

RETAIL PROPERTY FOR SALE & LEASE

225 North Walnut Street

Atlanta, IN 46031

COOMBES REAL ESTATE



PROPERTY DESCRIPTION

Located in Atlanta, Indiana, this freestanding commercial property offers an existing restaurant buildout with a flexible layout suitable for restaurant or retail users. The property features dedicated parking, prominent street frontage and convenient loading access.

PROPERTY HIGHLIGHTS

- 4,268 SF Freestanding Retail Building
- Existing Restaurant Buildout & Equipment
- Two Glass Overhead Doors
- Dedicated On-Site Parking
- Separate Loading / Delivery Area
- E 296th Street & Walnut Street Frontage
- Recently Renovated Interior
- Exterior Signage Opportunities

OFFERING SUMMARY

Sale Price:	\$995,000
Lease Rate:	Inquire for Price
Available SF;	4,268 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	42	130	374
Total Population	129	390	1,111
Average HH Income	\$79,443	\$79,725	\$82,280

Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

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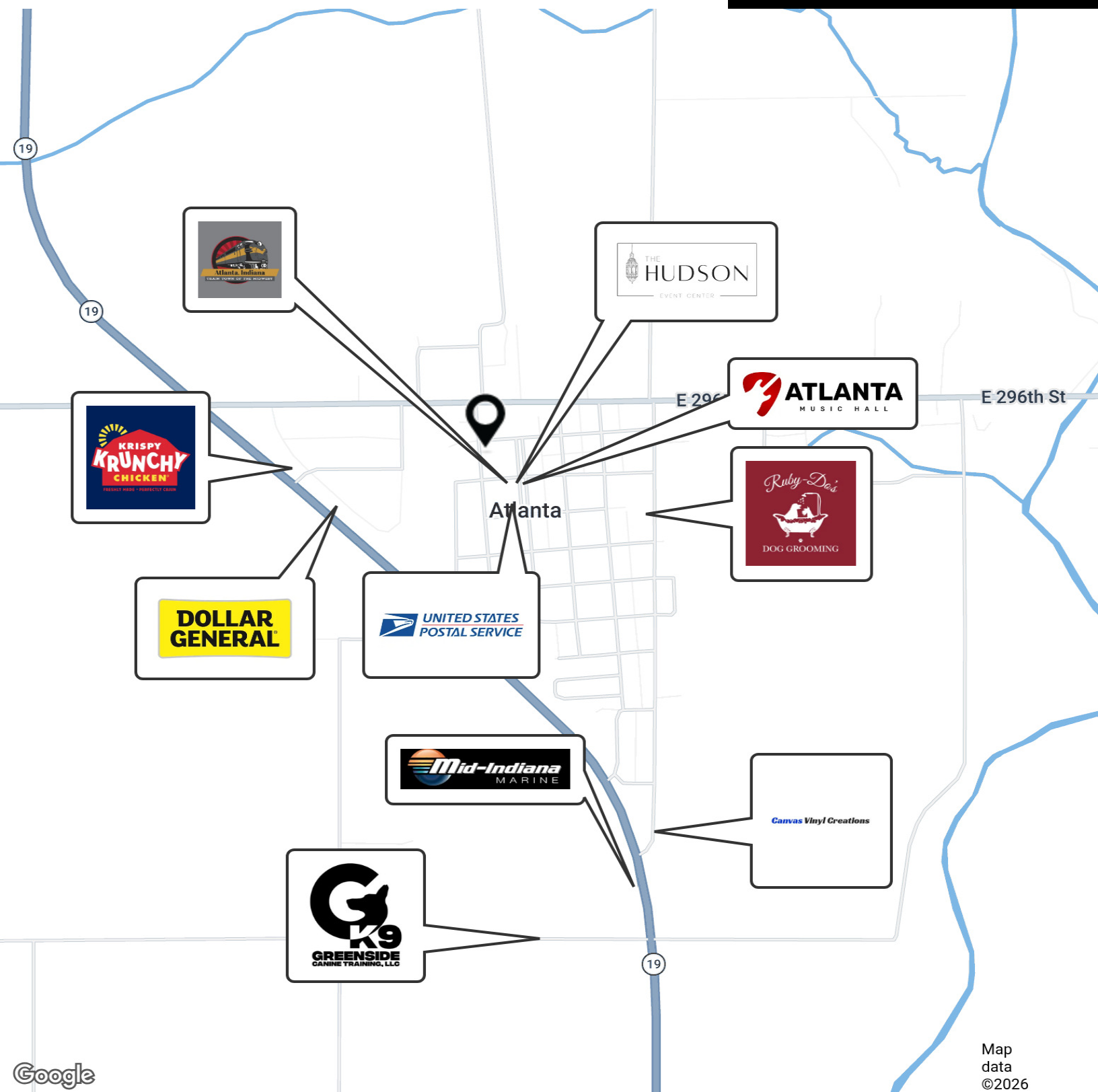
612 N Park Avenue, Indianapolis, IN 46204

