

3827 STATE ROAD 37, MITCHELL, IN 47446



For more information, please contact:

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3827 STATE ROAD 37

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$850,000

Price / SF: \$306.75

Lot Size: 0.5 Acres

Year Built: 1997

Building Size: 2771 SF

Renovated: 2018

PROPERTY HIGHLIGHTS

- 2,771 SF former quick-service restaurant
- Drive-thru in place for high-volume customer flow
- Renovated in 2018 with updated interior and systems
- Situated on a 0.5-acre lot with ample parking and strong frontage
- Prime location along State Road 37 with excellent visibility and access



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

3827 State Road 37 presents an excellent opportunity to acquire a 2,771 SF former quick-service restaurant strategically positioned along a high-visibility stretch of State Road 37 in Mitchell, Indiana. The building features a fully functional drive-thru, efficient operational layout, and was renovated in 2018, offering a modernized interior and improved building systems.

Situated on a 0.5-acre lot, the property provides ample parking, strong road frontage, and convenient access from both directions of traffic. Its flexible design makes it ideal for a wide range of food and beverage users, retail concepts, or service-based businesses seeking a prominent standalone location.

LOCATION DESCRIPTION

Mitchell was built as a railroad town in the mid-19th century. At this location in Lawrence County, the Chicago, Indianapolis and Louisville Railroad, better known by the shorter name of "the Monon", was built as a north-south line from New Albany to Chicago, passing through the area which became Mitchell in 1853. In 1857, the east-west Ohio and Mississippi Railway (later part of the Baltimore and Ohio Railroad) was completed, as part of a link between Cincinnati and St. Louis.

