# 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

### 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

### **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



#### **CORKY BEYKE**

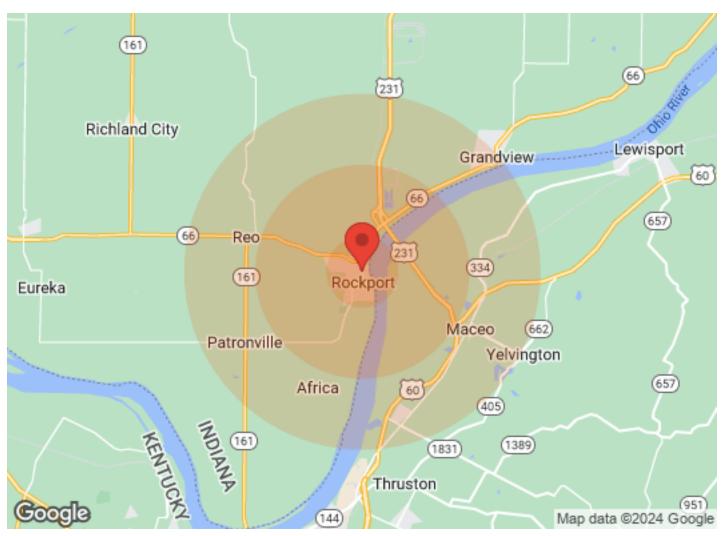
Sales Associate office: 270-971-7979 corky@hahnkiefer.com License # 281266 KY

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

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