

BAR + APT BLDG FOR SALE

124 & 126 E McConnell St,
Oxford, IN

2 Buildings | Equipped Bar | 2 Apts



PROPERTY OVERVIEW:

Located directly across from the downtown square in Oxford, Indiana, this mixed-use commercial property presents a rare opportunity to acquire an established bar/restaurant operation with additional residential income and expansion potential. The offering consists of two adjoining commercial parcels totaling approximately 4,040 SF:

- **126 E McConnell Street** – Two-story mixed-use building featuring an operating bar/restaurant on the main level and a leased two-bedroom apartment above.
- **124 E McConnell Street** – Additional 1,080 SF commercial building currently configured as a studio apartment but historically utilized as part of the bar/restaurant operation.

The property is currently home to The Squeeze Inn, a long-standing local tavern and restaurant concept serving the Oxford community and surrounding area

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KEY HIGHLIGHTS:

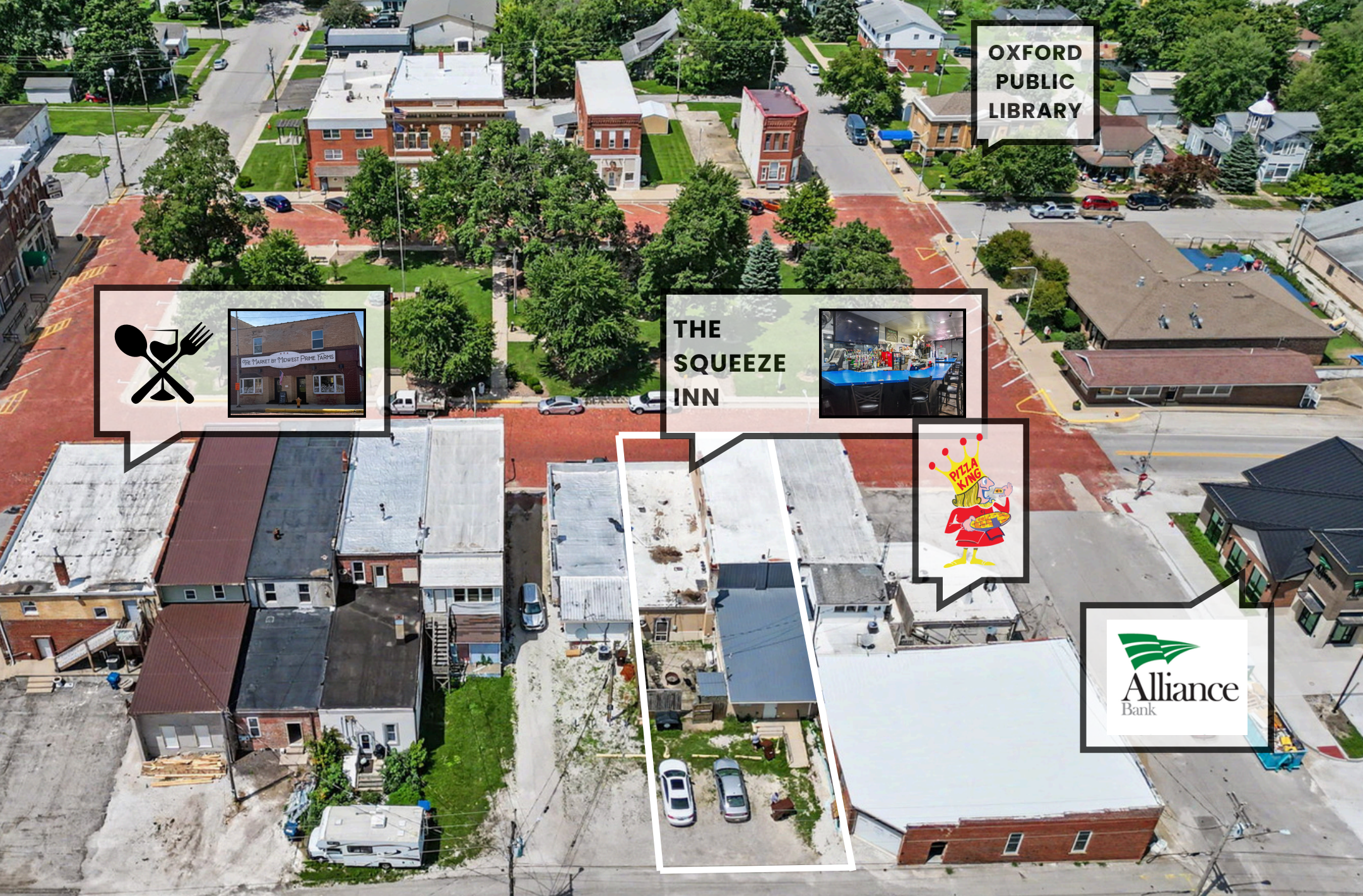
- Downtown square location with strong local visibility (2,000 + VPD)
- Turnkey tavern/bar setup with FF&E included
- Three-way liquor license included (subject to transfer approval)
- Additional apartment income from upper & side residential units
- Second building offers expansion or alternative-use potential
- Established operating history with consistent revenue
- Mixed-use flexibility for owner-user or investor buyer
- All furniture, fixtures, and equipment included in sale
- Opportunity to expand food service operations

