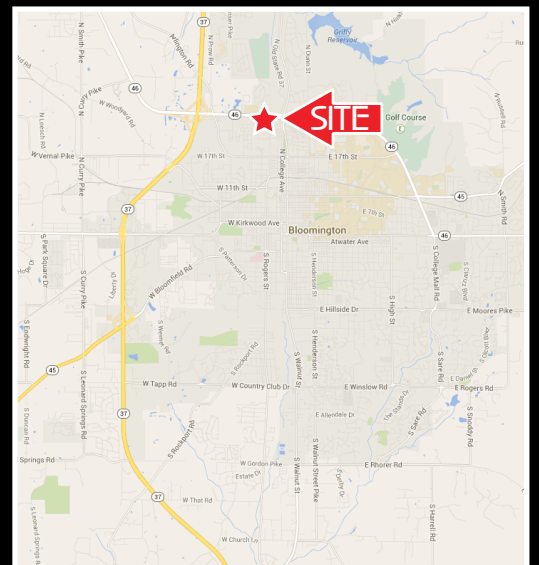




PROPERTY FEATURES

- 28,738 SF free standing building on 2.71 acres
- Very well maintained former HHGregg showroom
- Ample parking with over 90 spaces
- Located 1/2 mile from SR 37 on the 45 Bypass and less than a mile from the IU campus with over 46,000 enrollment
- Great opportunity for entertainment, large retail, or showroom/warehouse uses

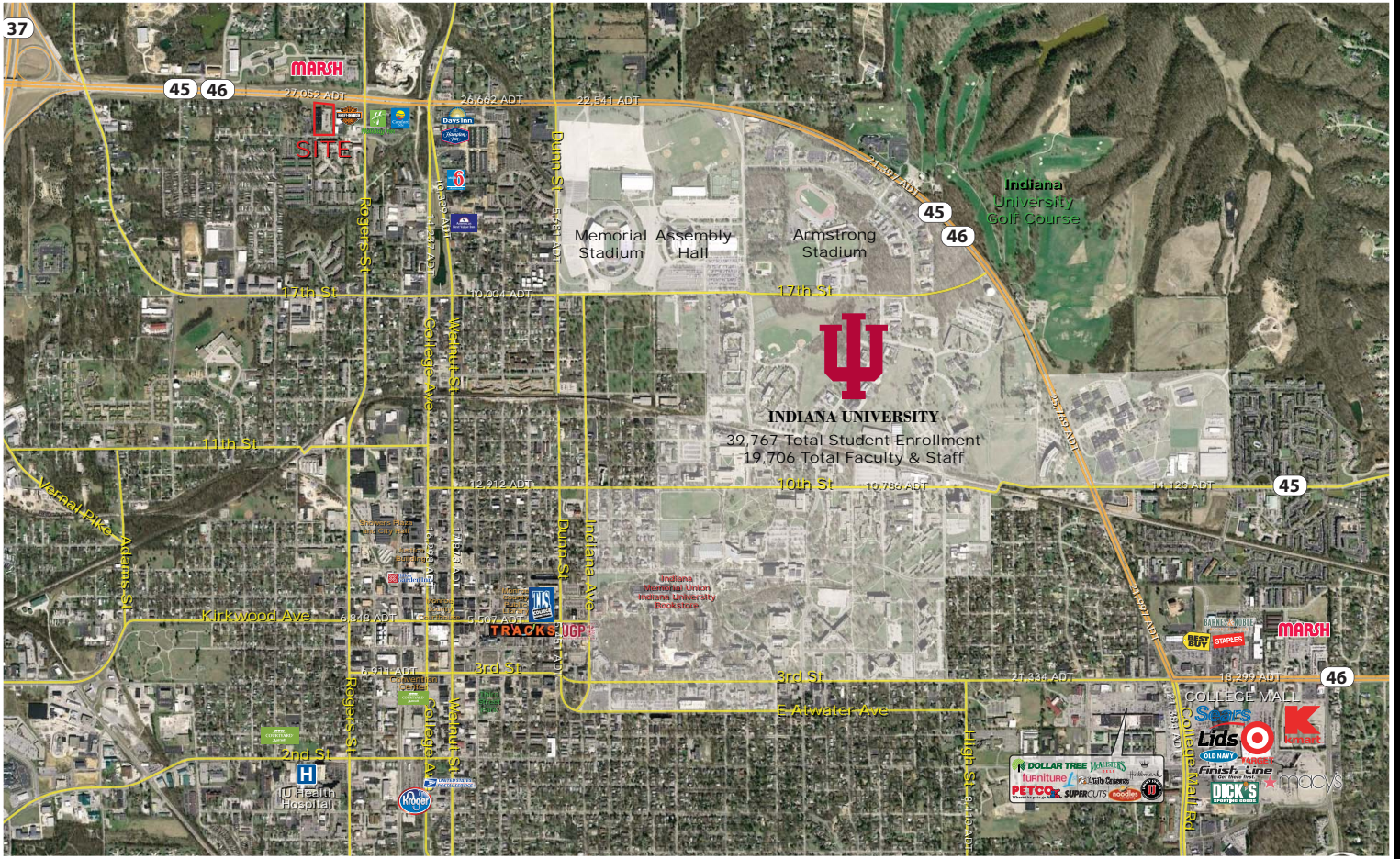


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DEMOGRAPHICS

1 MILE

- Population Estimated 2013 9,146
- Population Daytime 2013 8,252
- % Population Change 2000-2013 3.83%
- Estimated households 2013 4,237
- Est. Avg. HH Income 2013 \$29,921

3 MILE

- Population Estimated 2013 59,978
- Population Daytime 2013 80,036
- % Population Change 2000-2013 2.01%
- Estimated households 2013 21,781
- Est. Avg. HH Income 2013 \$37,711

5 MILE

- Population Estimated 2013 110,516
- Population Daytime 2013 125,845
- % Population Change 2000-2013 3.00%
- Estimated households 2013 43,368
- Est. Avg. HH Income 2013 \$49,459

TRAFFIC COUNTS

- 27,052 ADT on SR 45/SR 46

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