

DEVELOPMENT OPPORTUNITY

US 6 (Market Street) | Nappanee, IN 46550



Fully Improved Land Sites at a Signalized Corner Location

Land:	4.04 Acres (each parcel is 2.02 Acres)
Zoning:	B-2 General Business
Utilities:	Municipal
List Price:	\$350,000 / Acre

Details:

Prime Commercial Land – 2.02 to 4.04 Acres Available. Located near the signalized intersection of US-6 (Market Street) and S. Oakland Avenue (County Road 7), this high-visibility property offers 2.02-acre parcels that can be purchased individually or together for a total of 4.04 acres. Ideally suited for retail or office use, the site is zoned B-2 General Business, lies within a TIF district, and has municipal utilities available at the street. This is a stand-out development opportunity on a major traffic corridor in a growing commercial area.

[VIEW PROPERTY ONLINE](#)



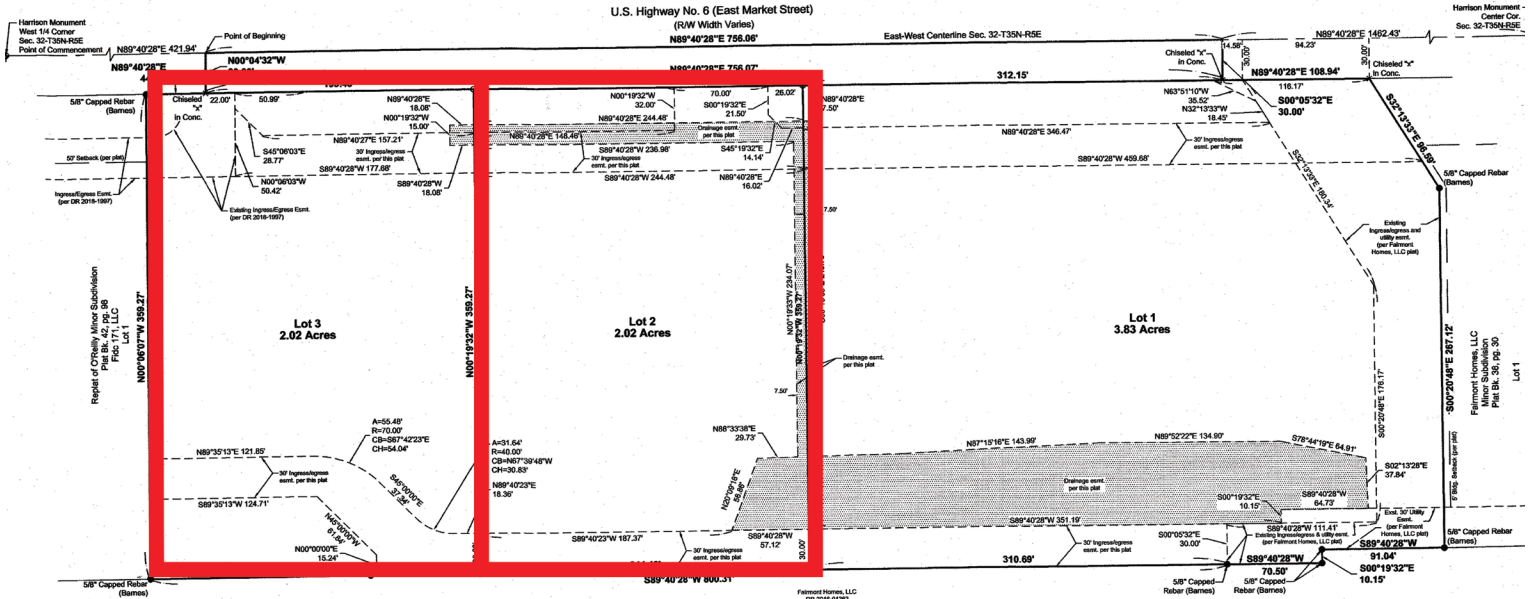
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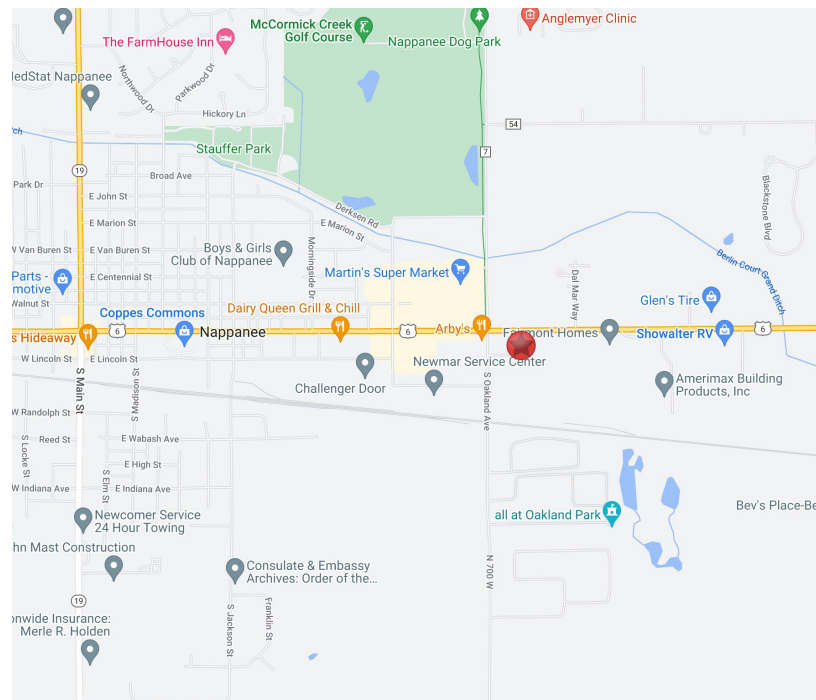