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RETAILER MAP



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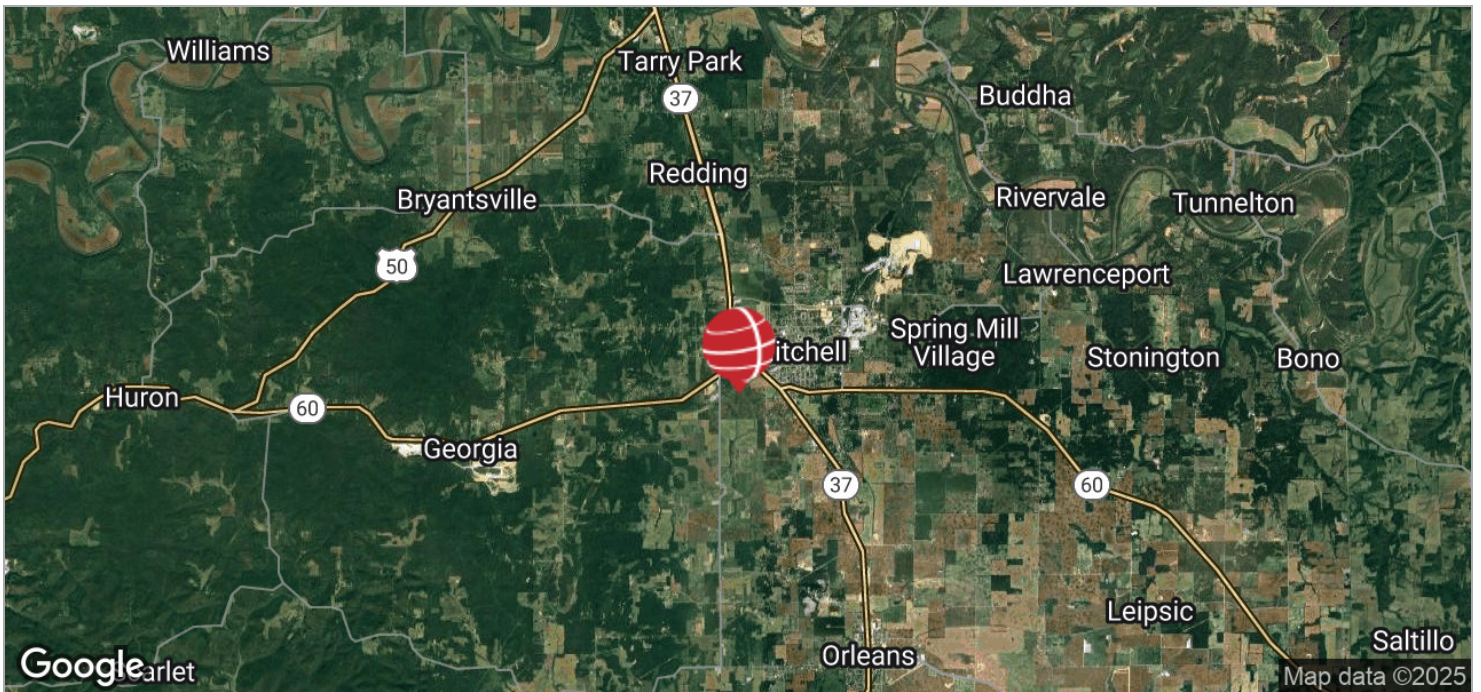
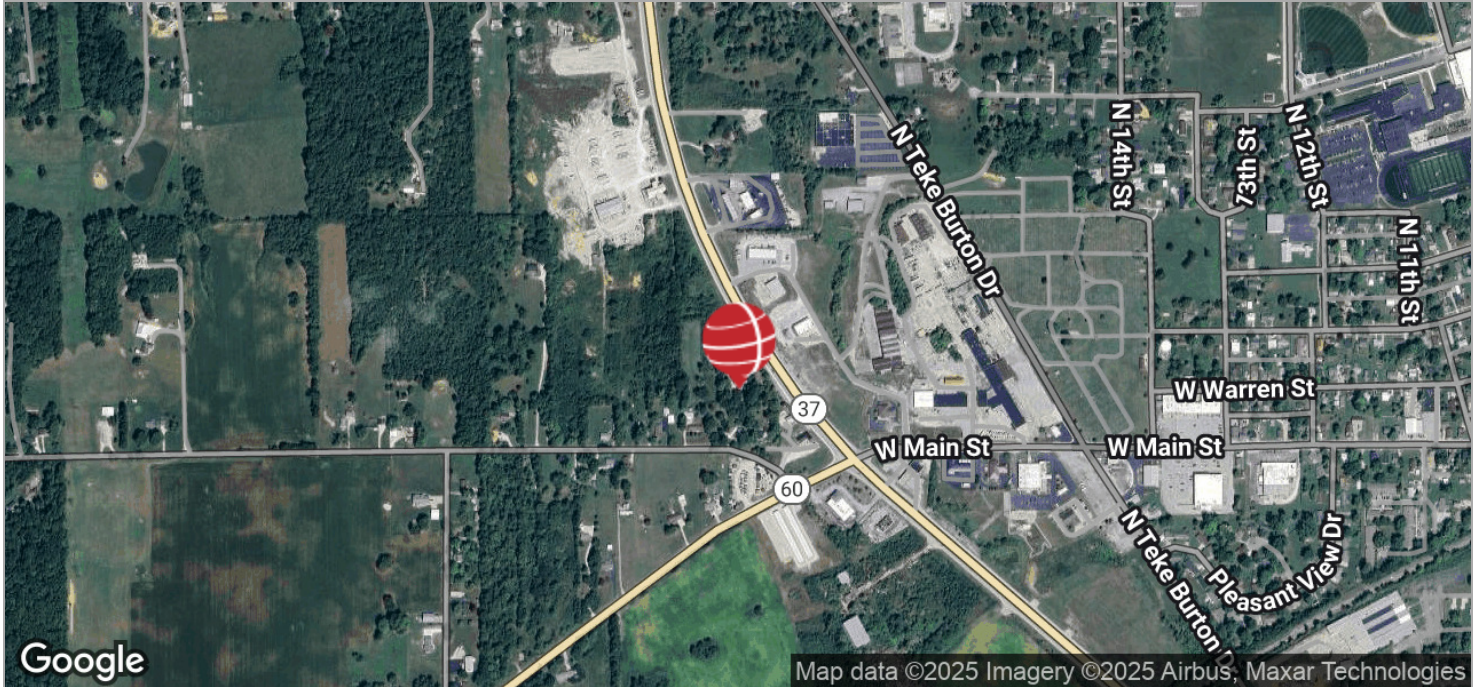
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LOCATION MAPS



