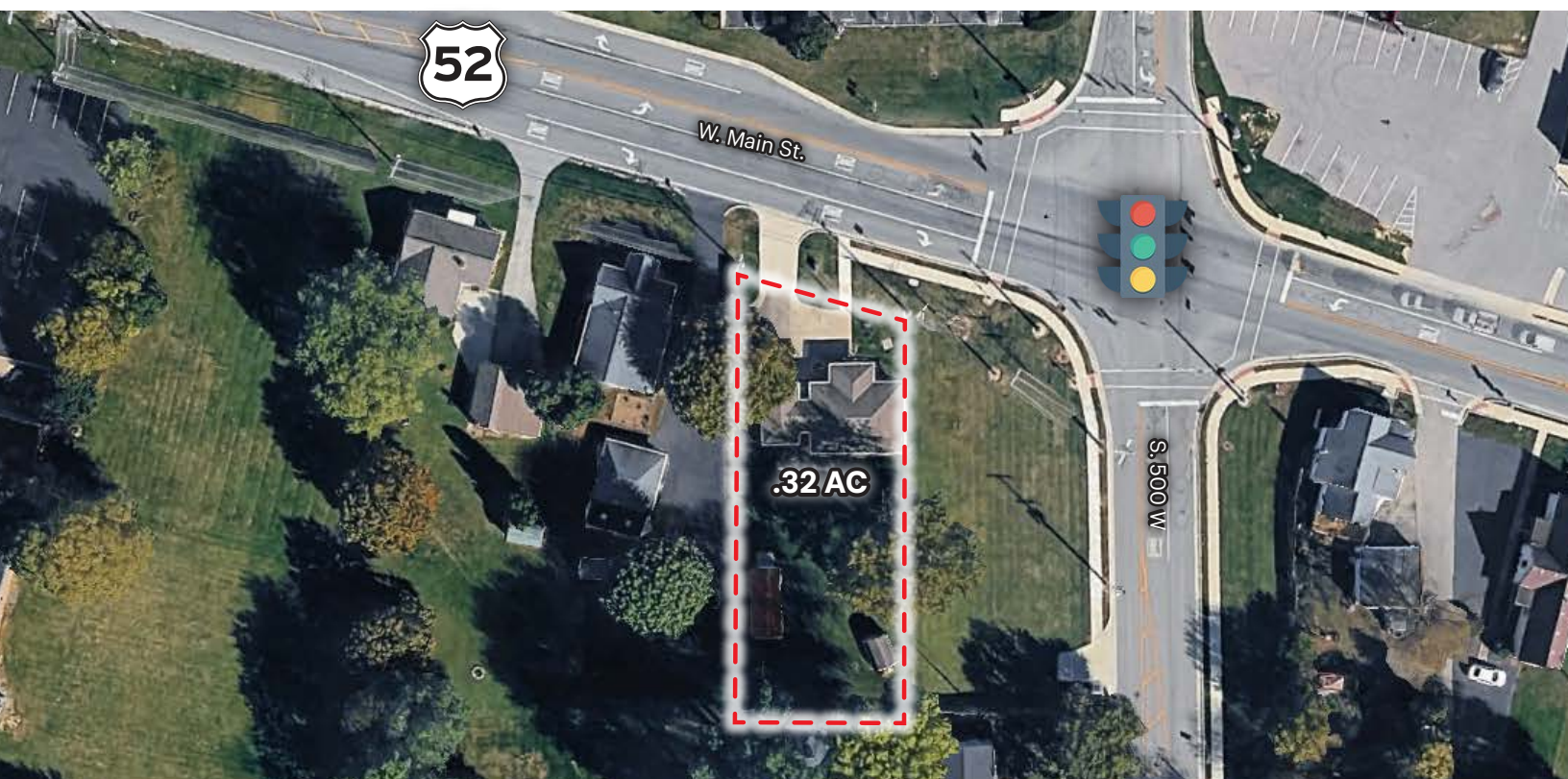




5023 US 52
New Palestine, IN 46163



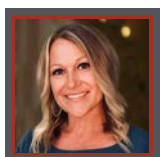
PROPERTY DESCRIPTION

Redevelopment opportunity in the heart of New Palestine. This 0.32 acre parcel offers excellent visibility surrounded by established neighborhoods and growing community amenities, this site presents strong potential for a small commercial development. One of Hancock County's most desirable and rapidly expanding areas.

OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	0.32 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	696	4,764	10,697
Total Population	1,829	12,640	28,335
Average HH Income	\$151,918	\$142,326	\$127,851



Crystal Kennard
VP, Brokerage
317.418.2464
ckennard@tharprealty.com





5023 US 52
New Palestine, IN 46163



Looking North





5023 US 52
New Palestine, IN 46163

Looking West



Looking East





5023 US 52
New Palestine, IN 46163

Surrounding Businesses

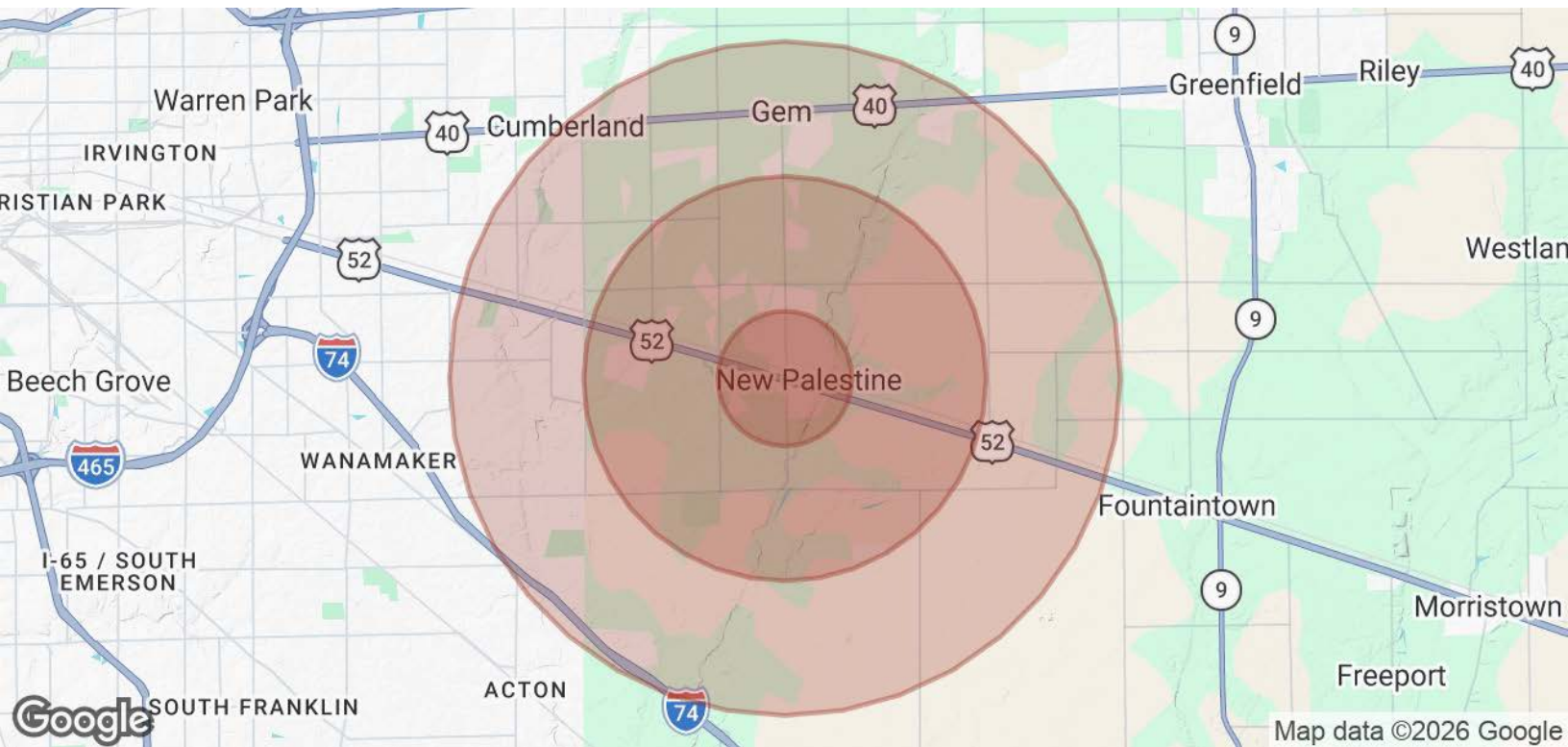




5023 US 52

New Palestine, IN 46163

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,829	12,640	28,335
Average Age	44.2	42.0	40.6
Average Age (Male)	39.4	39.4	38.9
Average Age (Female)	47.4	44.0	42.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	696	4,764	10,697
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$151,918	\$142,326	\$127,851
Average House Value	\$357,469	\$337,897	\$321,191

2023 American Community Survey (ACS)