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LOCATION OVERVIEW:

Located directly across from the historic downtown square in Oxford, Indiana, the property benefits from visibility within one of Benton County's traditional community gathering areas. Oxford serves as a regional hub for surrounding rural communities including Boswell, Pine Village, Templeton, Atkinson, and surrounding agricultural areas.

Oxford is part of the greater Lafayette metropolitan region and maintains convenient access to State Road 352, State Road 55, and nearby US Highway 52, supporting regional connectivity for both residents and visitors.

The community has experienced growing momentum surrounding downtown revitalization efforts through organizations such as Discover Oxford Indiana and partnerships with the Indiana Main Street Network. Recent initiatives have included downtown beautification projects, business recruitment efforts, historic preservation activity, public events, and redevelopment planning designed to increase long-term commercial activity and community engagement.

In 2024, the Town of Oxford received an Indiana OCRA Downtown Revitalization Planning Grant to support long-term downtown development and economic growth strategies.

These efforts continue to strengthen Oxford's identity as a small-town destination community with opportunities for hospitality, entertainment, and locally driven businesses.

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ZONING, USE & OPPORTUNITIES:

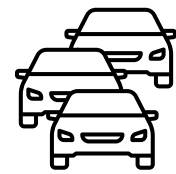
Both 124 and 126 E McConnell Street are zoned B-1 (General Commercial), allowing for a wide variety of commercial, retail, restaurant, entertainment, and mixed-use applications.

126 E McConnell Street is currently configured as a mixed-use property, featuring an operating tavern/bar on the main level with an upper-level residential apartment. Property records identify the lower level as retail/commercial use with residential use above.

124 E McConnell Street is currently utilized in a residential-style configuration but is identified in public records as commercial/retail use, creating potential flexibility for future commercial expansion, additional hospitality use, event space, private gaming area, office space, or continued residential occupancy.

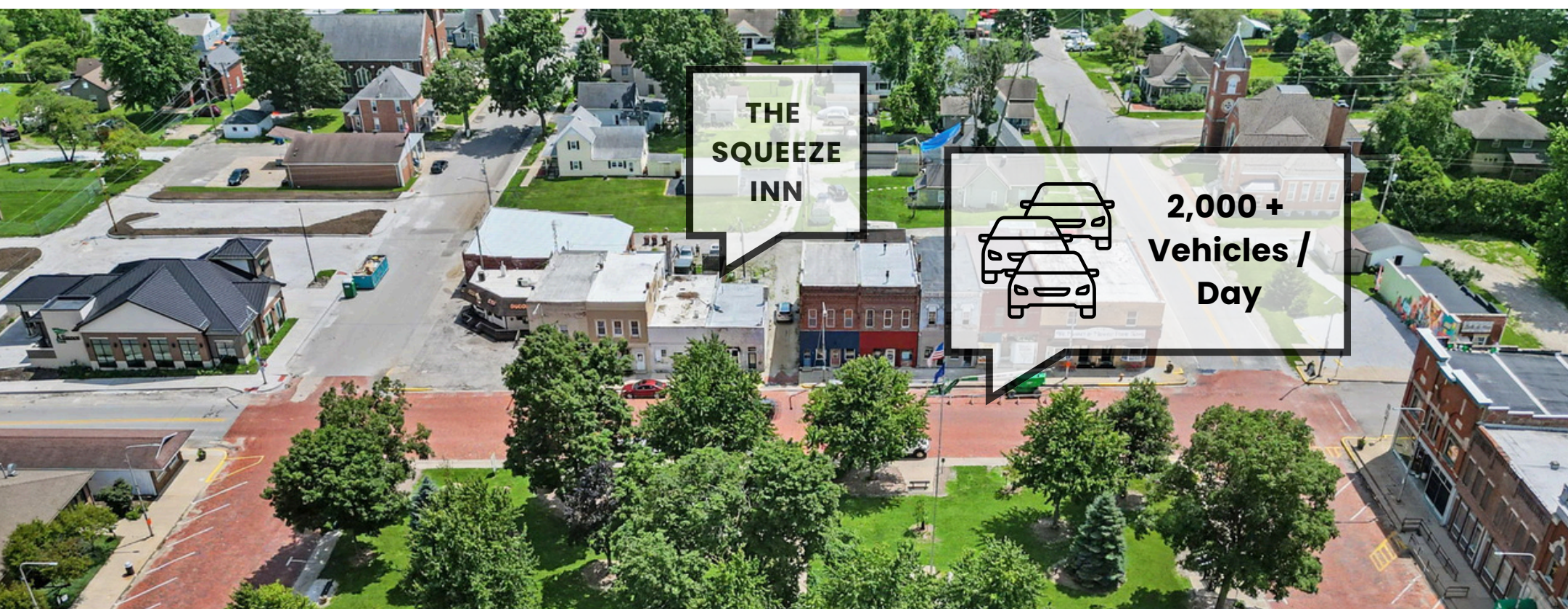
The combined layout of the two parcels creates flexibility for:

- Expansion of food or entertainment operations
- Additional event or gaming space
- Mixed-use redevelopment
- Separate tenant occupancy
- Owner-user operation with supplemental income



2,000 + VPD
(vehicles per day)
on E. McConnell St

The inclusion of an existing three-way liquor license and operating bar infrastructure further enhances the property's repositioning and operational potential.

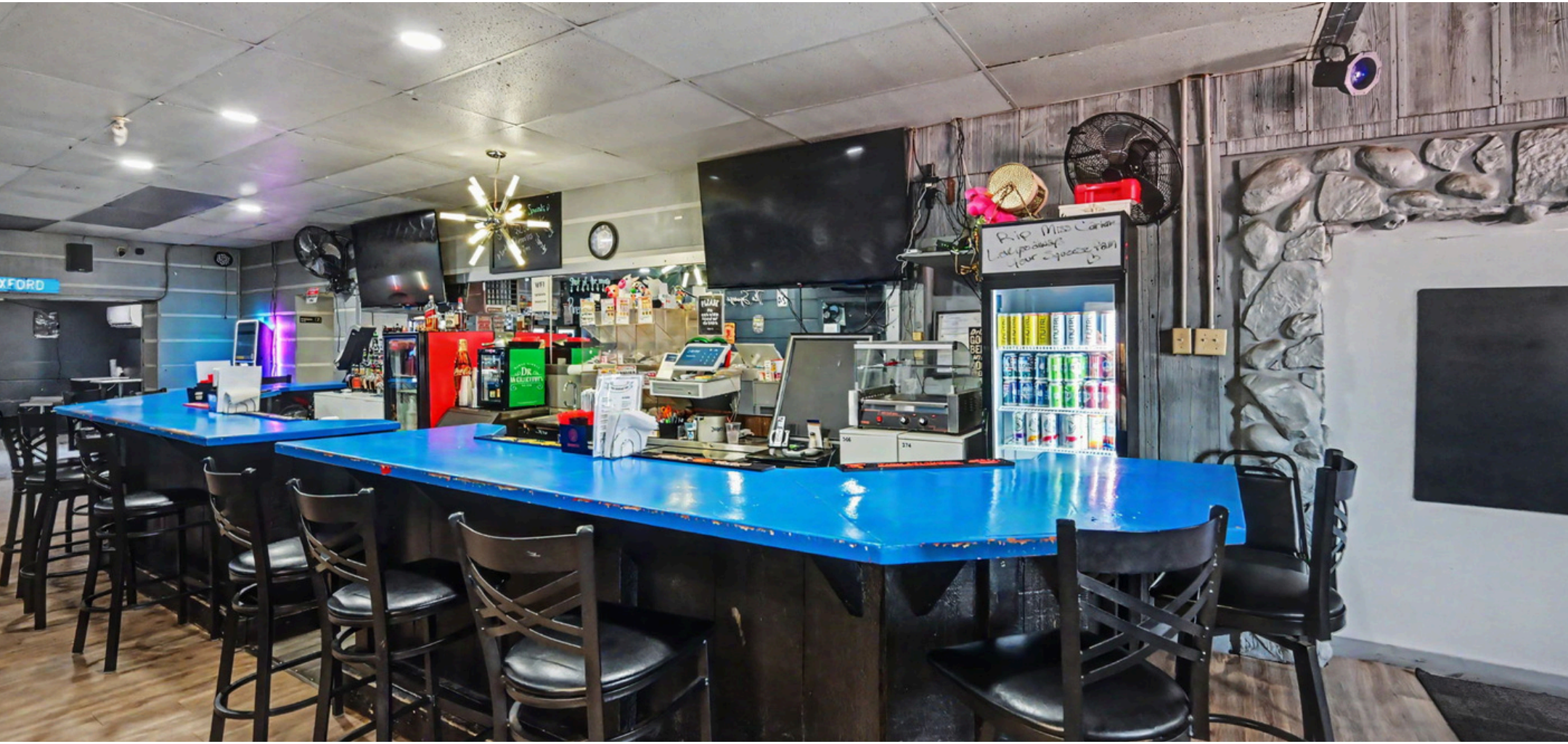


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DEMOGRAPHICS & MARKET PROFILE:

Demographic data for the five-mile trade area surrounding the property indicates a stable customer base of approximately 11,700 residents, a median household income of approximately \$71,200, and a median age of 41.

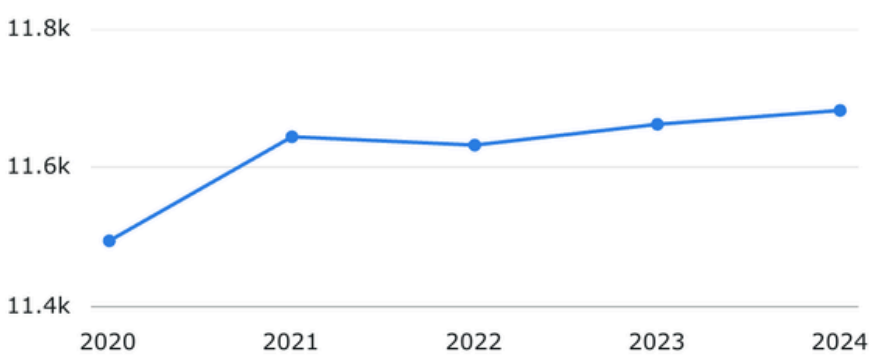
The area supports more than 9,100 employees across a diverse mix of professional, manufacturing, educational, agricultural, and service-related occupations. While the Town of Oxford itself is a small rural community, the property's trade area extends beyond the town limits and captures residents and employment throughout the surrounding Benton County market.

Source: Crexi Demographics Report, 5-Mile Radius Analysis (2025).

