

FOR SALE or LEASE

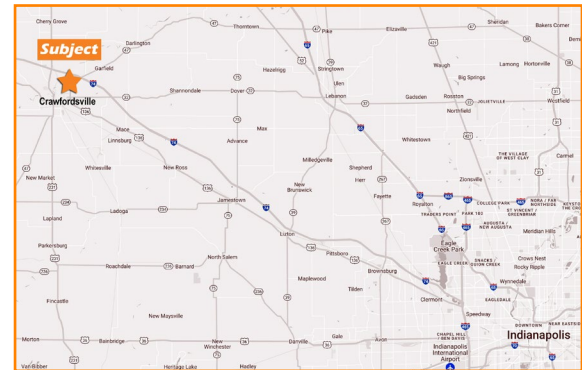
± 35 ACRES FOR DEVELOPMENT

E State Road 32 & 47 N | Crawfordsville, IN 47933



PROPERTY SUMMARY

- + ± 35 Acres for Development
 - For Lease (BTS) or For Sale
 - Retail, Industrial, Office, Hotel, Multi-Family, Senior Living, Car Wash, Self-Storage
 - Retail Outlots Available
- + Join Wawa
- + Located at the northeast corner of E State Road 32 (Lebanon Rd) and 47 N (N Englewood Dr)
- + Signalized Intersection with a combined traffic count of 16,599 VPD



TRAFFIC COUNTS

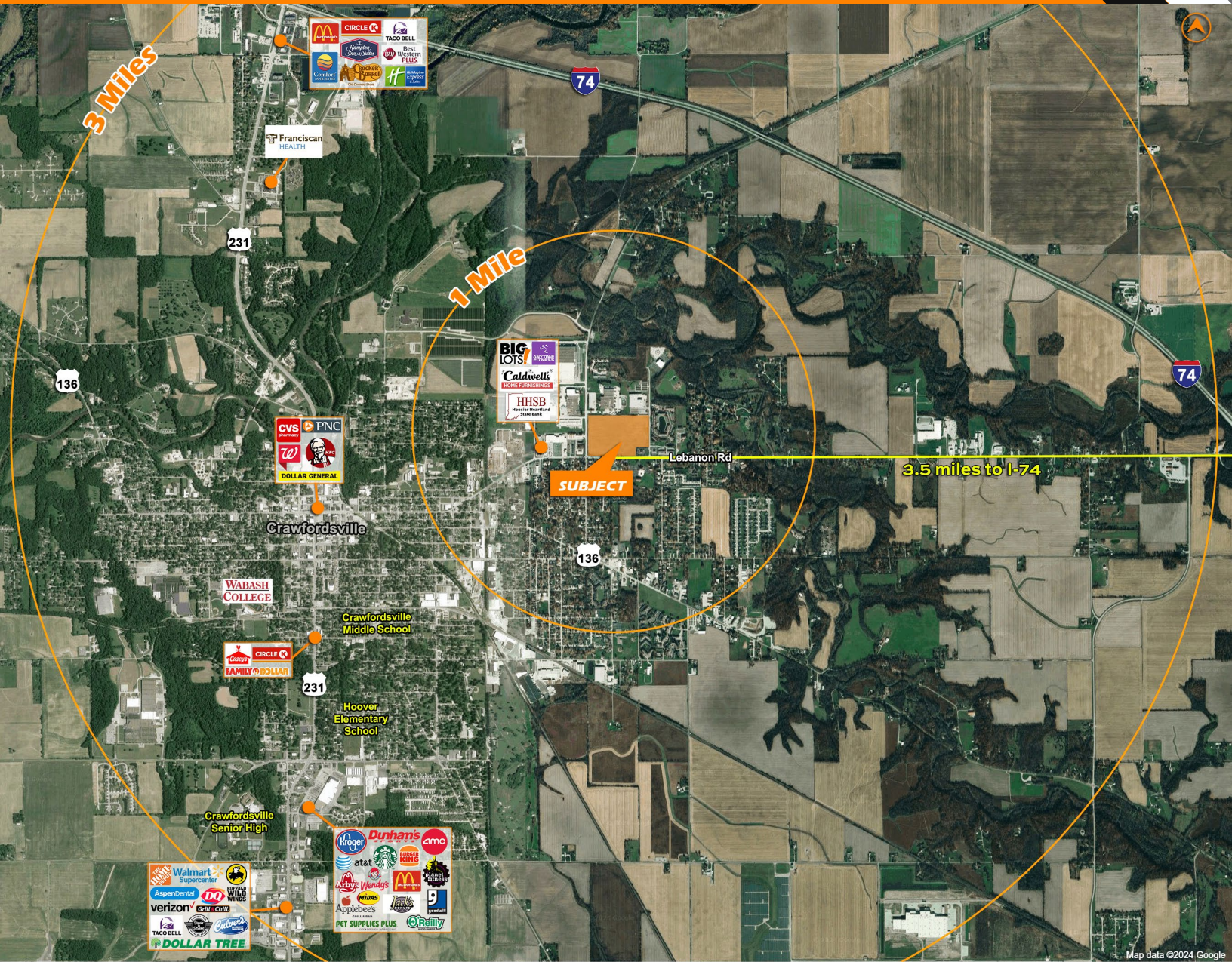
STREET	ADT
Lebanon Rd	9,561
Englewood Dr	7,038

Information deemed reliable, but not guaranteed. Subject to change without notice.

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	10 Mile
Est. Population	4,328	18,336	23,029	32,672
Est. Average HH Income	\$82,075	\$80,956	\$86,428	\$91,596
Est. Households	1,851	7,206	9,064	13,045
Daytime Population	1,577	9,632	11,649	13,200

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