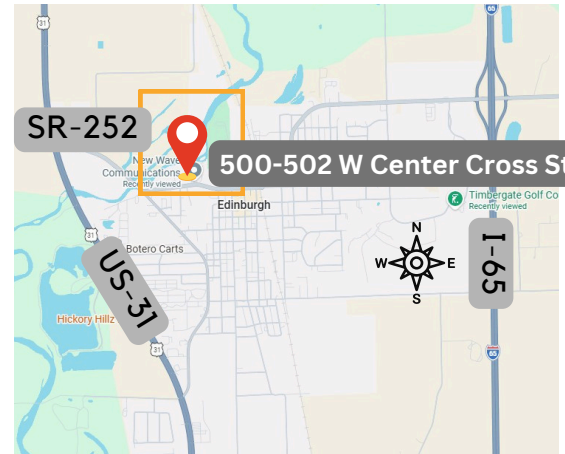
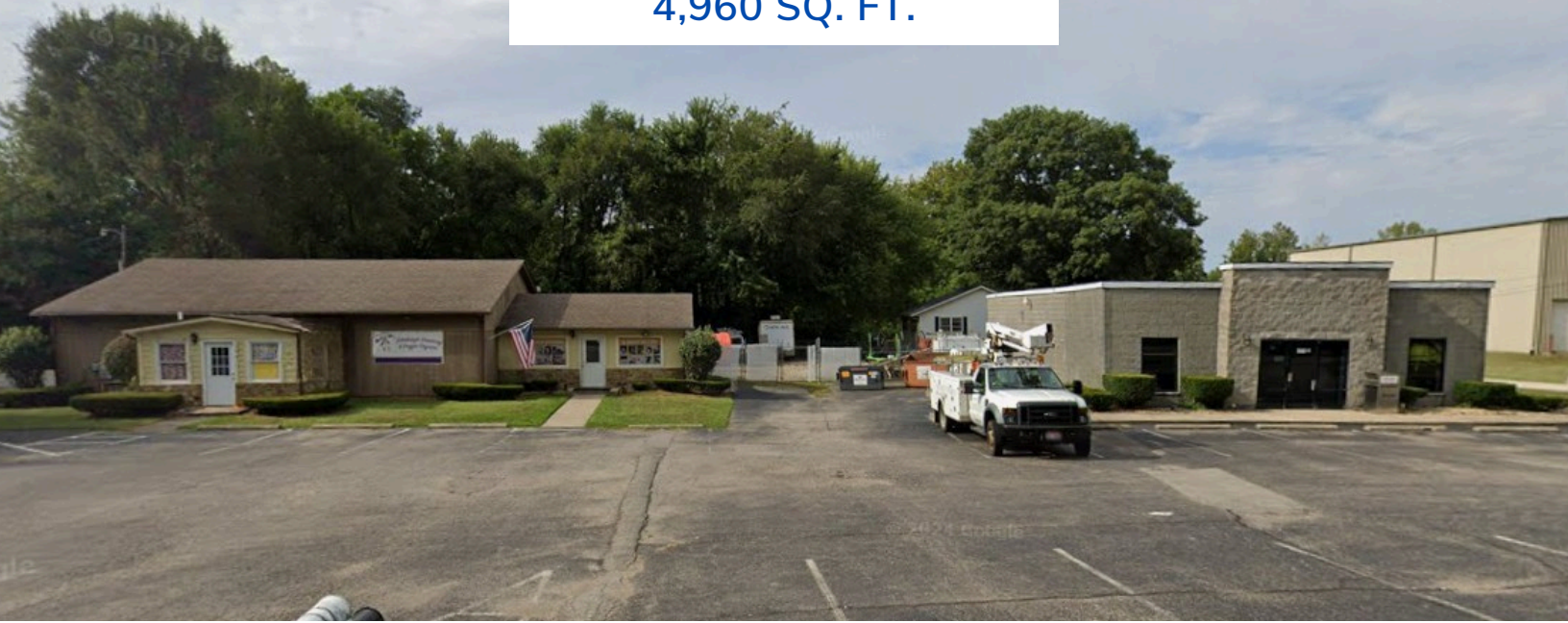


INCOME PRODUCING PROPERTY

4,960 SQ. FT.