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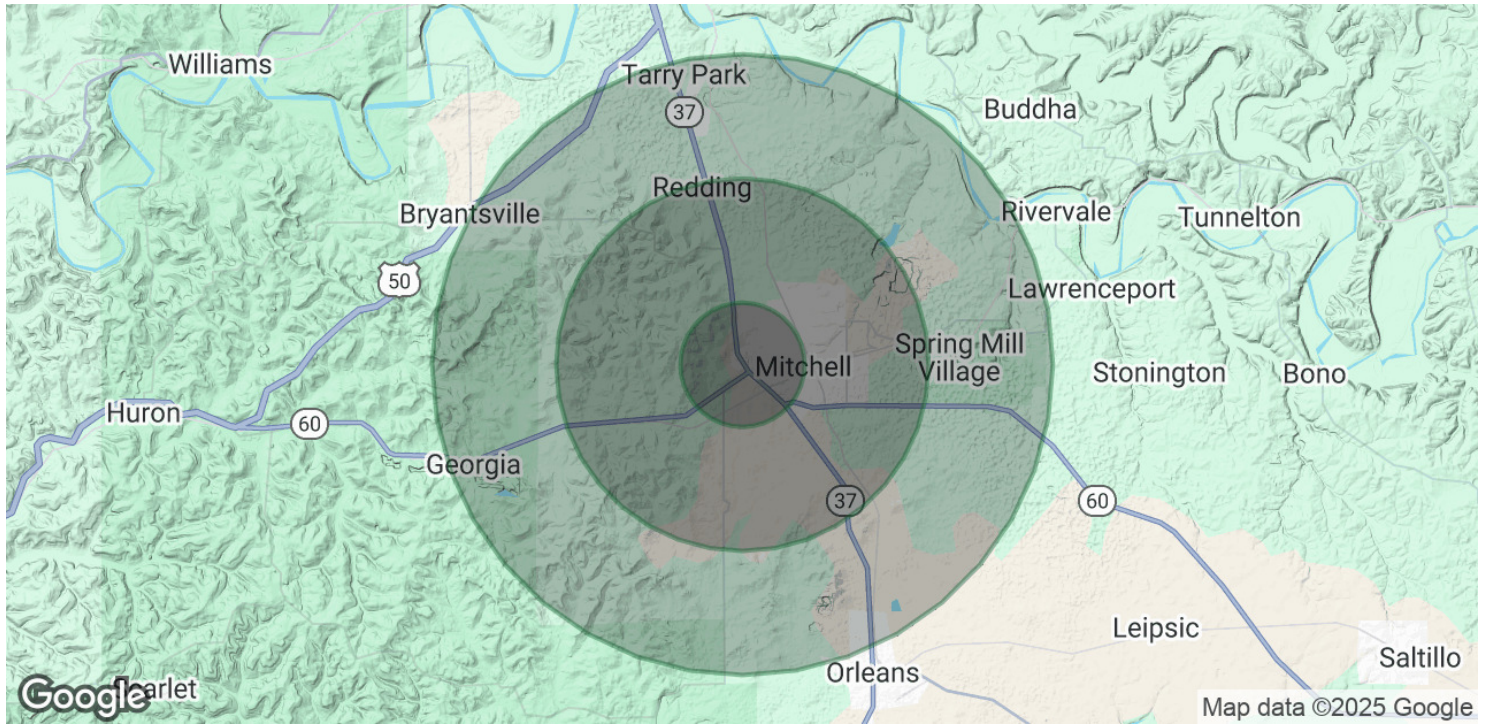
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,843	5,989	9,638
Average Age	43	43	43
Average Age (Male)	41	41	41
Average Age (Female)	45	44	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	795	2,497	3,950
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$68,527	\$69,749	\$74,900
Average House Value	\$144,525	\$160,896	\$176,862

Demographics data derived from AlphaMap

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