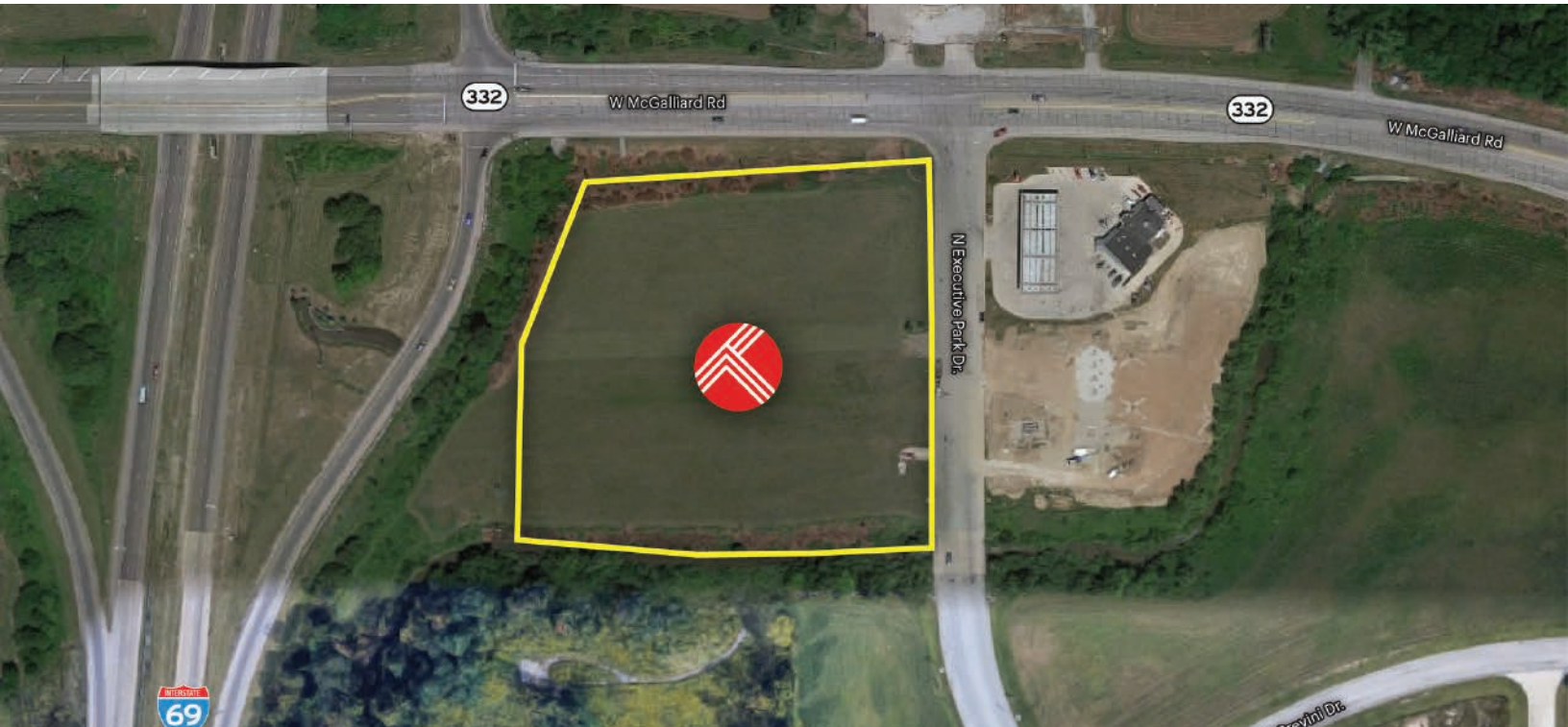




I-69 & SR 332

Executive Park Rd.
Yorktown, IN 47396
For Sale or Lease; Build to Suit



PROPERTY DESCRIPTION

Prime Lot Directly Off the Interstate on Primary Route to Ball State University

•GAS, C-STORE, LIQUOR, AND TRUCK STOP RESTRICTED.
For Lease (BTS or Ground Lease), will sub divide the parcel.

Gateway to Ball State University, Muncie, and Yorktown. Located immediately east of the exit of I-69 to SR 332. Excellent, highly visible location for Hotel / Motel / QSR and for hospitals .

The site has everything; water, sewer , electric , all communication lines and shawl ready.

OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	6.59 Acres
Lot Size:	6.59 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	91	5,247	57,842
Total Population	191	12,732	125,509
Average HH Income	\$97,390	\$82,728	\$53,928

BROKERAGE | MANAGEMENT | DEVELOPMENT

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

Jeff Marchio • VP, Managing Broker • 317.432.5361 • jeff@tharprealty.com

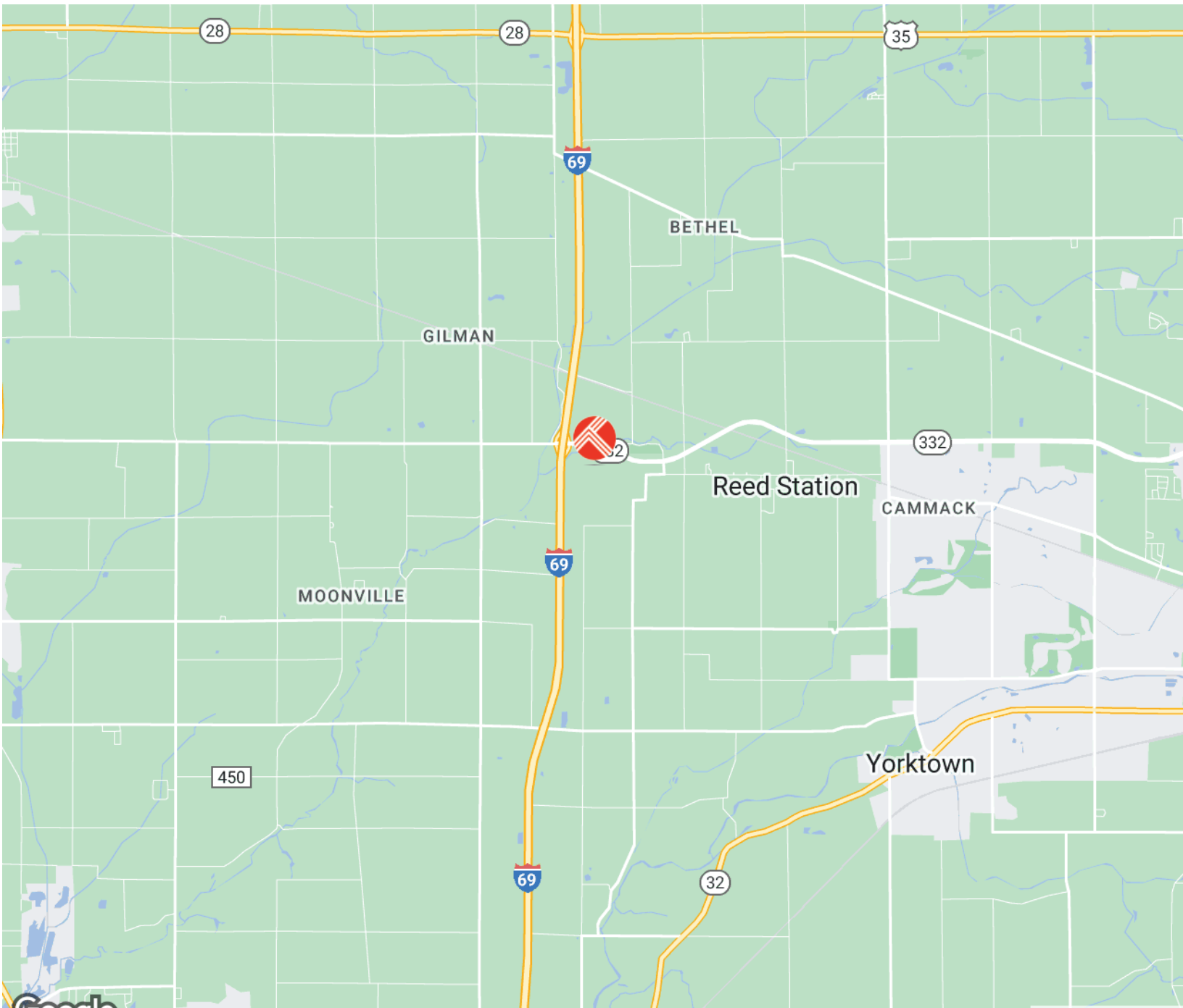
Elaine Farhood • VP, Development • 317.284.5528 • elaine@tharpinvest.com



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Regional Map



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Area Retailers



Google Map data ©2023 Imagery ©2023, CNES / Airbus, IndianaMap Framework Data, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

