

# FOR SALE/LEASE

## BIG BOX RETAIL

2145 IN-54  
LINTON, IN 47441



### PROPERTY HIGHLIGHTS

- 52,542 Sq Ft retail building for sale for \$2,300,000.
- Building is divided into 2 spaces and is anchored by Walmart (next door)
- 1st space leased by Orscheln Farm & Home through August 2027.
- 23,862 +/- Retail Space vacant and available for lease at \$6/sf
- Businesses at this intersection include Walmart, Burger King, Murphy USA gas station, First Financial Bank
- No zoning restrictions in Greene County
- Property located near intersection of IN-54 and County Rd 1000 W in Linton, IN

### MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Population
1 Mile	866	\$70,365	472	1,887
3 Mile	6,763	\$53,903	2,955	7,119
5 Mile	9,641	\$57,824	4,114	9,105

CRAIG DOHMAN  
Broker  
812.558.2357  
CDohman@C21CRE.com

**CENTURY 21**  
**COMMERCIAL.**  
Scheetz  
C21CRE.COM



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## SITE AERIAL

TRAFFIC COUNTS  
13,000



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