

Development Opportunity

US 6 (Market Street)  
Nappanee, Indiana 46550

**Fully Improved Land Sites at a Signalized Corner Location**



**Snapshot**

Land: Approximately 7.84 Divisible Acres

Zoning: I-1 and B2

Utilities: Municipal

List Price: \$175,000 - \$325,000 per Acre

**Property Details**

Retail/office land sites on commercial traffic corridor ranging from 1 to approximately 7.8 contiguous acres (can be subdivided) with sliding pricing from \$175,000 to \$325,000 per acre. The property is in TIF District and municipal utilities are at the street. Great development opportunity near a signalized intersection of US 6 and S. Oakland Avenue (CR 7).

[VIEW PROPERTY ONLINE](#)

2022 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,518	9,717	13,005
NUMBER OF HOUSEHOLDS	963	3,515	4,507
AVERAGE HOUSEHOLD INCOME	\$75,868	\$75,258	\$76,242

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[www.cressy.com](http://www.cressy.com)

A Global Brokerage Division of Cressy Commercial Real Estate

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Located in a High Traffic Commercial Corridor



## Location

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 US 6 commercial corridor near the subject properties includes 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.

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