ABOUT THE PROPERTY

- Two (2) Single Tenant Buildings
- 500: New Wave Communications
- 502: Former Dog Groomer + Daycare
- Investment Opportunity
- Income Producing Property

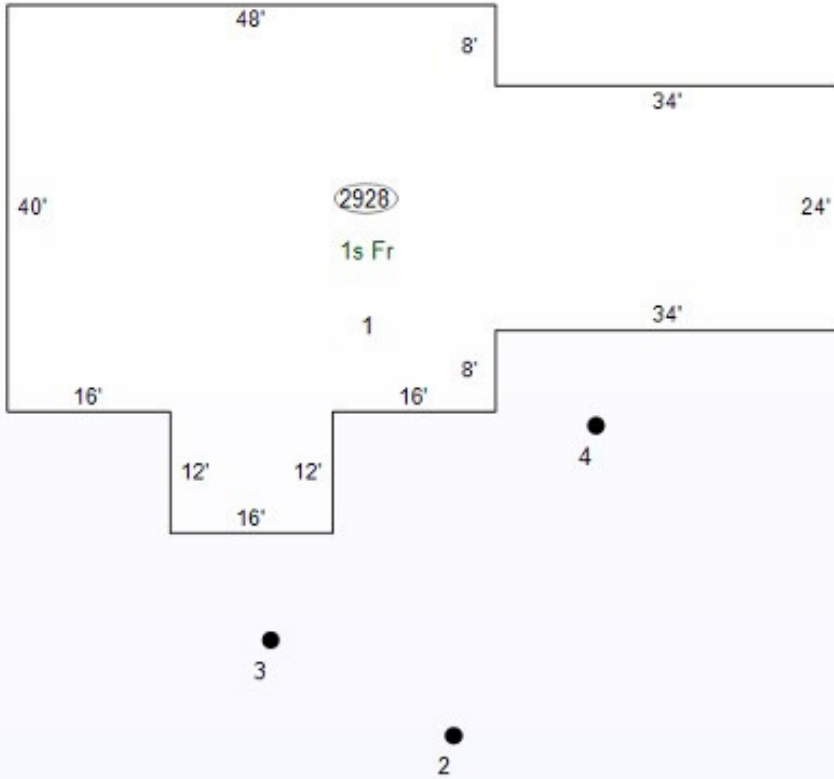
OUR PROPERTY FEATURES

- Two Freestanding Buildings
 - 2,032 SF + 2,928 SF
- Easy Access to I-65 and US-31
- Directly off the Main Edinburgh Thoroughfare

