

RETAIL FOR SALE

# 11 W MAIN ST, MARKLEVILLE, IN

11 WEST MAIN STREET, MARKLEVILLE, IN 46056



FOR SALE

**KW INDY METRO NORTHEAST**

8555 N River Road, Ste 200  
Indianapolis, IN 46240



Each Office Independently Owned and Operated

*PRESENTED BY:*

**SHARON THOMPSON**

Executive Director

O: (317) 564-7160

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sharonthompson@kw.com

RB#14044406, Indiana

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# EXECUTIVE SUMMARY

11 WEST MAIN STREET



## OFFERING SUMMARY

<b>PRICE:</b>	\$500,000
<b>BUILDING SF:</b>	11,000 SF Plus Full Unfinished Basement
<b>LOT SIZE:</b>	0.91 AC
<b>FRONTAGE:</b>	66 x 132 SF
<b>YEAR BUILT:</b>	1913, 2023 Renovation
<b>ZONING:</b>	General Commercial Use

## PROPERTY OVERVIEW

Step into a piece of Indiana history with the Hardy Building—an architecturally rich 1913 brick structure in downtown Markleville. Originally home to the area’s largest hardware store, this fully restored property now offers over 11,000 square feet of flexible space.

The main level features a spacious open floor ideal for receptions, weddings, or community events, along with an adjacent annex, a prep area for caterers, and renovated restrooms. The updated second floor includes two private rooms, an open function area, and additional modernized restrooms, making it perfectly suited for private events and gatherings.

Zoned for general commercial use, the building is also ideal for a dance or exercise studio, coworking space, or other creative business ventures.

Positioned on a 0.91-acre lot with excellent visibility and accessibility, the Hardy Building offers timeless character, practical design, and endless potential for the next chapter.

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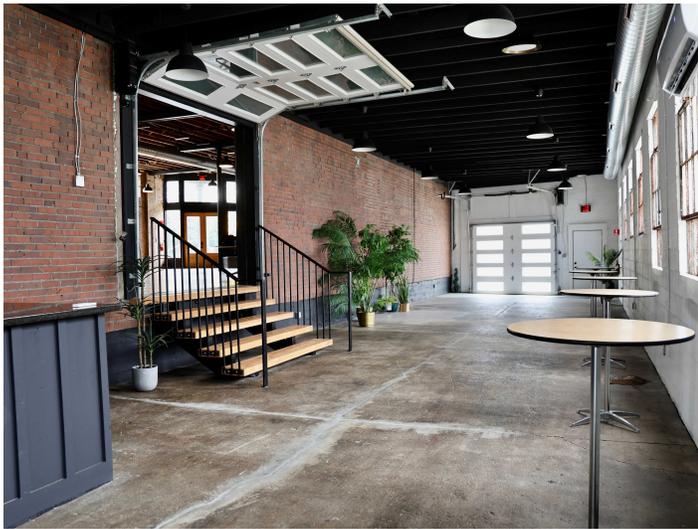


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**HARDY BUILDING**  
11 WEST MAIN STREET



