

OFFICE/RETAIL BUILDING FOR SALE & LEASE

220 & 240 N Walnut St

Atlanta, IN 46031

COOMBES REAL ESTATE



PROPERTY DESCRIPTION

220 & 240 North Walnut Street offer a versatile commercial opportunity in the heart of Atlanta. The renovated property features a flexible layout suited for office or retail users, complemented by dedicated adjacent parking and convenient access to the surrounding community.

PROPERTY HIGHLIGHTS

- 2,032 SF Building
- Office or Retail Opportunity
- Recently Renovated Interior & Exterior
- Adjacent Paved Parking Lot Included
- ADA Accessible
- Mix of Open & Private Office Areas
- Signage Opportunities
- Two-Parcel Offering
- Downtown Atlanta Location

OFFERING SUMMARY

Sale Price:	\$289,000
Lease Rate:	Inquire for Price
Available SF:	2,032 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	37	121	370
Total Population	115	360	1,098
Average HH Income	\$81,370	\$79,645	\$82,204

Robert Coombes

(765)-760-3189

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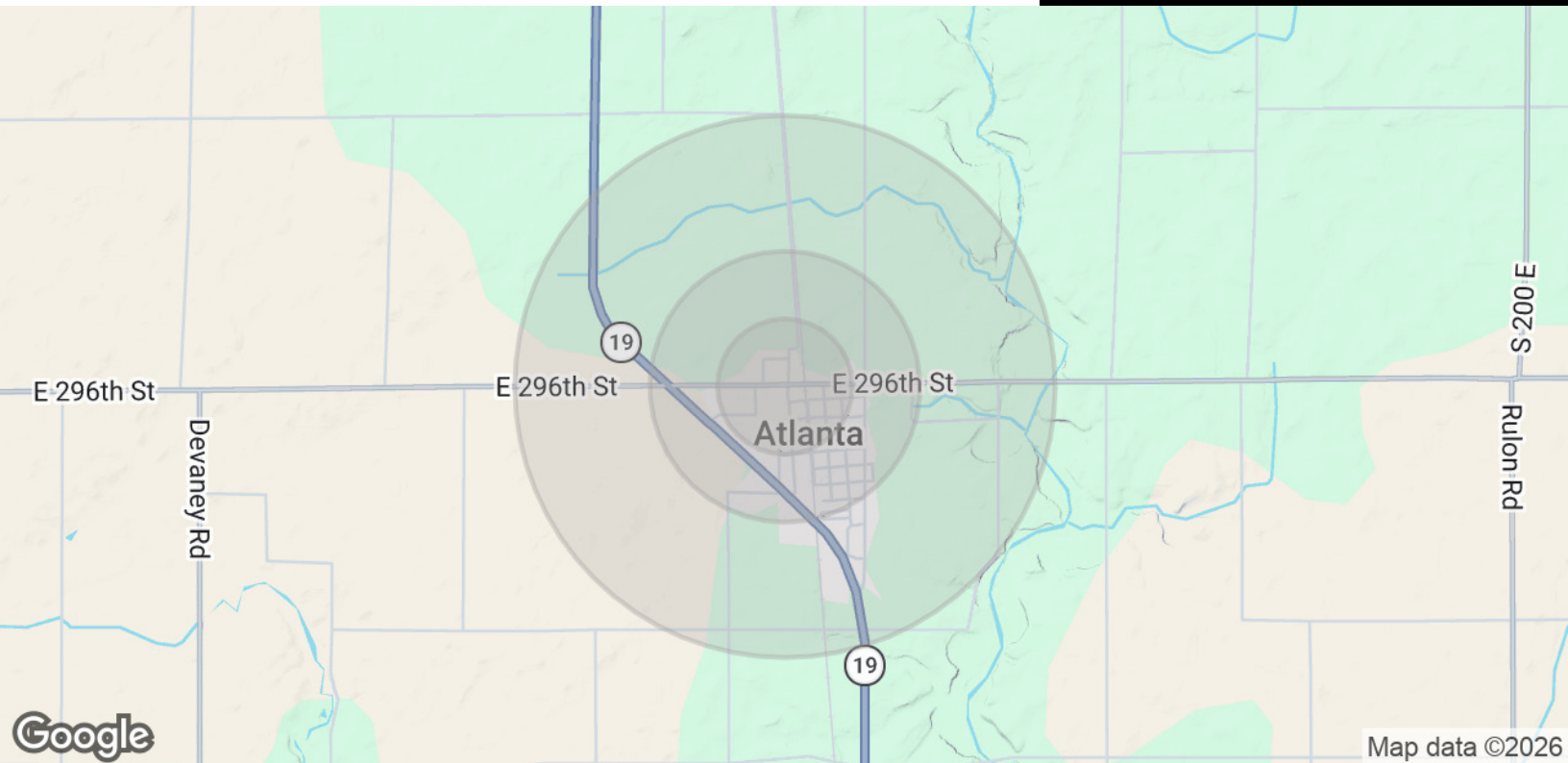
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	115	360	1,098
Average Age	39.3	39.3	39.4
Average Age (Male)	41.8	41.4	40.8
Average Age (Female)	33.7	34.3	35.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	37	121	370
# of Persons per HH	3.1	3.0	3.0
Average HH Income	\$81,370	\$79,645	\$82,204
Average House Value	\$150,964	\$147,236	\$140,866

2023 American Community Survey (ACS)

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