Population

11.7k

↑ 1% Compared to 11.5k in 2020
0% Compared to 11.7k in 2023



Household Income

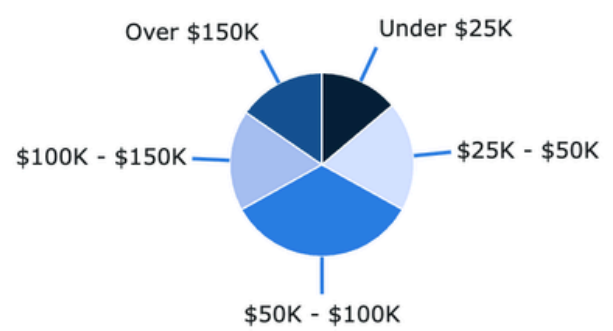
\$71.2k

Median Income

\$64.7k

2029 Estimate

↓ 9%
Growth Rate



Age Demographics

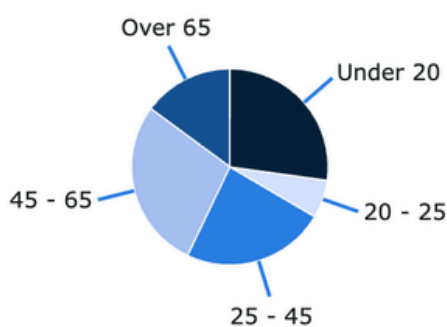
41

Median Age

41

2029 Estimate

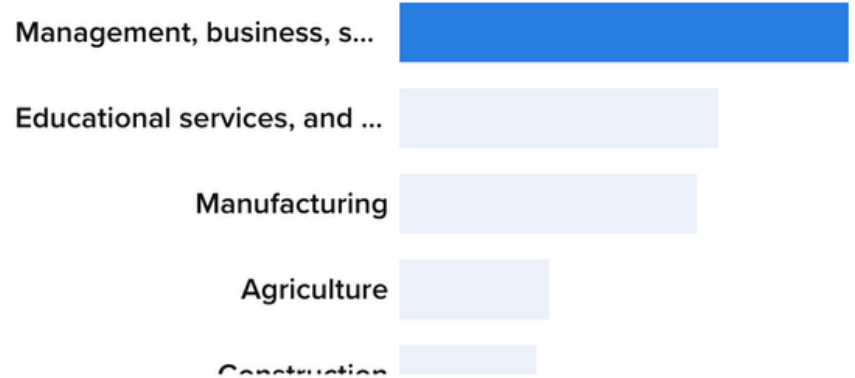
↑ 0%
