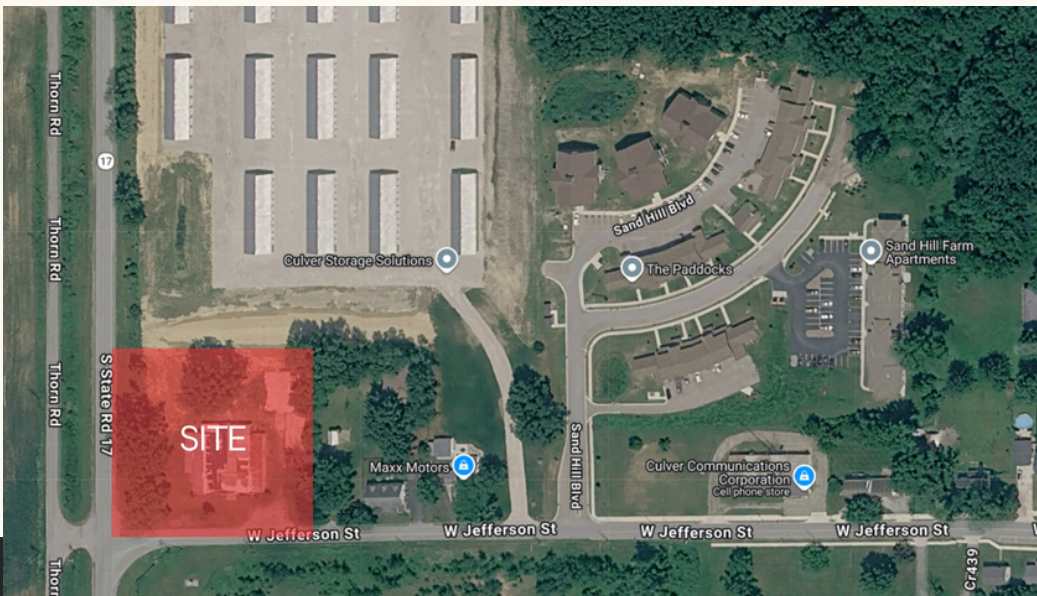


21 COMMERCIAL.

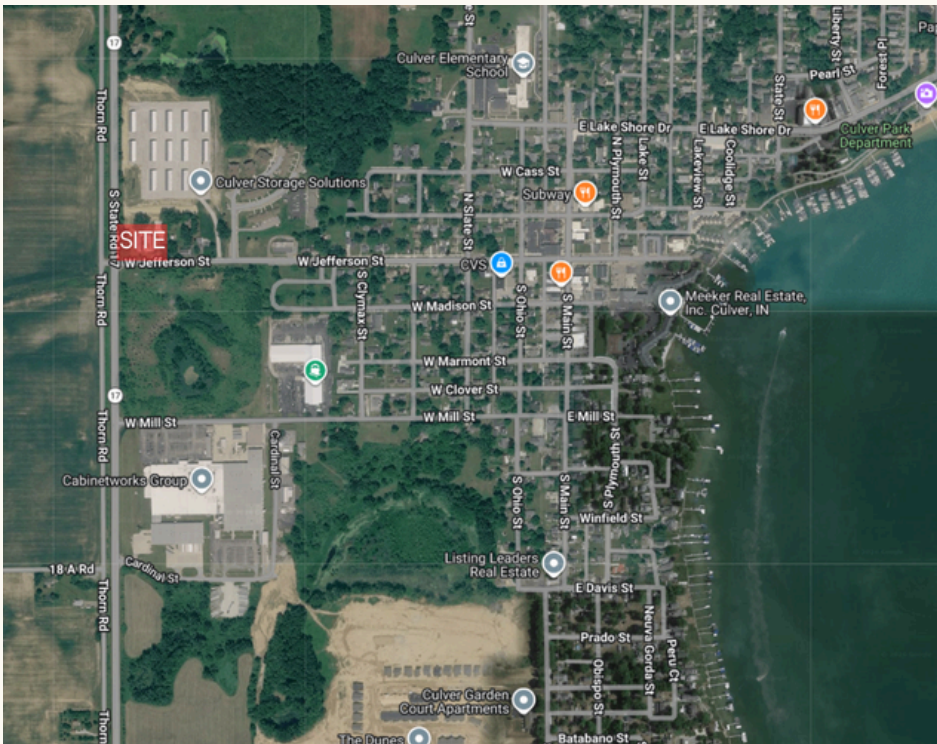
FOR SALE



This 1.71-acre commercial site is strategically positioned just off Highway 17 and Jefferson Street, a primary corridor through Culver, Indiana.

LOCATION

600 W Jefferson St,
Culver IN, 46511



PROPERTY FEATURES

The location delivers strong daily traffic exposure and easy ingress/egress, making it an ideal candidate for a gas station, convenience store, or other service-oriented retail development.

