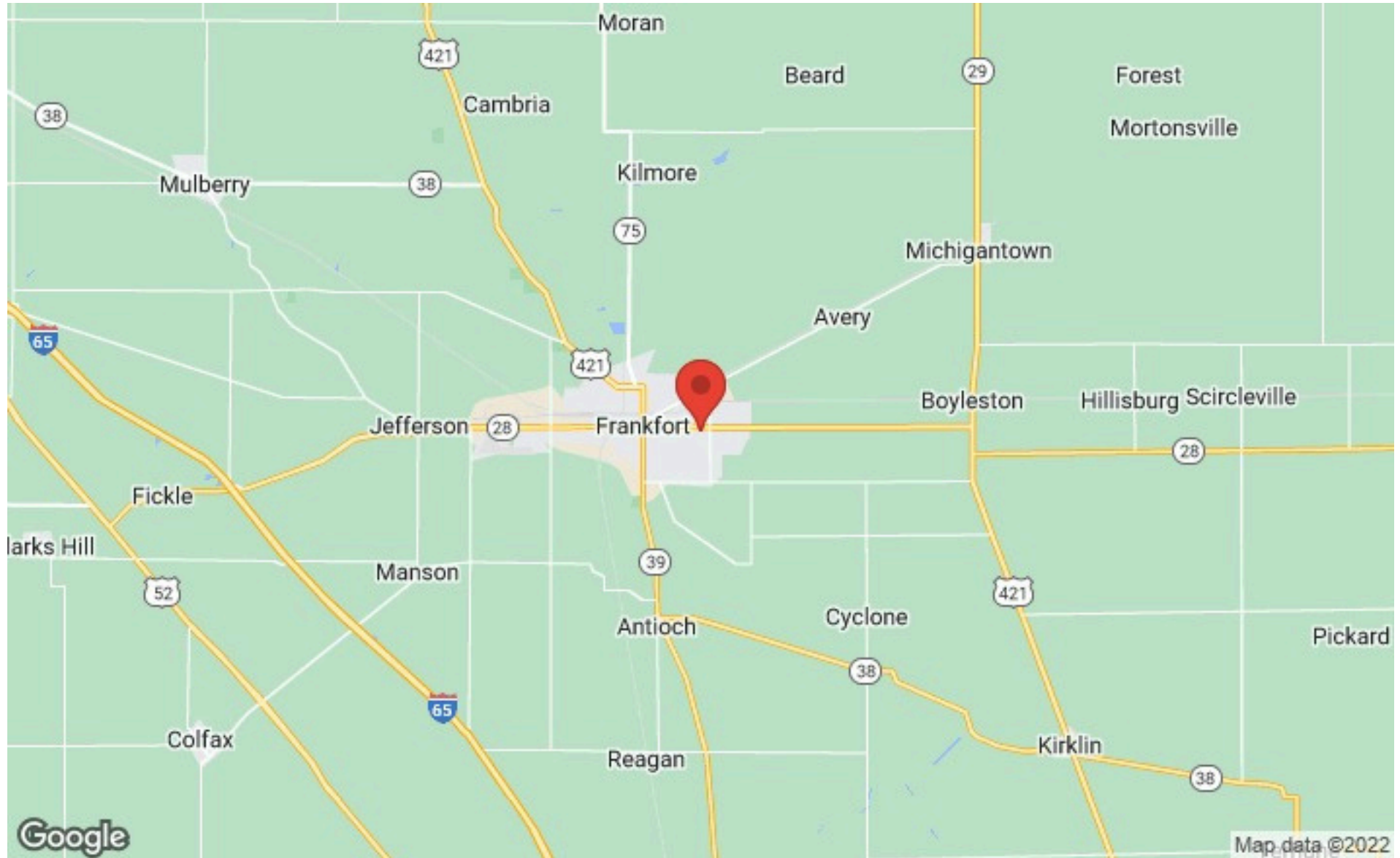
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REGIONAL MAP

