

# 101 S Brooks St

Francesville, IN



**STREETFRONT**  
— REAL ESTATE —



**FOR SALE | \$179,000**

#### PROPERTY HIGHLIGHTS

- Wide Open 7,696 SF Building
- Onsite and Street Parking
- Located in Retail Area
- 0.5 Mile From Route 421
- Taxes \$1,515.50

#### FOR MORE INFORMATION

Ryan Peters  
219.510.3720  
ryan@streetfrontre.com

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## OFFERING SUMMARY

Sale Price:	\$179,000
Building Size:	7,696 SF
Lot Size:	0.11 Acres
Price / SF:	\$23.26
Year Built:	1983
Zoning:	General Retail

## PROPERTY OVERVIEW

This retail space offers a unique opportunity for various business ventures. This versatile property, formerly an old grocery store, is completely gutted, providing a wide-open space ready for customization to suit your business needs. Zoned for general retail, this property is perfect for a broad range of activities. The building is constructed with durable metal siding and roofing, ensuring longevity and low maintenance. It features a 10-foot drive-in door at the back. Inside, the open layout offers maximum flexibility for designing the perfect setup for your business. The property includes one bathroom catering to both staff and customer needs. With nine onsite parking spaces and additional street parking available out front, this location provides ample parking options for customers.

## LOCATION OVERVIEW

In the charming small town of Francesville, IN, this retail property offers a strategic location for your business. Situated on a bustling street lined with other retail establishments, it benefits from a vibrant commercial atmosphere. Directly across from the fire station and the town hall, the property enjoys high visibility and accessibility, ensuring a steady flow of foot traffic and community engagement. The property is just two blocks away from the local library, providing an additional draw for customers in the area. Its proximity to Route 421, a mere 0.5 miles away, offers convenient access for both local residents and those traveling from neighboring areas, enhancing its appeal to a variety of retail businesses.

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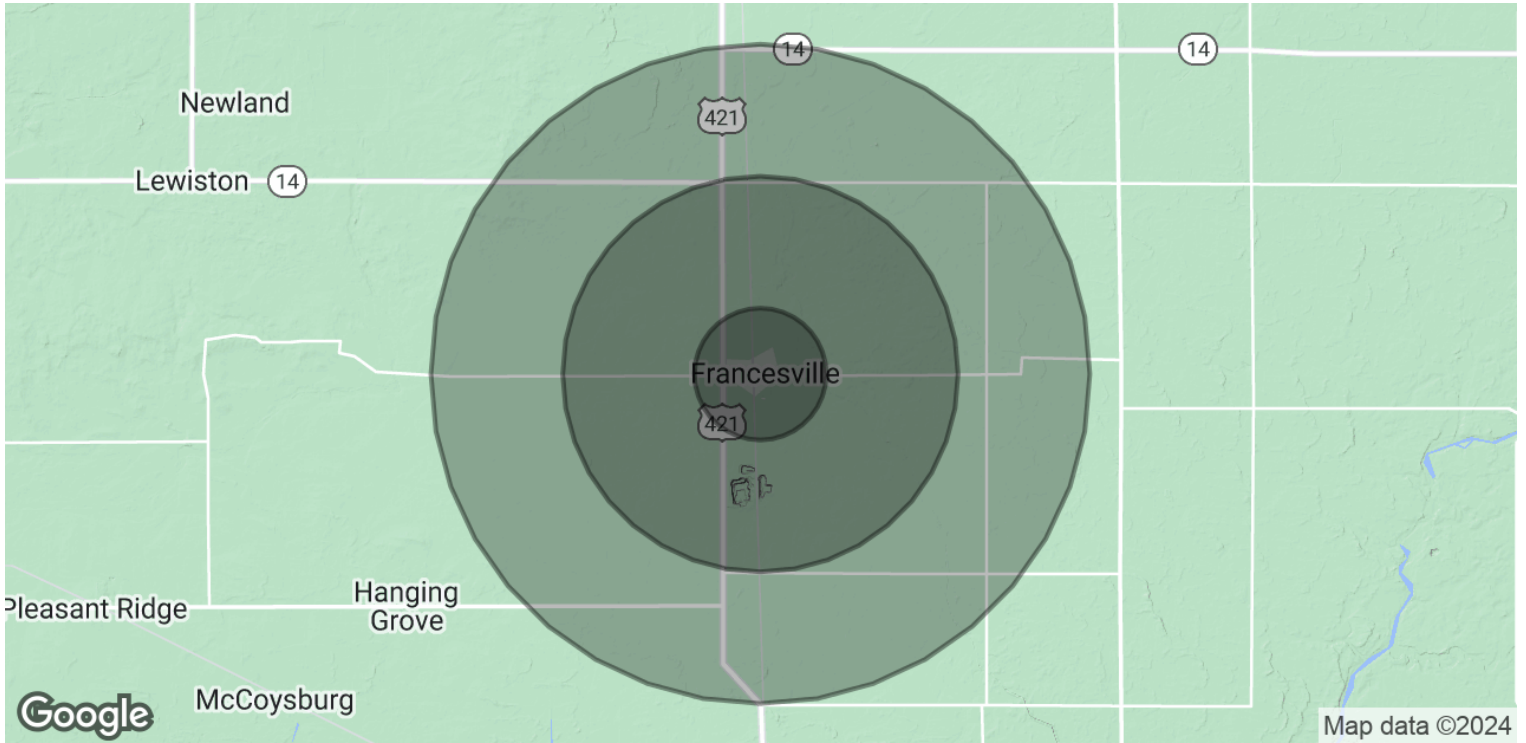
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	996	1,171	1,689
Average Age	43	43	43
Average Age (Male)	41	41	41
Average Age (Female)	44	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	388	457	656
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$83,814	\$83,853	\$83,325
Average House Value	\$162,822	\$162,882	\$166,970

Demographics data derived from AlphaMap

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