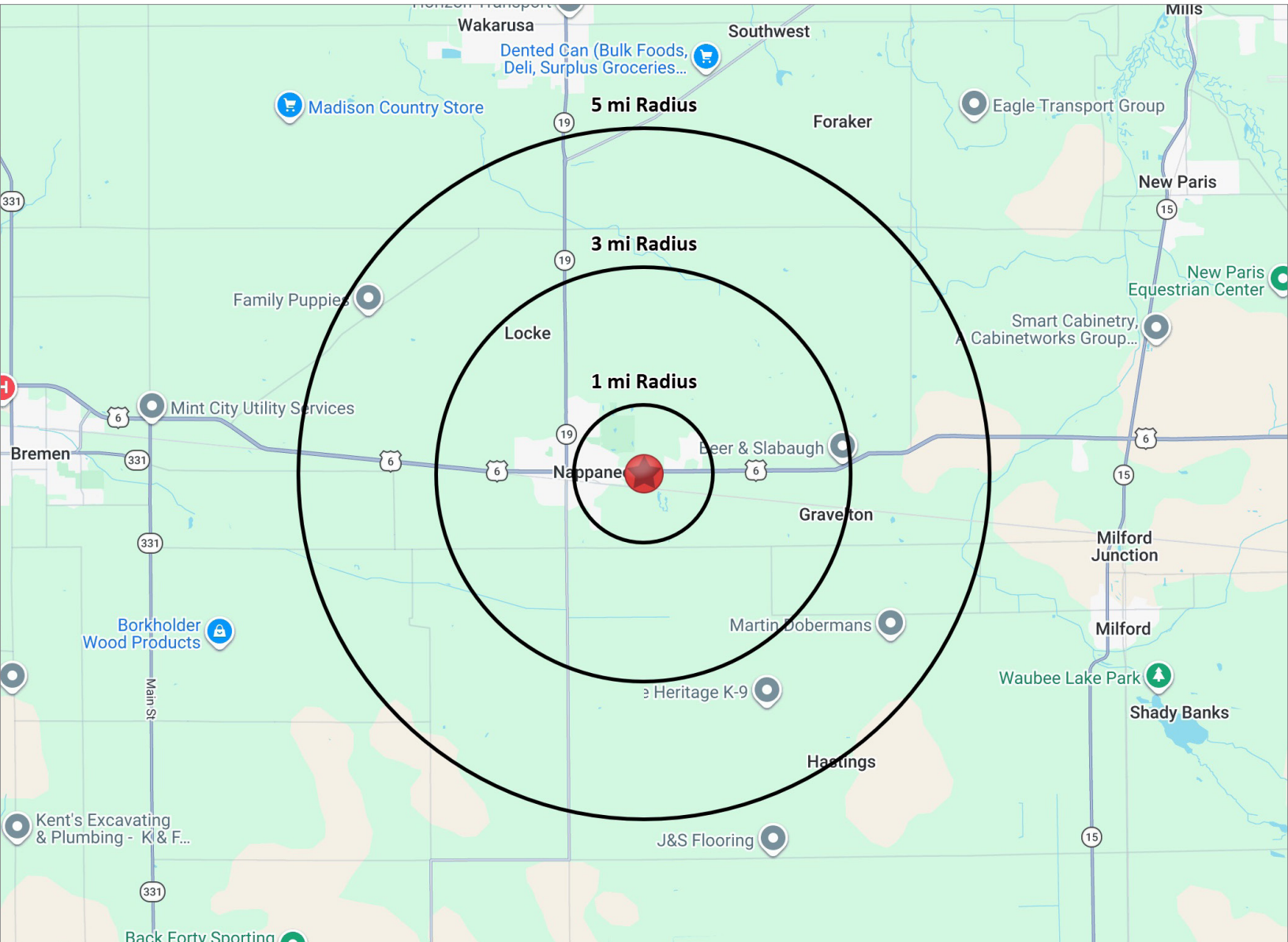
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Ryan Gableman, CCIM/SIOR
Senior Broker, Principal
D 574.485.1502 | C 574.215.0336
rgableman@cressy.com



- Property is located off the southeast corner of US 6 (Market Street) and SR 7 (Oakland Avenue) on a high traffic commercial corridor with over 10,000 cars daily on US 6
- The subject property is adjacent to a Family Express Convenience Store and is nearby several national fast food chains (KFC/Taco Bell, Arby's, Dairy Queen, Pizza Hut); near Martin's Supermarket, and near O'Reilly Auto Parts, 1st Source Bank, Interra Credit Union, Ace Hardware, and Auto Zone.





POPULATION

1 MILE	2,361
3 MILE	9,501
5 MILE	12,636



NUMBER OF HOUSEHOLDS

1 MILE	909
3 MILE	3,451
5 MILE	4,418



AVERAGE HOUSEHOLD INCOME

1 MILE	\$95,530
3 MILE	\$94,710
5 MILE	\$99,414



MEDIAN HOME VALUE

1 MILE	\$245,393
3 MILE	\$246,342
5 MILE	\$251,972