

FOR SALE/LEASE

502 MAIN ST

NEW HARMONY BANK & TRUST BUILDING

New Harmony, IN 47631

PRESENTED BY:

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IN #RB14043658

CHRISTOPHER STUARD

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OFFERING SUMMARY

SALE PRICE:	\$250,000
LEASE RATE:	\$15.00 SF/yr (NNN)
BUILDING SIZE:	1,800 SF
AVAILABLE SF:	1,800 SF
LOT SIZE:	0.04 Acres
PRICE / SF:	\$138.89
RENOVATED:	2016
MARKET:	New Harmony

PROPERTY OVERVIEW

This beautiful New Harmony Bank & Trust building is located at the corner of State Road 66 and Main St in downtown New Harmony. The building layout contains three offices, a small kitchen area, and the vault. The lobby is full of natural sunlight from the large windows and contains a beautiful mural representing New Harmony on the wall. Flooring is a mix of tile and carpet. The upstairs could be expanded into if desired. The building was renovated in 2015 including a new roof. New Harmony is located within the Evansville, IN MSA. Local New Harmony attractions include Harmonie State Park and New Harmony Inn & Conference Center.

PROPERTY HIGHLIGHTS

- Former financial institution branch
- Located at the corner of "Main & Main"
- Easy access to I-64
- Renovated in 2015