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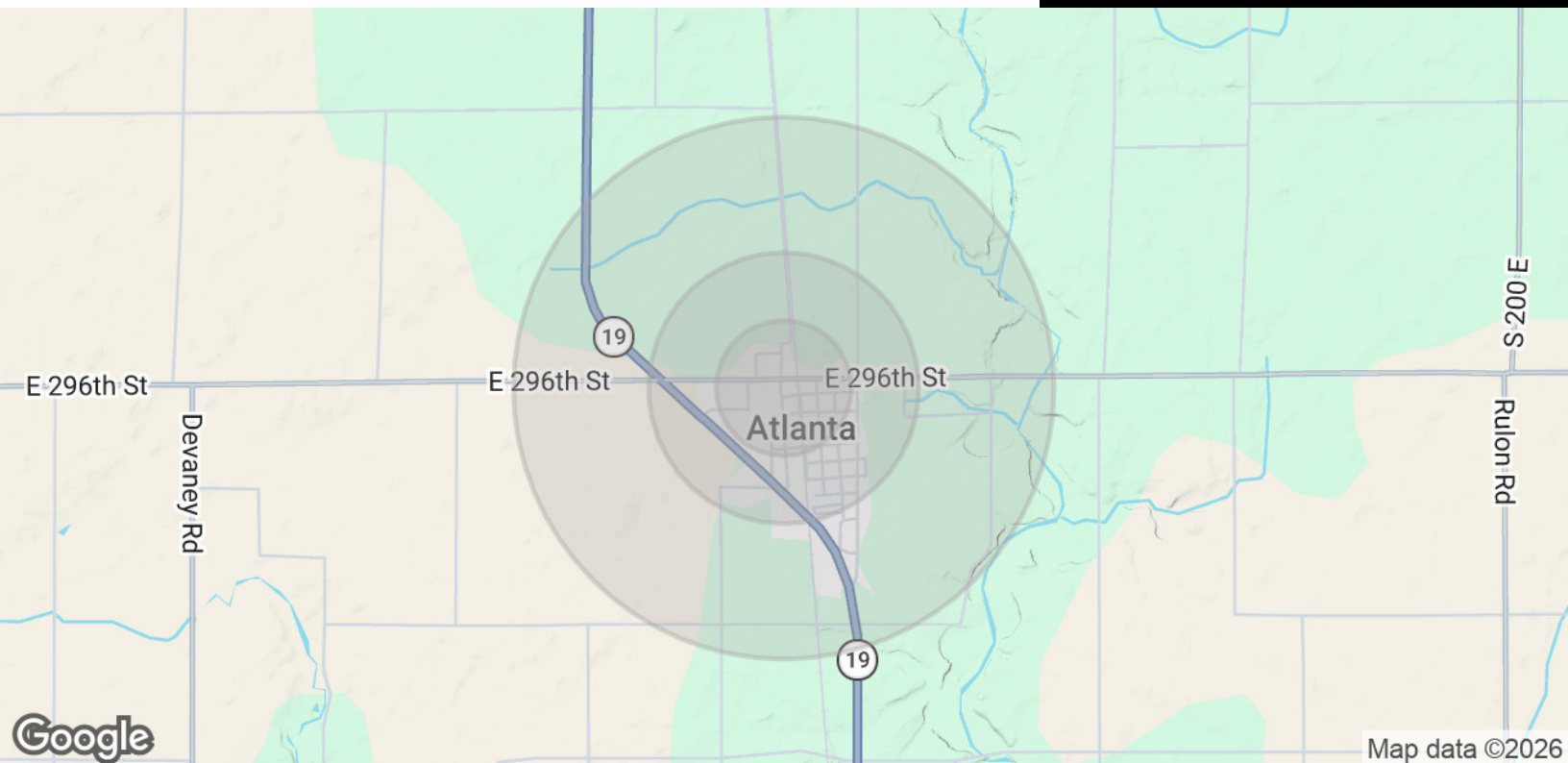
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	129	390	1,111
Average Age	38.9	39.2	39.4
Average Age (Male)	41.4	41.2	40.7
Average Age (Female)	33.2	34.0	35.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	42	130	374
# of Persons per HH	3.1	3.0	3.0
Average HH Income	\$79,443	\$79,725	\$82,280
Average House Value	\$148,846	\$146,096	\$139,926

2023 American Community Survey (ACS)

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