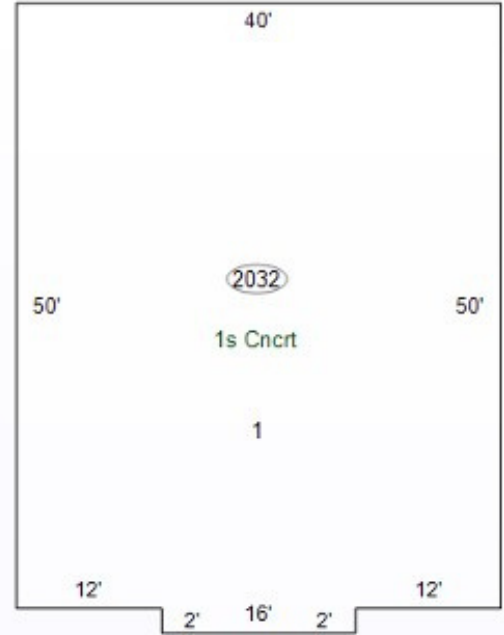
EDINBURGH

500-502 W Center Cross Street, Edinburgh, IN 46151

502 W CENTER CROSS ST



500 W CENTER CROSS ST



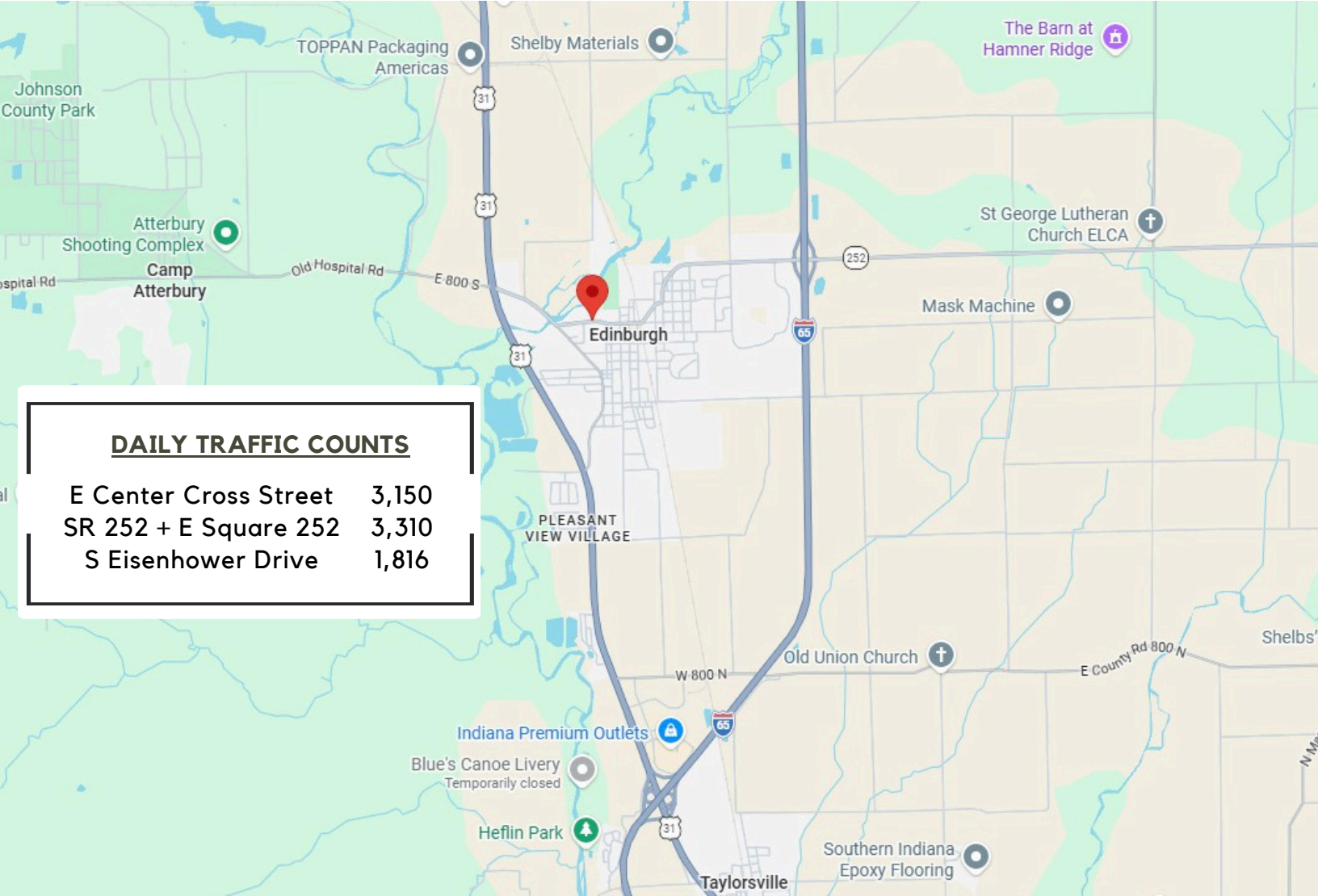
OFFERING SUMMARY:

Building Size: 2,032 - 2,928 SF
 Available SQ FT: 4,960 SQ FT
 Lot Size: 0.774 AC
 Zoning: Commercial