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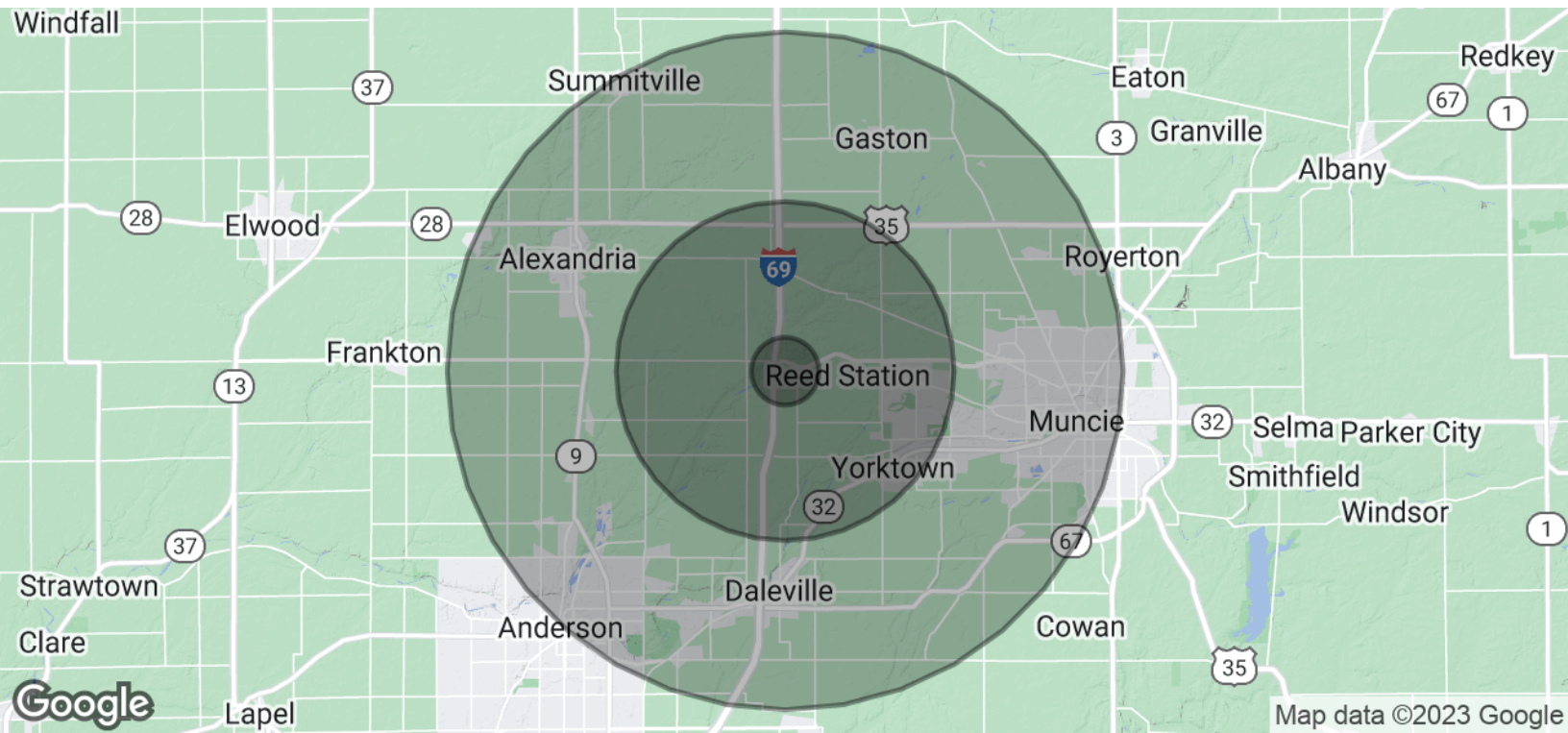


I-69 & SR 332

Executive Park Rd.
Yorktown, IN 47396

For Sale or Lease; Build to Suit

Demographics



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	191	12,732	125,509
Average Age	43.5	42.0	38.1
Average Age (Male)	42.7	41.7	36.3
Average Age (Female)	43.9	41.4	39.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	91	5,247	57,842
# of Persons per HH	2.1	2.4	2.2
Average HH Income	\$97,390	\$82,728	\$53,928
Average House Value	\$219,073	\$166,527	\$102,448

* Demographic data derived from 2020 ACS - US Census

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