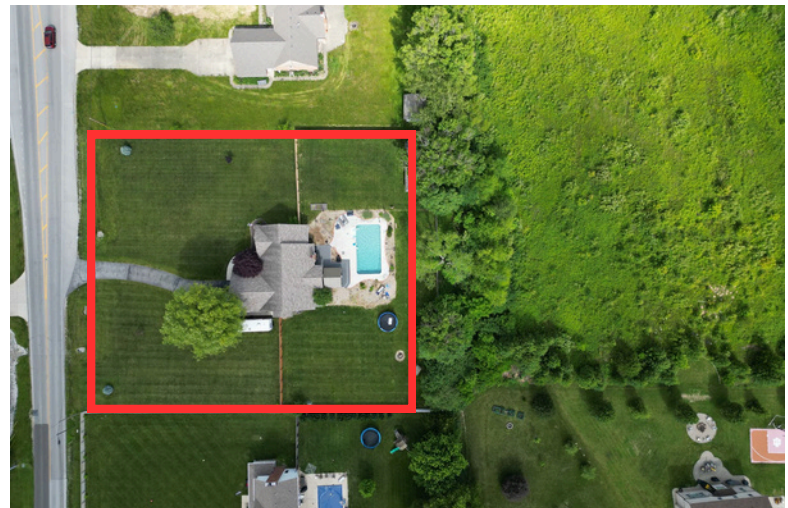


3115 W Smokey Row Rd. Bargersville, IN



Property Highlights

- Next to Brand new Meijer Entrance
- Surrounded by major retailers
- Redevelopment opportunity
- Zoned C-3
- Large neighborhood surrounding property

OFFERED AT

\$700,000

1.05 ACRE
1,885 SF CURRENT STRUCTURE



SARAH REMALEY

219-455-3084

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HIGHGARDEN
— REAL ESTATE —

MARKET *snapshot*

2023 DEMOGRAPHICS



Consumer Spending

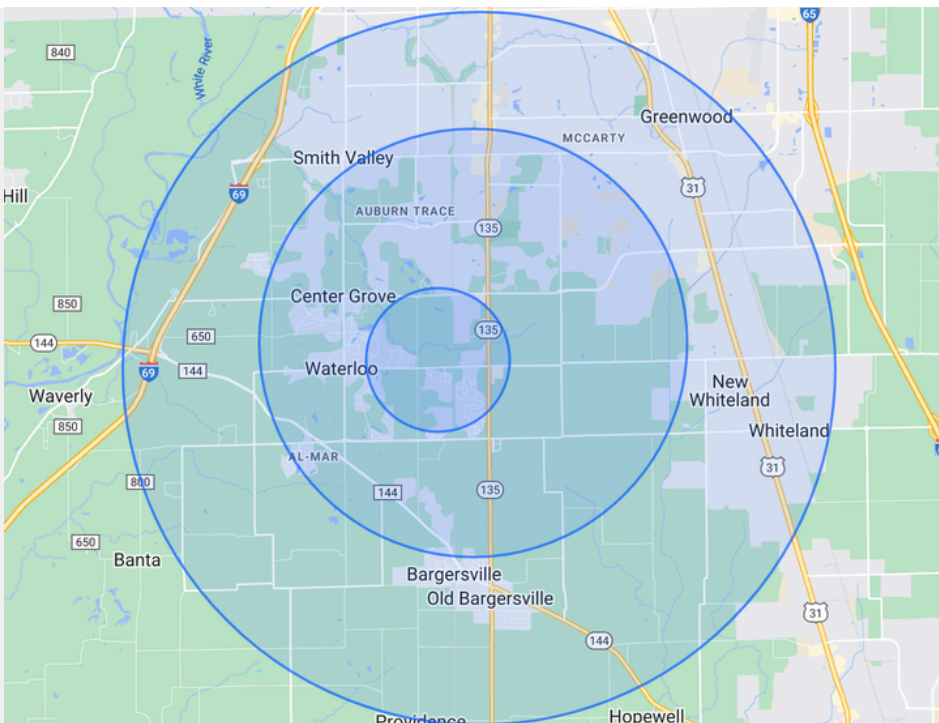
	1 mile		3 mile		5 mile	
	Total Spending	Avg Household	Total Spending	Avg Household	Total Spending	Avg Household
Apparel	\$3,254,733	\$2,101	\$24,920,423	\$1,956	\$70,669,090	\$1,790
Entertainment, Hobbies & Pets	\$9,993,920	\$6,452	\$73,409,687	\$5,762	\$207,680,052	\$5,260
Food & Alcohol	\$16,974,896	\$10,959	\$128,856,870	\$10,114	\$371,024,015	\$9,397
Household	\$11,734,253	\$7,575	\$83,864,282	\$6,583	\$230,159,934	\$5,829
Transportation & Maintenance	\$17,650,496	\$11,395	\$128,372,805	\$10,076	\$359,313,525	\$9,101
Health Care	\$3,312,688	\$2,139	\$24,494,993	\$1,923	\$70,928,587	\$1,796
Education & Daycare	\$5,066,763	\$3,271	\$33,523,195	\$2,631	\$86,020,896	\$2,179
Total Specified Consumer Spending (\$)	\$67,987,749	\$43,891	\$497,442,255	\$39,046	\$1,395,796,099	\$35,353

36,000
POPULATION
3MI

Top Rated
Schools

\$142,414
AVG.
HOUSEHOLD
INCOME
2MI

\$380,000
Avg. Home
Prices
1mi



GREAT LOCATION AND VISIBILITY

FOR :

- RESTAURANT/BAR/QSR
 - DOCTOR/DENTAL OFFICE
 - DAYCARE
- AND MUCH MORE!

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