UNIT	TENANT	SQ FT
500	New Wave Comm.	2,032
502	Available	2,928

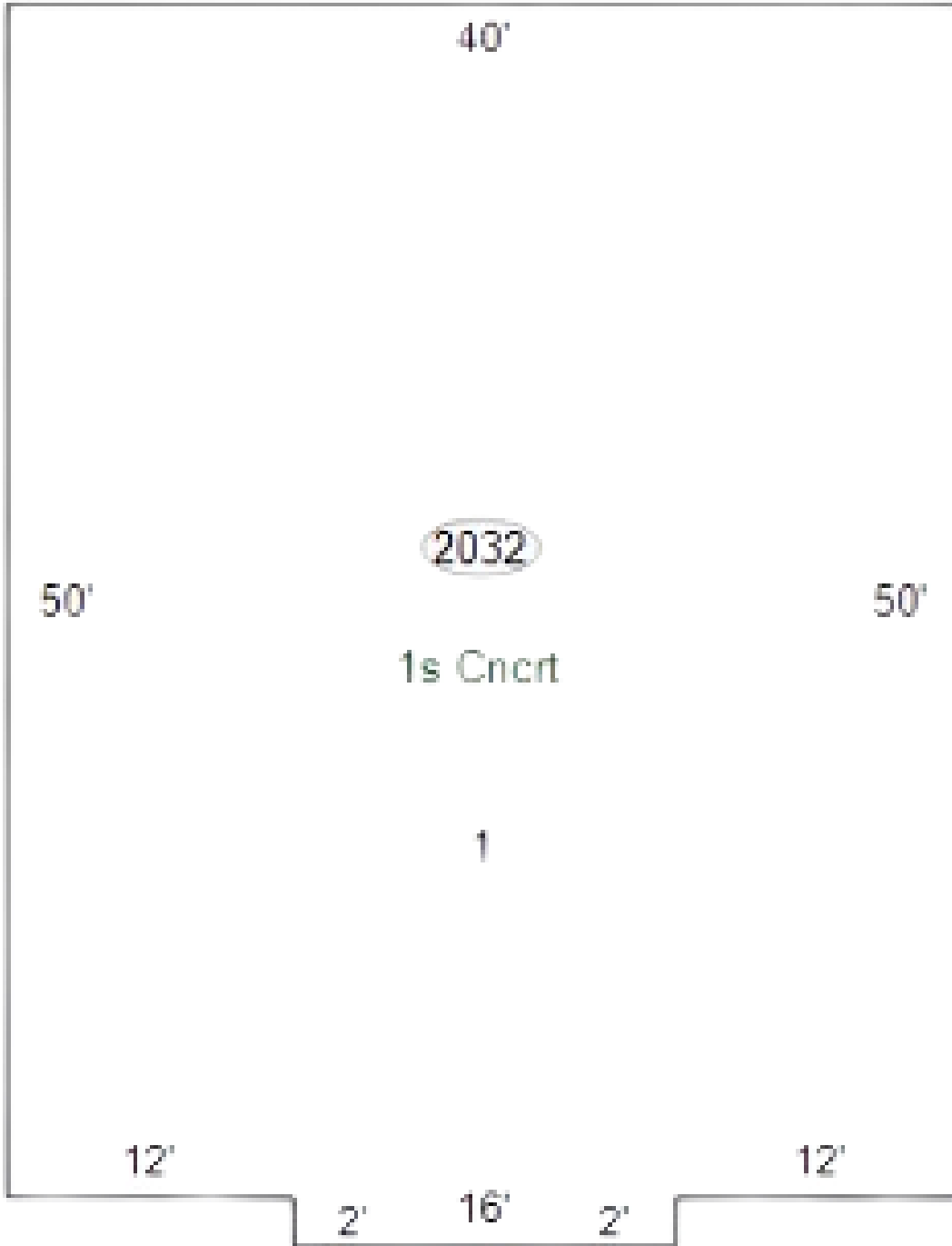
EDINBURGH

500-502 W Center Cross Street, Edinburgh, IN 46151

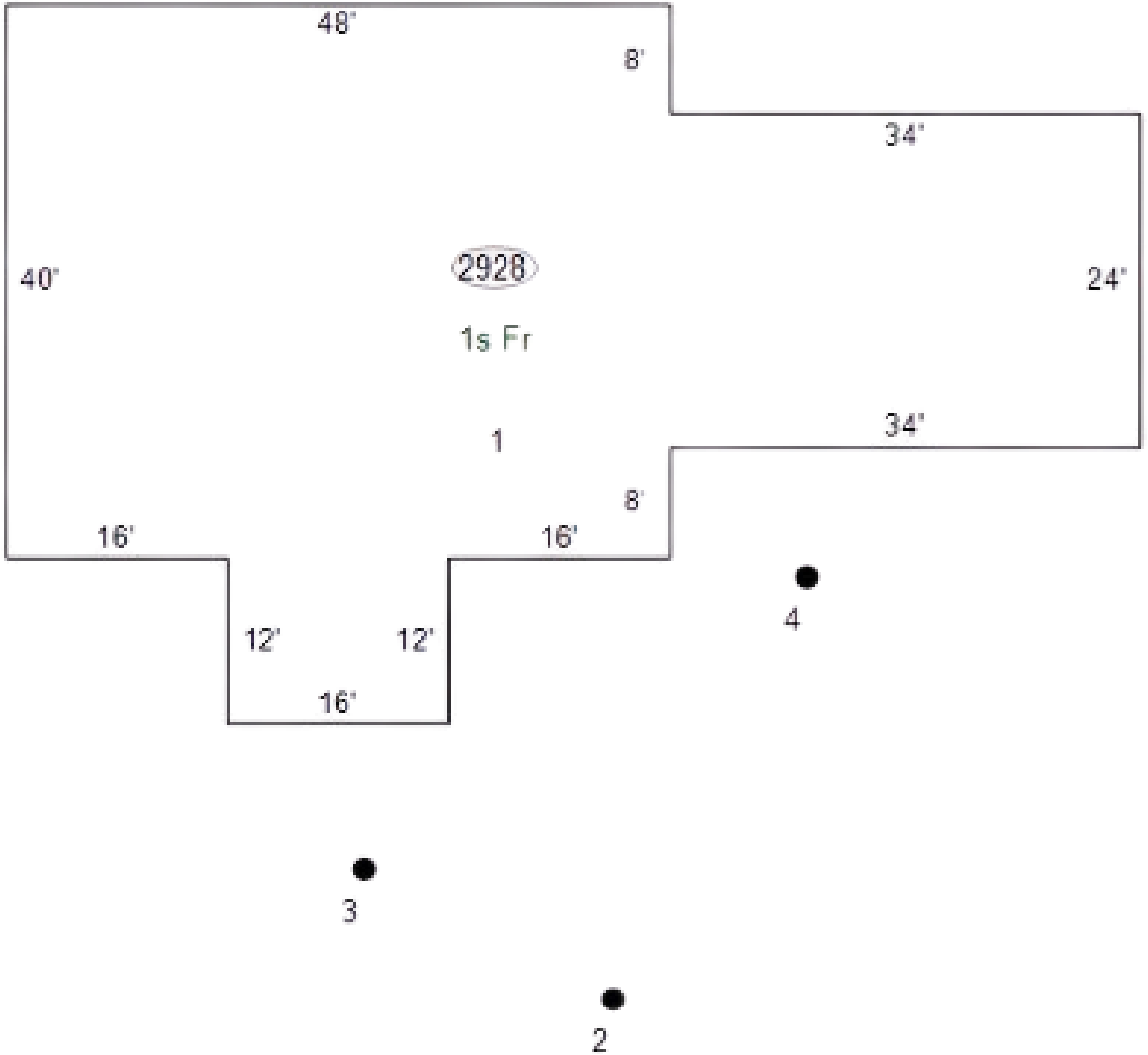


DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION	2,984	6,516	7,893
HOUSEHOLDS	1,189	2,615	3,252
median HH income	\$57,008	\$64,276	\$64,466
average age	41	41	44

500 W CENTER CROSS ST



502 W CENTER CROSS ST



EDINBURGH

500-502 W Center Cross Street, Edinburgh, IN 46151