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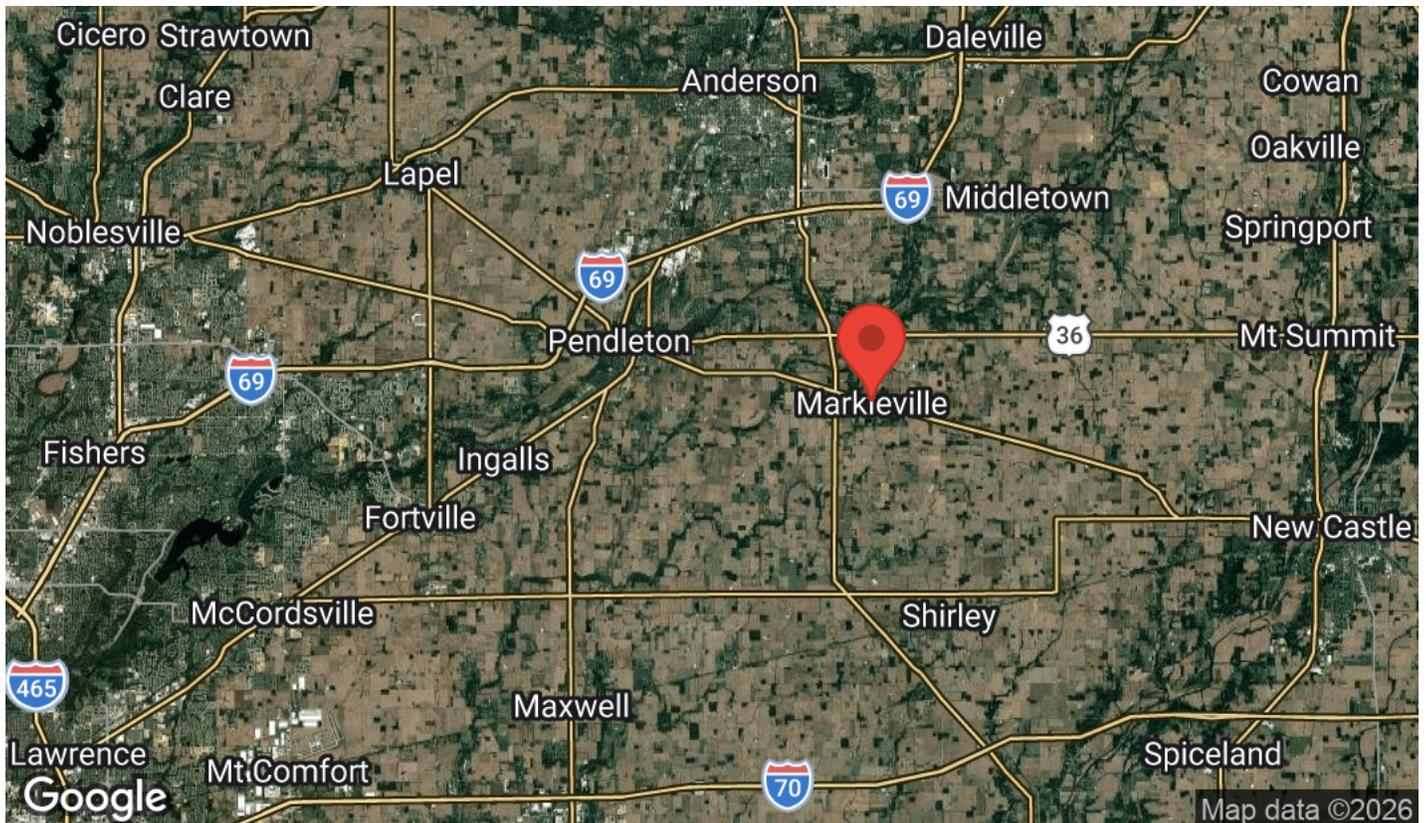
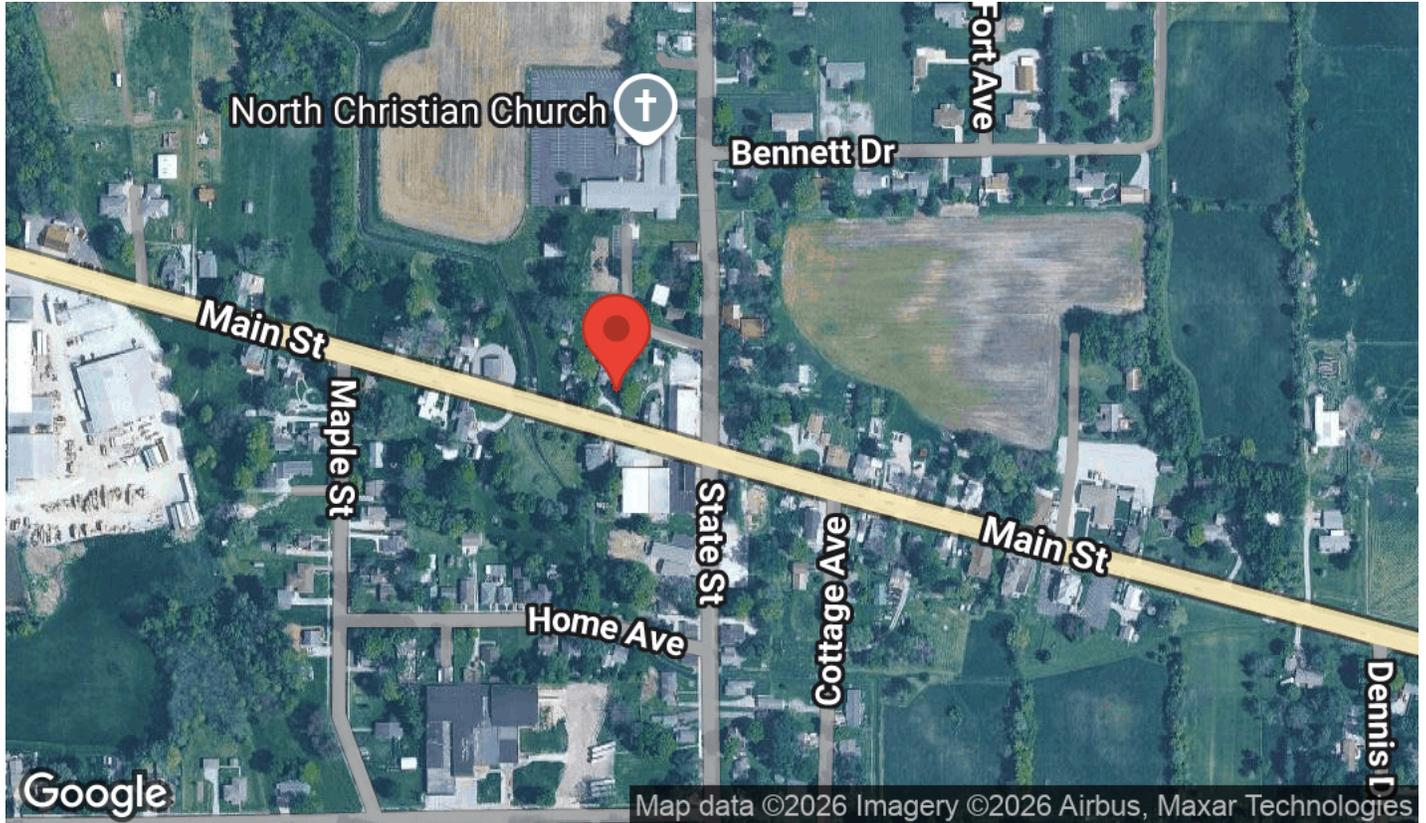


