



FOR **LEASE** LAND PROPERTY



912 W Main St  
Peru, IN 46970

# 0.629 Acre Available For Ground Lease In Peru, IN

## About The Property

- 20 year sub-lease through Scooter's Coffee
- Hard corner
- Busy signalized intersection
- Adjacent to Kroger and Aldi
- \$60,000 per year; Absolute NNN



the  
**Zacher**  
company

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*The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.*

# PROPERTY INFORMATION

## 0.629 ACRE AVAILABLE FOR GROUND LEASE IN PERU, IN

### LOCATION/ACREAGE

Street Address	912 W Main St
City, State, Zip	Peru, IN 46970
Total Land Area	0.629 Acre
Zoning	B-3

### POPULATION DEMOGRAPHICS

5 Miles	16,352
10 Miles	31,007
15 Miles	80,712

### PRICE/AVAILABILITY

Lease Rate	\$60,000/year
Lease Type	NNN
Available	Immediately

### PROPERTY TAXES

Parcel Number	52-08-32-100-014.011-016
Assessment: Land	\$106,400
Improvements	\$171,400
Total Assessment	\$277,800
Tax Year	2025 Payable 2026

### TRANSPORTATION

Traffic Counts:		
W. Main St.		4,527 VPD
S. Business 31		9,332 VPD



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# RETAILER MAP

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# LOCATION MAP

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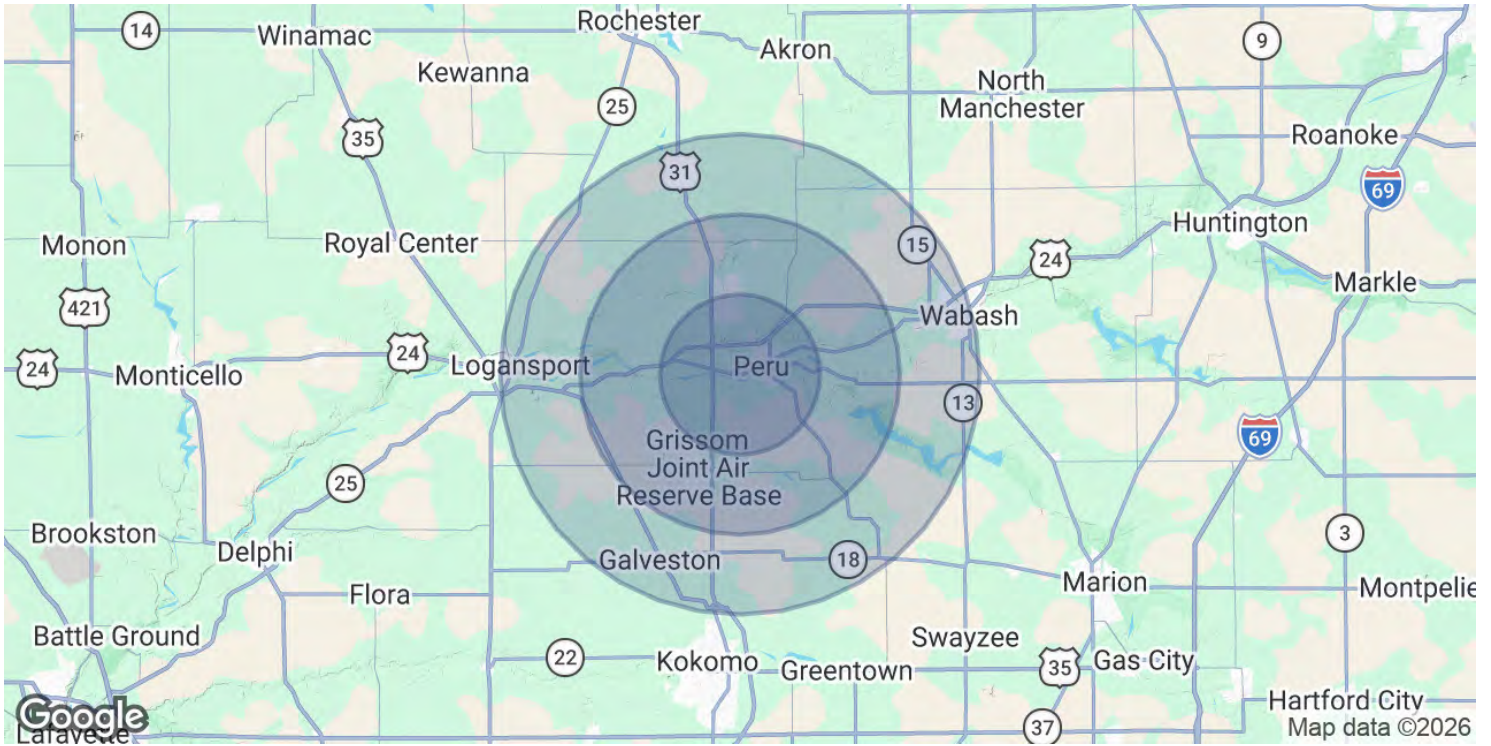
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# DEMOGRAPHICS MAP & REPORT

## 0.629 ACRE AVAILABLE FOR GROUND LEASE IN PERU, IN



### POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	16,352	31,007	80,712
Average Age	42	41	42
Average Age (Male)	41	40	41
Average Age (Female)	43	42	43

### HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	6,981	11,476	31,621
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$79,281	\$79,983	\$79,846
Average House Value	\$154,867	\$157,550	\$160,266

2020 American Community Survey (ACS)



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