

107 N MAIN STREET

Monticello, IN 47960



PROPERTY DESCRIPTION

Welcome to 107 N Main St, a well-located commercial space in the heart of downtown Monticello, formerly home to TnT Nails. This property offers an excellent opportunity for an owner-user seeking a spacious, flexible space in a high-visibility location.

The suite features a larger-than-typical footprint for downtown, with a massive open front area that provides excellent flexibility for a customer-facing business. Previously operated as a nail salon, the space is already outfitted with extensive plumbing infrastructure, making it especially well-suited for continued salon or beauty use and significantly reducing build-out time and costs.

In addition to the expansive front space, the property includes a dedicated rear utility/office area—ideal for storage, prep, or operational needs. The layout also offers the unique ability to lease the front and back spaces separately, creating added flexibility for an owner-user.

With its adaptable layout and existing infrastructure, the space can easily accommodate a variety of concepts, including a full-service salon, spa, med spa, boutique, or professional office.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,928	2,888	3,653
Total Population	4,004	6,270	8,268
Average HH Income	\$56,392	\$63,176	\$72,721

PROPERTY HIGHLIGHTS

- Downtown Monticello location on Main Street
- Large interior footprint with expansive front area
- Rear utility/office for storage or operations use
- Ability to lease front and back spaces separately
- Existing plumbing infrastructure throughout for salon use
- Ideal for salon, spa, med spa, or beauty-focused business
- Flexible layout for a variety of business concepts
- Strong visibility with foot and vehicle traffic
- Walkable to other downtown shops, restaurants, and businesses
- Near Lake Shafer, Lake Freeman, and Indiana Beach tourism area

OFFERING SUMMARY

Lease Rate:	\$8 SF/yr (Gross)
Available SF:	3,486 SF
Building Size:	3,486 SF

EMILY GINN

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GINN TEAM

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RETAIL PROPERTY FOR LEASE

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SHOOK COMMERCIAL
REAL ESTATE



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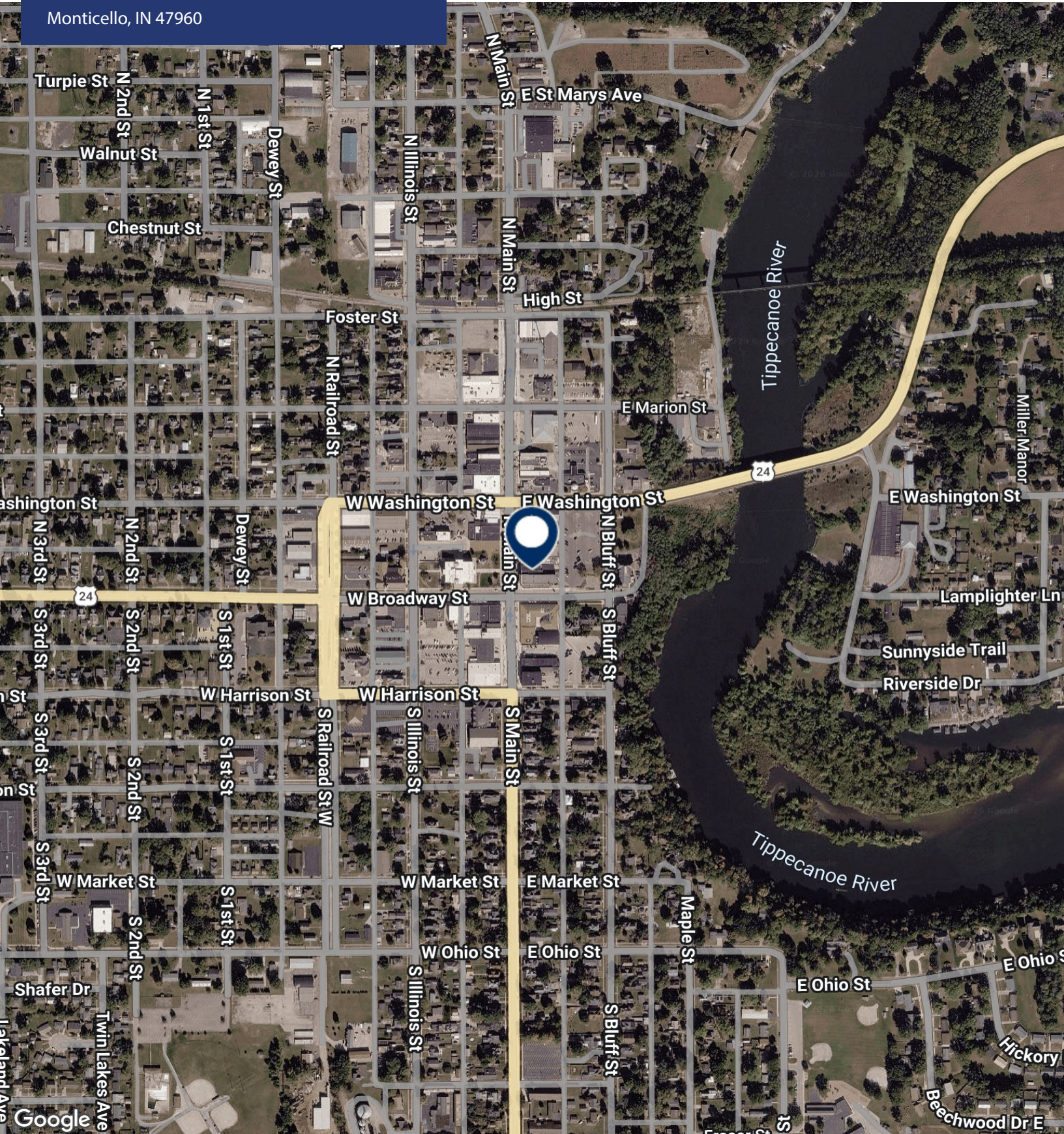
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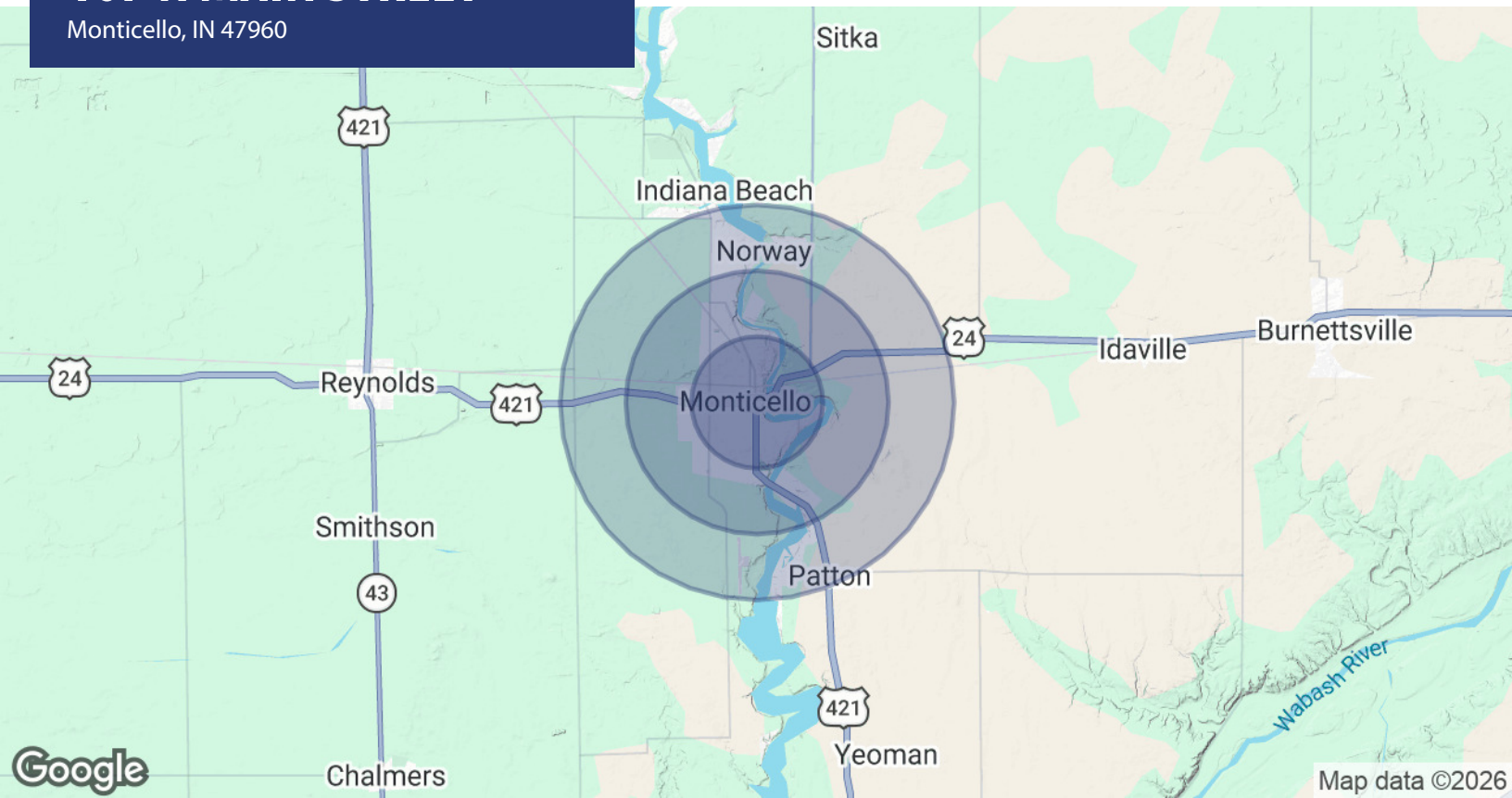
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,004	6,270	8,268
Average Age	47.2	46.9	47.5
Average Age (Male)	45.3	45.0	44.8
Average Age (Female)	47.8	47.8	48.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,928	2,888	3,653
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$56,392	\$63,176	\$72,721
Average House Value	\$124,046	\$145,460	\$170,336

2023 American Community Survey (ACS)

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