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# LOCATION MAPS

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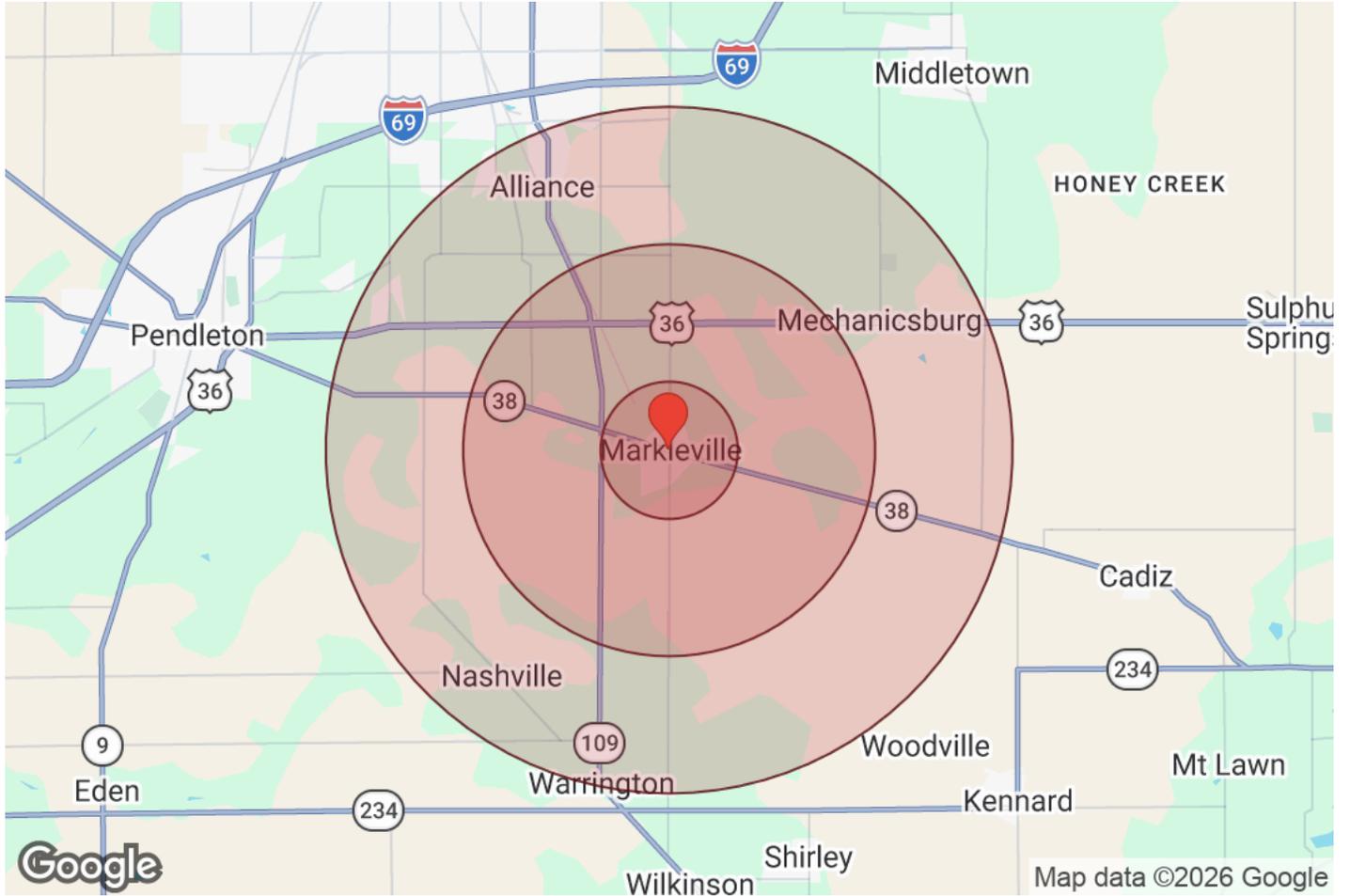


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# DEMOGRAPHICS

11 WEST MAIN STREET



Legend: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	480	1,313	3,526
Female	498	1,324	3,434
Total Population	977	2,637	6,960

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	905	2,460	6,487
Black	12	27	113
Am In/AK Nat	2	3	7
Hawaiian	N/A	N/A	2
Hispanic	32	80	184
Asian	5	12	40
Multiracial	20	54	123
Other	N/A	N/A	3

Housing	1 Mile	3 Miles	5 Miles
Total Units	408	1,108	2,877
Occupied	378	1,029	2,672
Owner Occupied	331	899	2,291
Renter Occupied	47	130	381
Vacant	30	78	206

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	185	478	1,189
Ages 15 - 24	106	292	824
Ages 25 - 54	374	980	2,521
Ages 55 - 64	137	374	978
Ages 65+	175	512	1,446

Income	1 Mile	3 Miles	5 Miles
Median	\$66,269	\$81,049	\$86,120
Under \$15k	33	69	101
\$15k - \$25k	15	39	126
\$25k - \$35k	23	59	162
\$35k - \$50k	52	116	244
\$50k - \$75k	82	204	523
\$75k - \$100k	34	116	402
\$100k - \$150k	81	232	510
\$150k - \$200k	32	107	309
Over \$200k	24	88	294

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