With excellent frontage along a main thoroughfare, the property captures both local and regional traffic. Its proximity to downtown Culver and nearby amenities supports consistent demand year-round. The parcel's size allows for efficient site planning while maintaining visibility and access—key drivers for successful retail performance. This property has an improved structure that will likely need to be extremely renovated or removed.

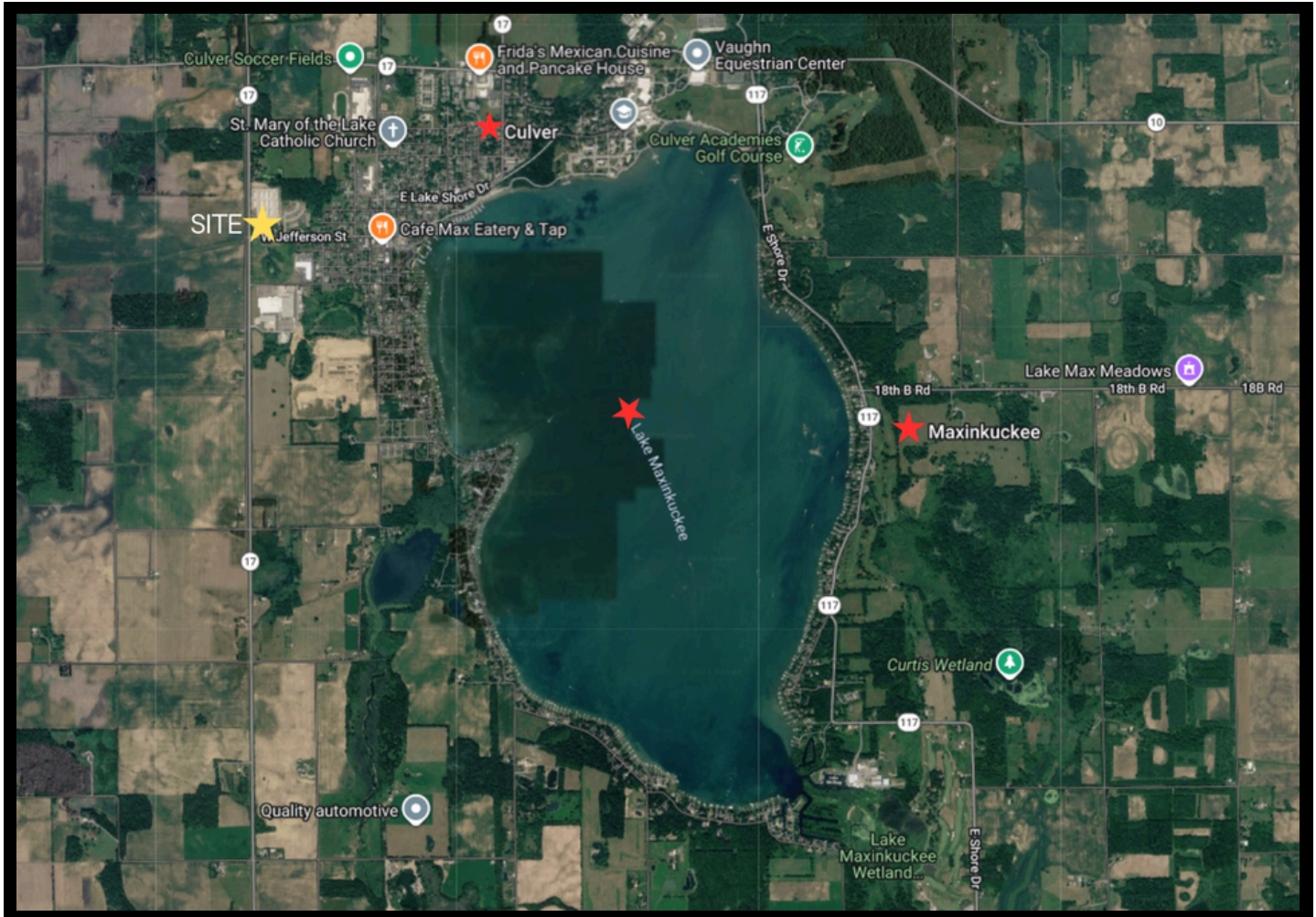
A rare opportunity to secure a well-located commercial development site in Culver.

Call For Pricing

Kyle Pugh

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Email: KPugh@c21cre.com



PROPERTY HIGHLIGHTS

- 1.71-acre land value opportunity
- Utilities in place, supporting efficient redevelopment
- Flexible site layout with potential for multiple commercial uses (subject to zoning and approvals)
- Existing improvements are best suited for removal, allowing a clean-slate development
- Offered for redevelopment / new construction

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	1,491	2,822	5,204
2025 Average HH Income	\$77,927	\$93,310	\$94,341

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