Growth Rate



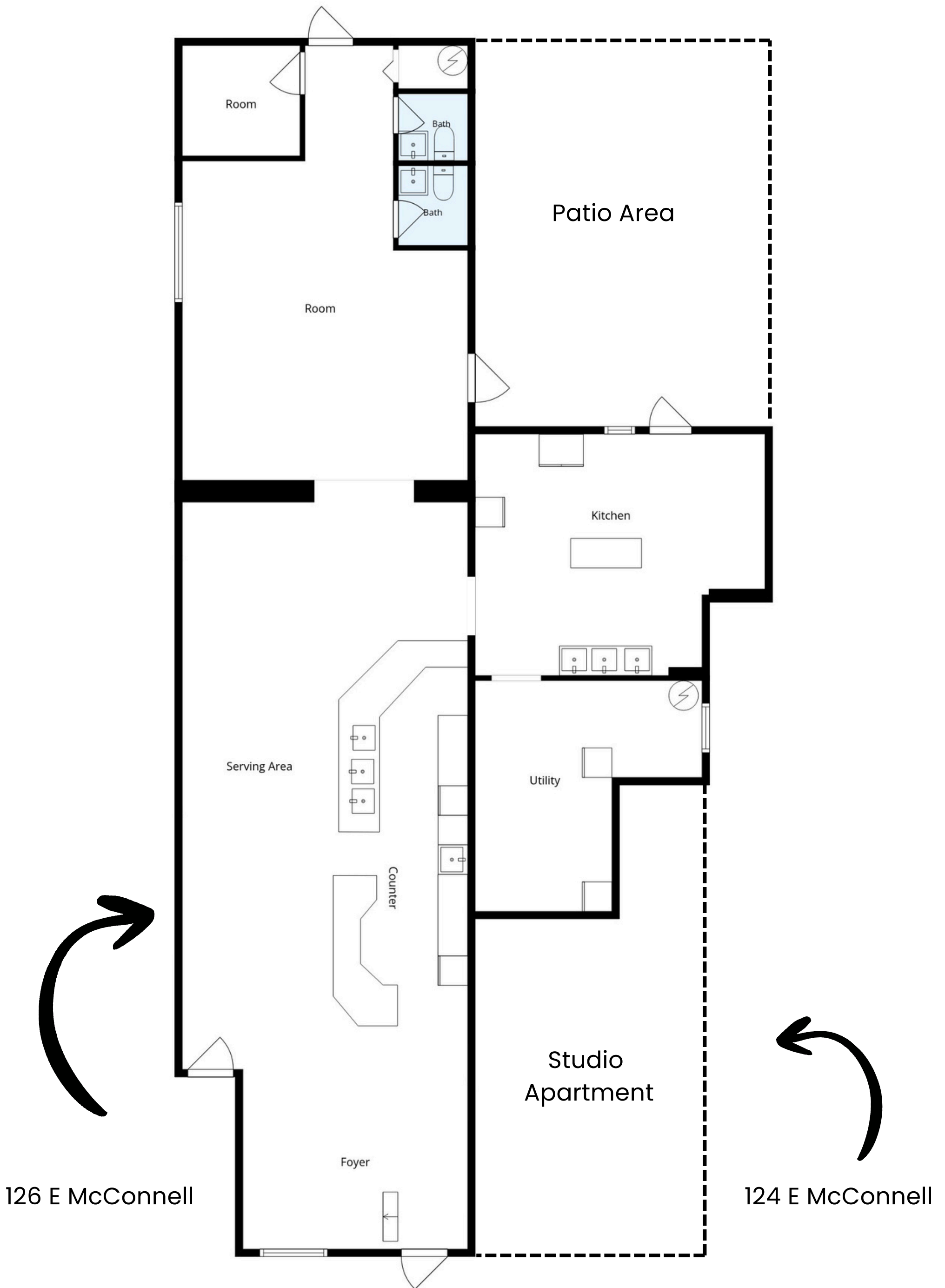
Number of Employees

9,153

Top Employment Categories

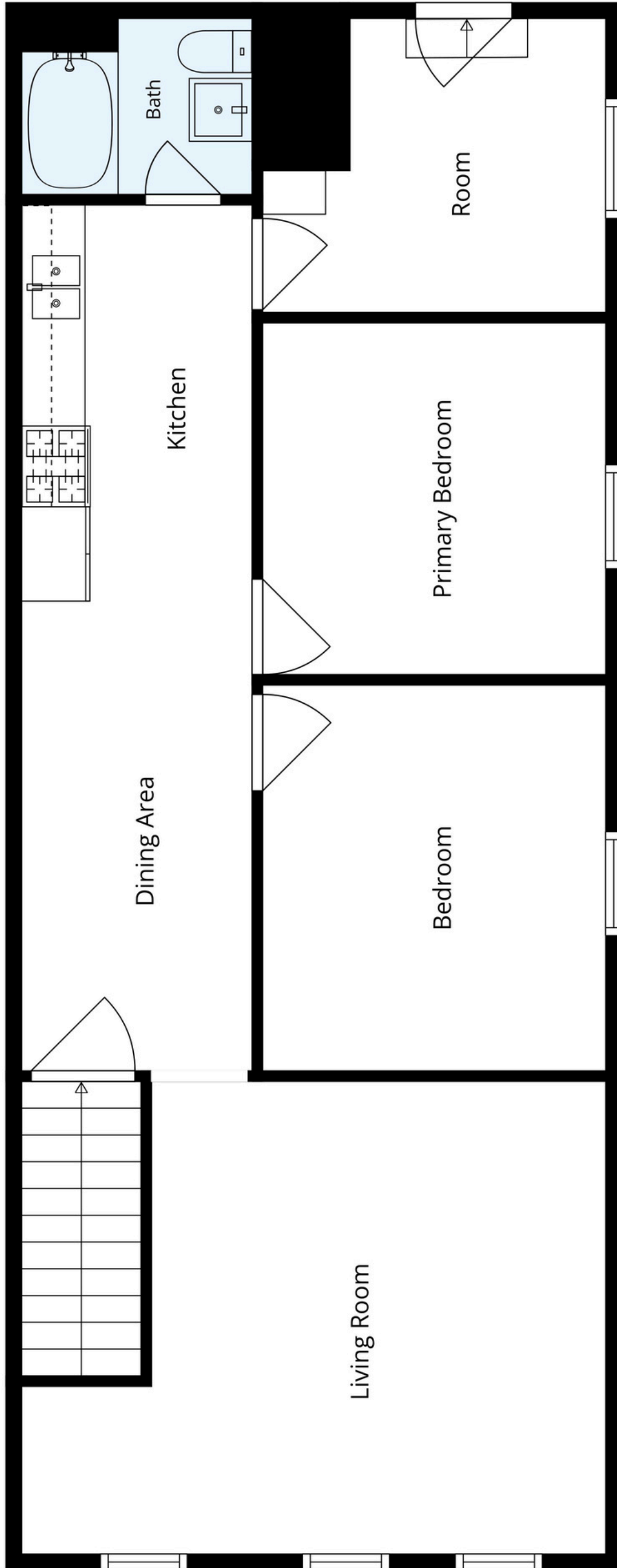


SPACE LAYOUT LOWER LEVEL (BOTH BUILDINGS):



**Exact measurements are to be verified by buyer

SPACE LAYOUT UPPER LEVEL:



**Exact measurements are to be verified by buyer

INTERIOR PHOTOS:

