

SALE



LAND

5223 S. SR 3, NEW CASTLE, IN 47362



PROPERTY OVERVIEW

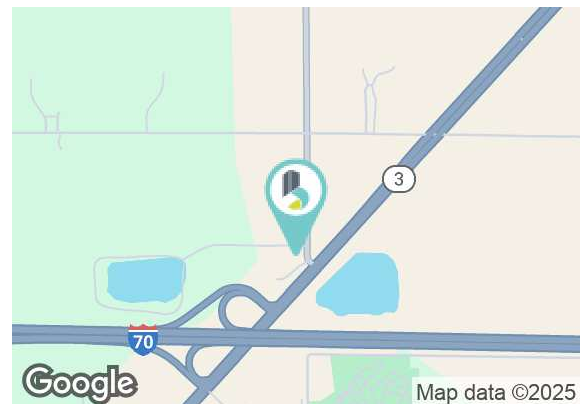
Three individual parcels of land for sale totaling 10.6 AC located just off of I-70 in New Castle. These parcels can be purchased all together or separately. All three parcels have great visibility from I-70 which see's 42,076 AADT.

PROPERTY HIGHLIGHTS

- Parcel 1 = 3.05 AC parcel that is zoned HB1 (Highway Business 1)
There is a small parcel owned by separate owner that runs along SR 3 in front of this parcel.
- Parcel 2 = 0.89 AC parcel that was a former gas station, with a NFA.
This property is zoned GB (General Business)
- Parcel 3 = 6.77 AC parcel that is zoned GB (General Business)

SALE PRICE	CONTACT BROKER
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Lot Size:	10.6 Acres
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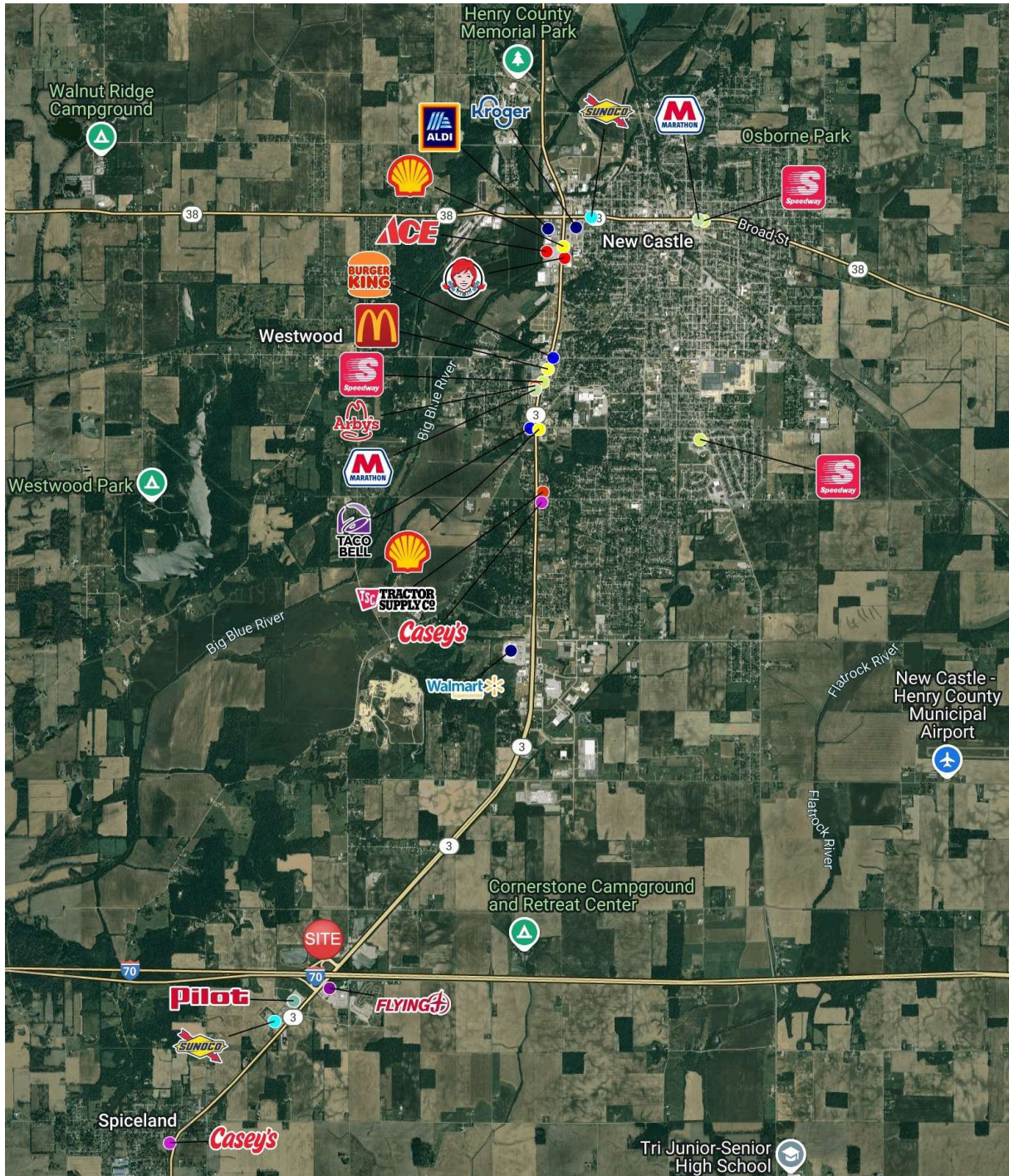


SURROUNDING RETAILER MAP

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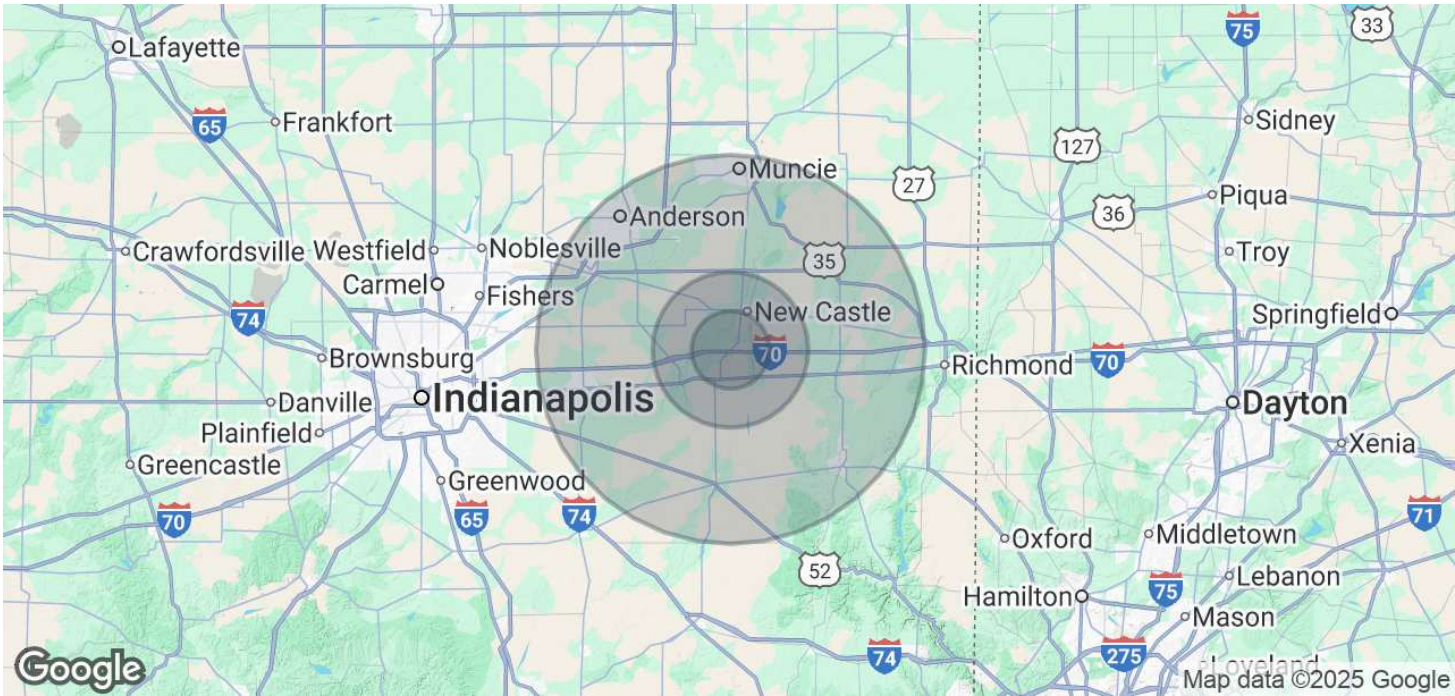


DEMOGRAPHICS MAP & REPORT

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POPULATION

	5 MILES	10 MILES	25 MILES
Total Population	11,732	40,946	281,092
Average Age	45	43	42
Average HH Income	\$84,008	\$77,896	\$82,073
Average House Value	\$206,824	\$170,703	\$199,617

Demographics data derived from AlphaMap

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