

**SR 28 & US 31
Tipton, IN 46072**

Full utilities and infrastructure in place for quick development

Prime location for hotels, restaurants, commercial and industrial use

Parcels are divisible and/or built to suit

Business zoning

High traffic volume at newly opened interchange

High visibility off State Road 28 and US 31

Strategically centered between Indianapolis, Kokomo, Lafayette, Lebanon and Whitestown



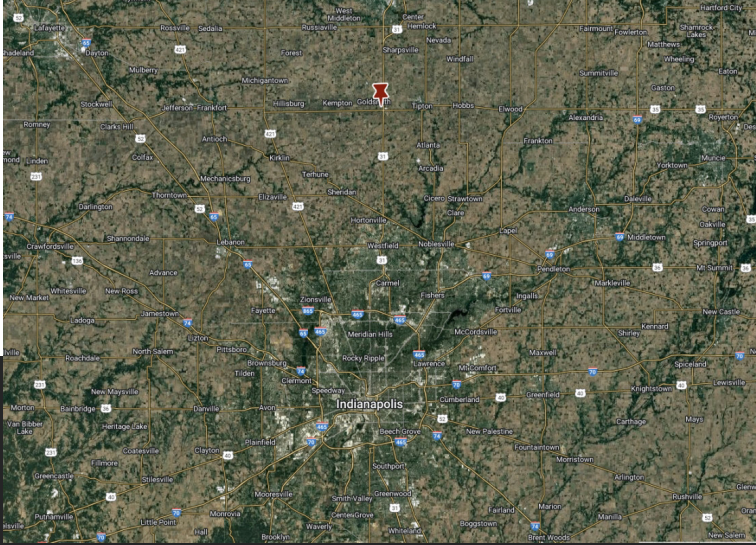
FOR SALE

Call for Price

**Land Size: 137 Acres
Property Size: 5,967,720 Sq. Ft.**

Contact:
SCOTT SCHULER
Broker
317-703-5880
SSchuler@c21cre.com

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Property Available

317-703-5880

KEY FACTS

- 5,356 Population
- 46.3 Median Age
- 2.4 Average Household Size
- 2,148 2020 Total Households

EDUCATION

- 4.56% No High School Diploma
- 8.38% High School Graduate
- 15.36% Some College
- 20.62% Bachelor's/ Grad

BUSINESS

- 298 Total Businesses
- 3,059 Total Employees

EMPLOYMENT

- 363 Manufacturing Employees
- 225 Retail Trade Employees
- 77 Eating & Drinking Employees
- 109 Finance/Ins/Real Estate Emp
- 4.8% Unemployment Rate

INCOME

- \$83,200 Median Household Income
- \$39,870 Per Capita Income
- \$329,480 Median Net Worth

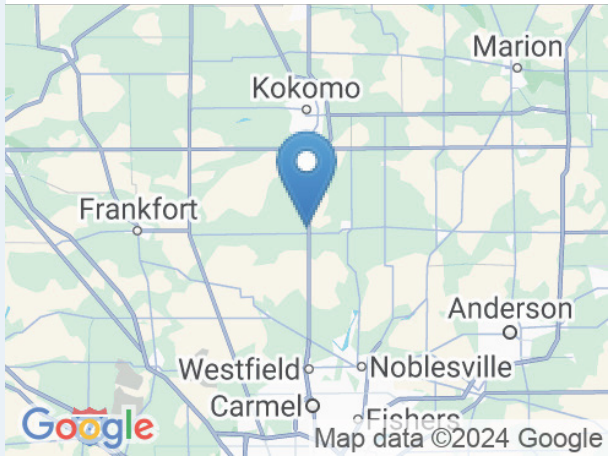
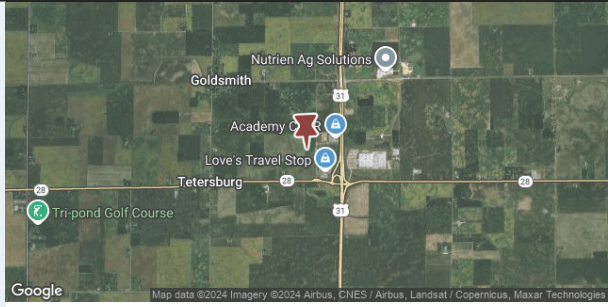
Households by Income

The largest group : \$100,000 - \$149,999 (22.55%)

The smallest group : \$15,000 - \$24,999 (2.33%)

Indicator	Value(%)
< \$15,000	6.43
\$15,000 - \$24,999	2.33
\$25,000 - \$34,999	4.94
\$35,000 - \$49,999	12.63
\$50,000 - \$74,999	17.75
\$75,000 - \$99,999	14.91
\$100,000 - \$149,999	22.55
\$150,000 - \$199,999	13.33
\$200,000+	5.13

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