

COMMERCIAL FOR SALE

524 N FIFTH ST

524 NORTH 5TH STREET, ROCKPORT, IN 47635



OFFERING SUMMARY

PRICE:	\$125,000
BUILDING SF:	-/+ 15,000
LOT SIZE:	0.54 Acres
CROSS STREETS:	Jefferson st
PARKING:	40 Spaces
TRAFFIC COUNT:	3,058 AADT
YEAR BUILT:	1960
ZONING:	Commercial

PROPERTY OVERVIEW

- Sale Price: \$125,000
- Parcel ID: 74-15-23-304-020.000.018
- Former Holiday Foods store
- 0.4 Miles to Indiana 66
- 1.7 Miles to US 231 (KY access)
- Nearby businesses include Darlena's Lincolnland, Christian Resource Center, Mulzer Crushed Stone, Guisewhite Automotive, Dollar General and many more



HAHN KIEFER REAL ESTATE SERVICES

1352 E Division St
Evansville, IN 47711



JOE KIEFER

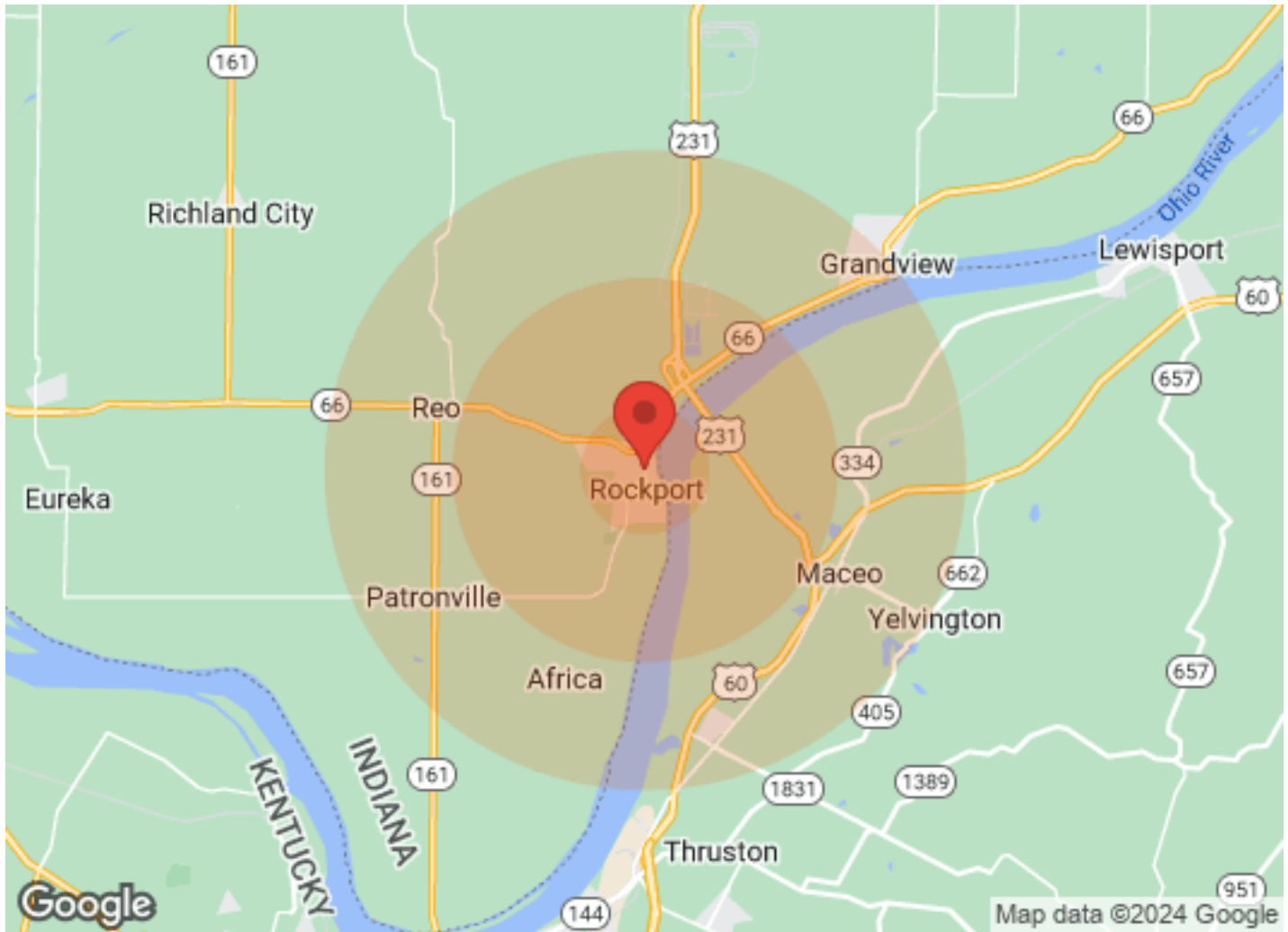
President / Managing Broker
office: (812) 604-5973
cell: 812.604.5973
jkiefer@hahnkiefer.com
License #: RB14037711, Indiana

CORKY BEYKE

Sales Associate
office: 270-971-7979
corky@hahnkiefer.com
License # 281266 KY

DEMOGRAPHICS

524 NORTH 5TH STREET



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	2,107	3,195	Median	N/A	\$41,188	\$44,539
Female	N/A	2,219	3,258	< \$15,000	N/A	342	351
Total Population	N/A	4,326	6,453	\$15,000-\$24,999	N/A	252	358
				\$25,000-\$34,999	N/A	197	211
				\$35,000-\$49,999	N/A	255	443
				\$50,000-\$74,999	N/A	344	470
				\$75,000-\$99,999	N/A	112	264
				\$100,000-\$149,999	N/A	146	341
				\$150,000-\$199,999	N/A	10	62
				> \$200,000	N/A	N/A	9
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	898	1,257	Total Units	N/A	1,801	2,738
Ages 15-24	N/A	663	965	Occupied	N/A	1,613	2,495
Ages 25-54	N/A	1,655	2,448	Owner Occupied	N/A	1,106	1,891
Ages 55-64	N/A	509	827	Renter Occupied	N/A	507	604
Ages 65+	N/A	601	956	Vacant	N/A	188	243
Race	1 Mile	3 Miles	5 Miles				
White	N/A	4,163	6,289				
Black	N/A	13	13				
Am In/AK Nat	N/A	N/A	N/A				
Hawaiian	N/A	N/A	N/A				
Hispanic	N/A	219	226				
Multi-Racial	N/A	300	302				

HAHN KIEFER REAL ESTATE SERVICES
 1352 E Division St
 Evansville, IN 47711



JOE KIEFER
 President / Managing Broker
 O: (812) 604-5973
 C: 812.604.5973
 jkiefer@hahnkiefere.com
 License #: RB14037711, Indiana

CORKY BEYKE
 Sales Associate
 O: 270-971-7979
 corky@hahnkiefere.com
 License # 281266 KY