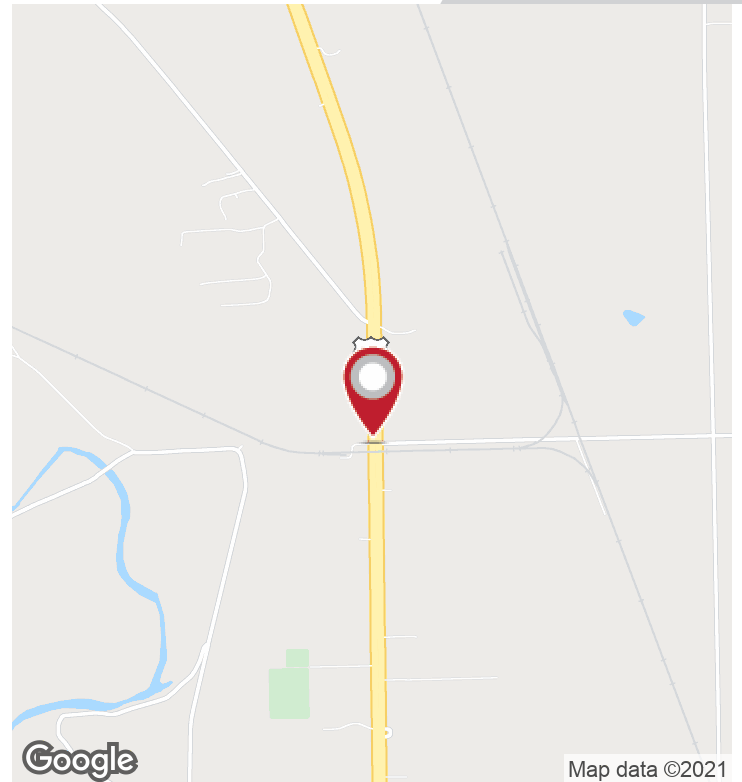


INDUSTRIAL DEVELOPMENT OPPORTUNITY

Highway US 31 And 650 South, Edinburgh, IN 46124

// 1



OFFERING SUMMARY

Sale Price:	\$1,083,635
Available SF:	
Lot Size:	36.242 Acres
Price / Acre:	\$29,900
Zoning:	Enclosed Industrial

PROPERTY OVERVIEW

36.242 industrial zoned acres situated just 5 miles north of I65 on the US 31 corridor between Indianapolis and Louisville. Traffic counts exceed 11,000 daily.

PROPERTY HIGHLIGHTS



RYAN BRAND

Commercial Real Estate Broker
812.350.2334
ryan@breedencommercial.com

FOR SALE

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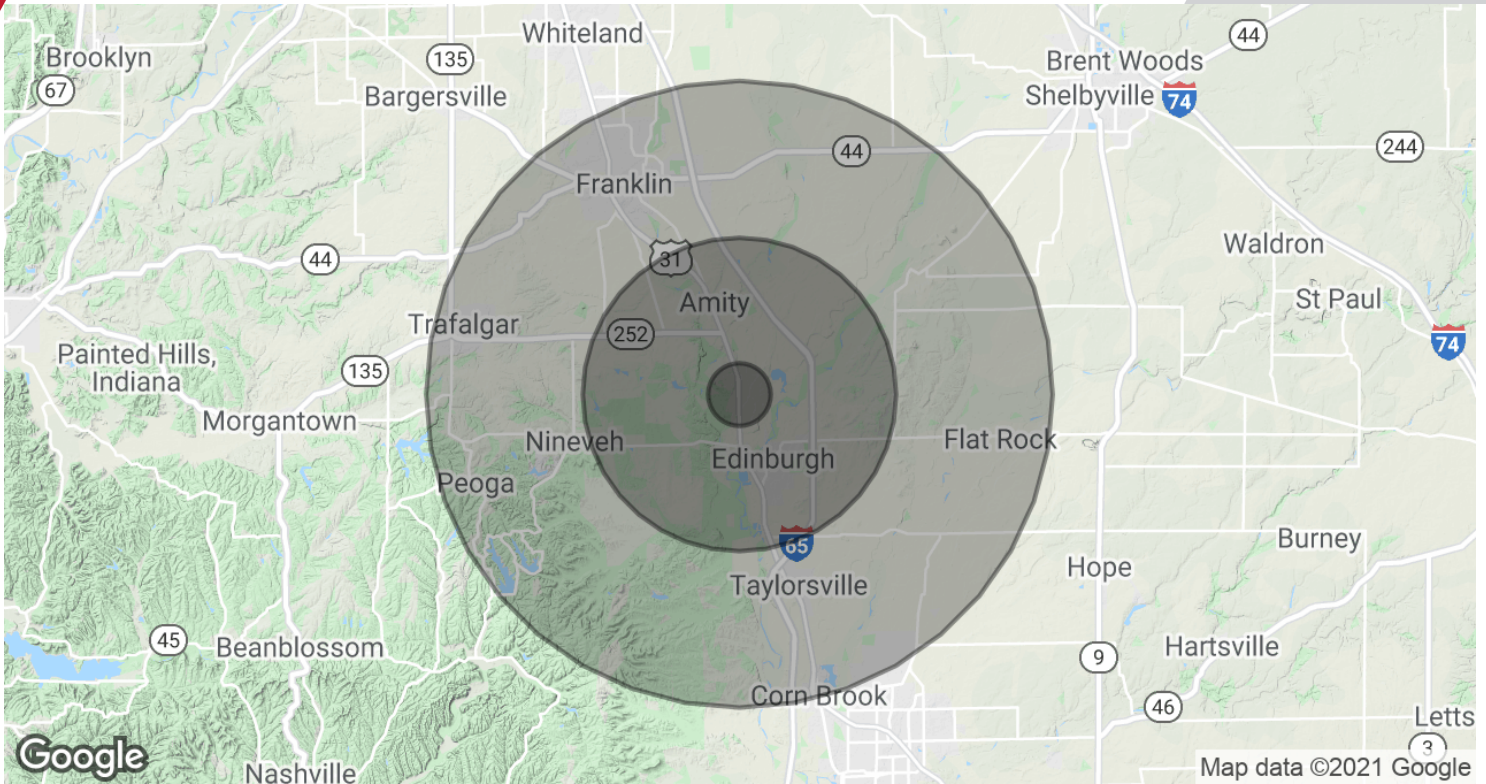
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	279	11,427	50,388
Average age	37.2	36.3	36.4
Average age (Male)	37.2	34.9	34.3
Average age (Female)	37.2	37.9	38.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	88	4,042	18,563
# of persons per HH	3.2	2.8	2.7
Average HH income	\$74,858	\$57,887	\$61,366
Average house value	\$172,407	\$149,141	\$136,156

* Demographic data derived from 2010 US Census



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