1921 EAST WABASH STREET



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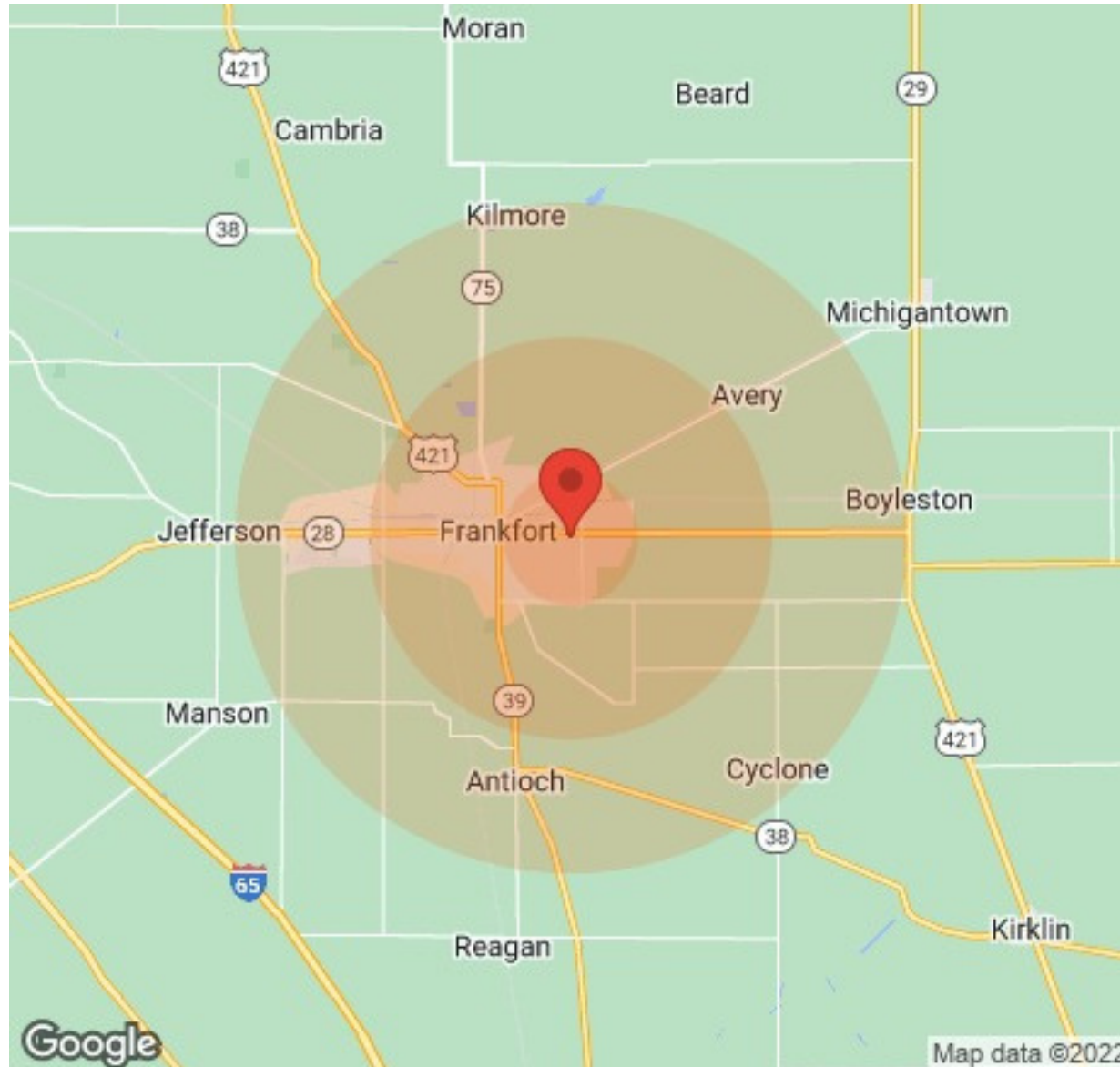
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Each Office Independently Owned and Operated

DEMOGRAPHICS

1921 EAST WABASH STREET



Population	1 Mile	3 Miles	5 Miles
Male	2,665	8,645	10,196
Female	2,776	9,341	10,823
Total Population	5,441	17,986	21,019

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,167	4,488	5,086
Ages 15-24	773	2,722	3,152
Ages 55-64	621	1,826	2,237
Ages 65+	946	2,087	2,499

Race	1 Mile	3 Miles	5 Miles
White	4,919	15,182	18,164
Black	20	25	25
Am In/AK Nat	10	21	21
Hawaiian	N/A	N/A	N/A
Hispanic	865	4,748	4,835
Multi-Racial	984	5,508	5,610

Income	1 Mile	3 Miles	5 Miles
Median	\$41,663	\$36,600	\$39,736
< \$15,000	417	1,045	1,076
\$15,000-\$24,999	264	825	909
\$25,000-\$34,999	277	1,038	1,199
\$35,000-\$49,999	377	1,049	1,260
\$50,000-\$74,999	441	1,266	1,514
\$75,000-\$99,999	214	617	808
\$100,000-\$149,999	112	502	603
\$150,000-\$199,999	17	47	124
> \$200,000	28	28	45

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,490	7,394	8,634
Occupied	2,267	6,606	7,779
Owner Occupied	1,483	4,121	5,130
Renter Occupied	784	2,485	2,649
Vacant	223	788	855

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PROFESSIONAL BIO

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James has an extensive background in commercial real estate with over \$100 million worth of transactions and leases over his career as an active practitioner, and almost \$200 million under management as an asset manager and project manager. James earned his CCIM (Certified Commercial Investment Member) in 2017 as the youngest to ever receive the designation in Indiana at the age of 23 years old. He also served as the youngest President for the CCIM Indiana Chapter. He received his Bachelor of Science from Indiana State University with a major in Music Business. After achieving that, he went to Indiana University at the Kelley School of Business for the Masters in Accounting program, where he became eligible to be a CPA. Though James has experience with every asset type and transaction type, he primarily specializes in investment sales and industrial leasing. When James is not active in the field, he is enjoying playing golf and traveling with his wife, Tanisha.