

FOR LEASE

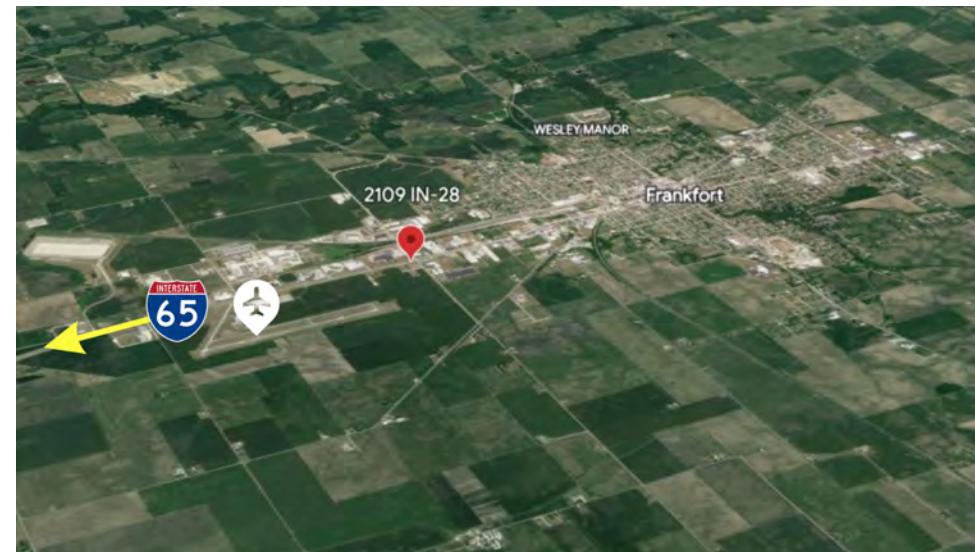
2109 IN-28, Frankfort, IN 46041



FOR LEASE

2109 IN-28, Frankfort, IN 46041

Property Summary



SPACE

This 2,400 square feet space offers office, retail, or restaurant uses. The building co-tenants include the Clinton County Bureau of Motor Vehicles and Division of Family Resources. Expansion opportunities are available: by adding square footage to the building or creating a drive-thru end cap to fit your business. The space offers plenty of room to grow.

LOCATION

2109 IN State Road 28 is a highly visible and accessible location situated at the southwest hard corner of intersection of County Road 200, where a stop light will be installed. IN-28 is a major east-west thoroughfare, and this location provides excellent visibility and easy access to both local and regional destinations. The area has a high daytime population supporting restaurant, retail, or professional services. The property is located just 2 miles west of downtown Frankfort, which serves as the county seat of Clinton County. I-65 is located 6 miles east, offering easy access to nearby cities such as Lafayette (30 minutes) and Indianapolis (less than an hour).



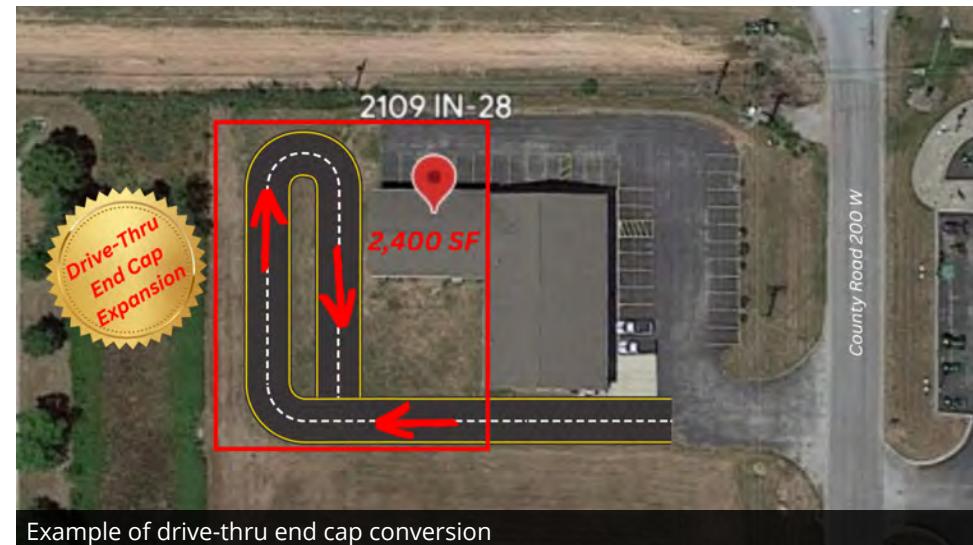
FOR LEASE

2109 IN-28, Frankfort, IN 46041

Lease Information



Example of building expansion



Example of drive-thru end cap conversion

OFFERING SUMMARY

Available Space:	2,400 SF
Rate:	\$15.00/SF
Type:	NNN
Term:	Negotiable
Condition:	Office Buildout
Availability:	Fall 2023
Additional Info:	Full Service Available

LEASE DESCRIPTION

The 2,400 square feet space is currently built out as office with 2 kitchenettes. Full service janitorial services are available.

The location is also desirable for retail or restaurant uses; tenant improvements are available. Expansion opportunities are available to fit your business: by adding square footage to the building or drive-thru end cap. The building co-tenants include the Clinton County Bureau of Motor Vehicles and Division of Family Resources.

TRAFFIC COUNTS

10,862 VPD

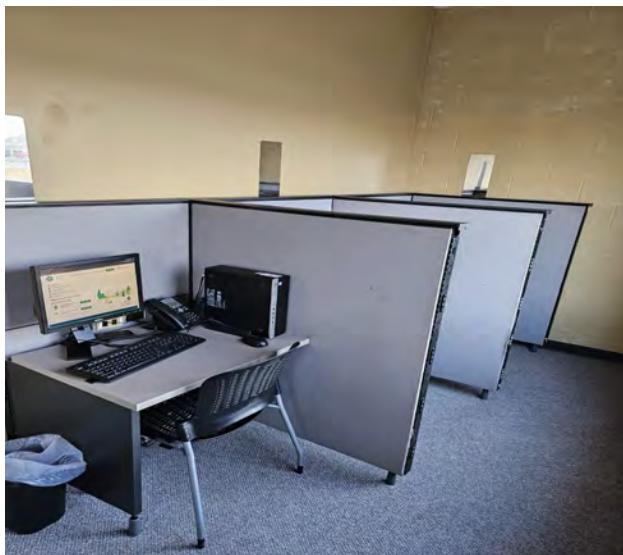
DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	6,231	7,722	12,511
Total Population	14,465	17,659	30,009

FOR LEASE

2019 IN-28, Frankfort, IN 46041

Photos



FOR LEASE

2109 IN-28, Frankfort, IN 46041

Retail Map