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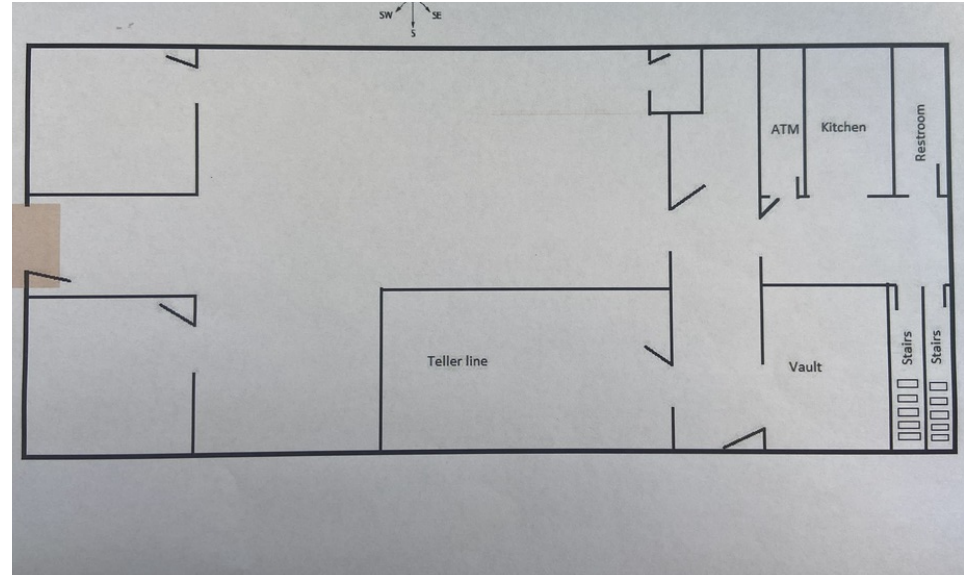
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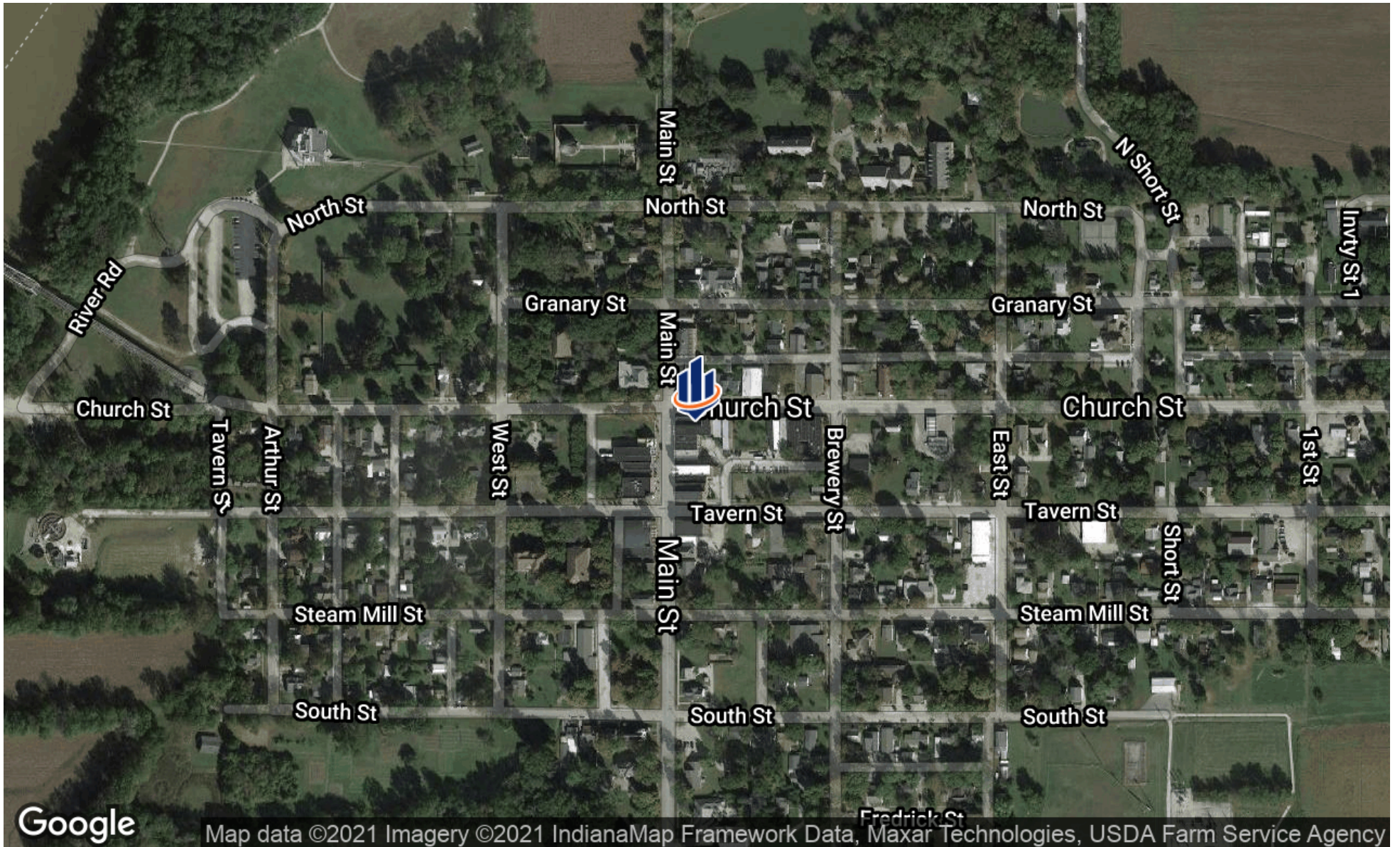
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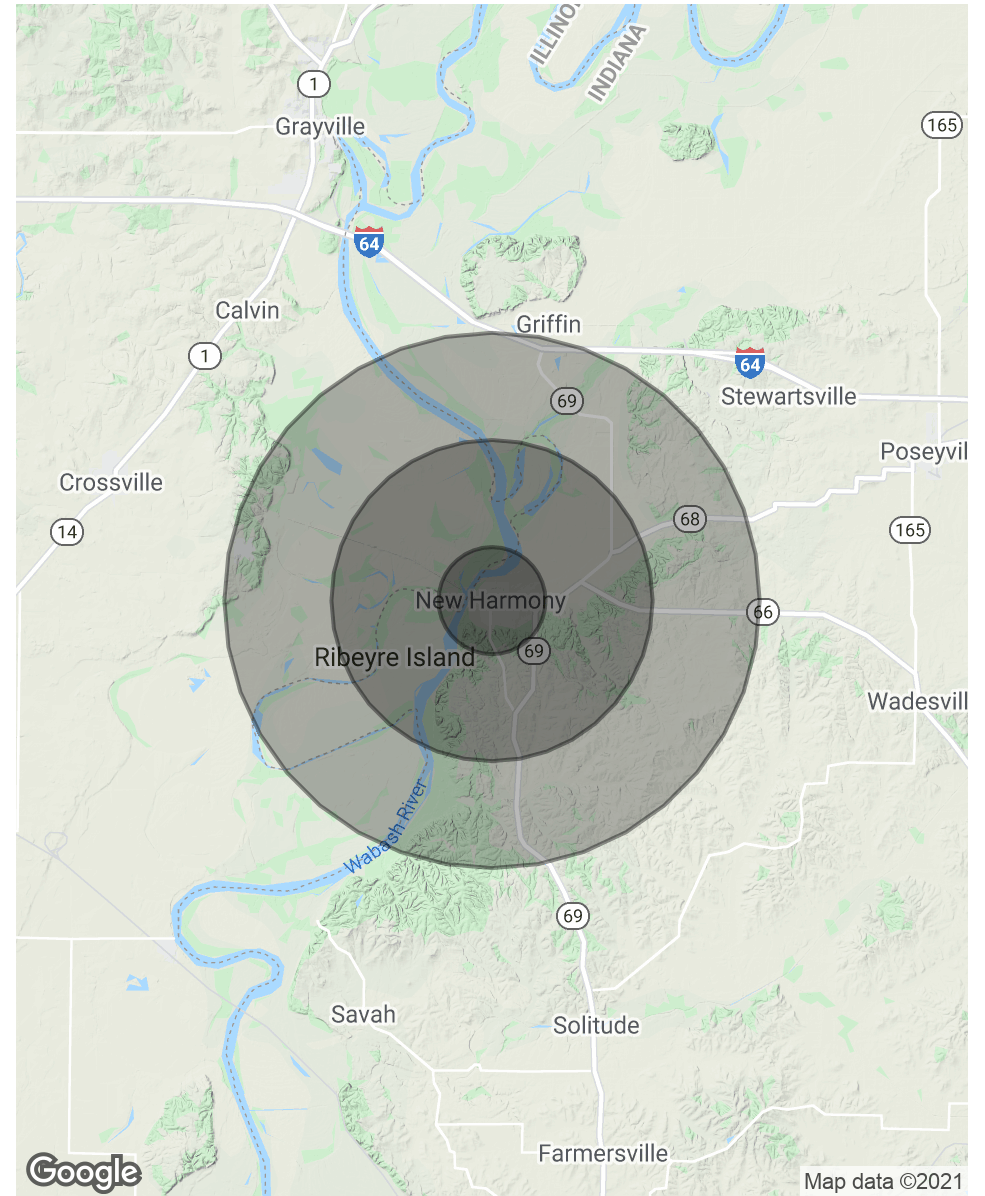
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,301	8,847	10,376
AVERAGE AGE	37.8	38.0	38.1
AVERAGE AGE (MALE)	32.8	33.7	34.5
AVERAGE AGE (FEMALE)	40.6	40.4	40.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,388	3,665	4,242
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$53,314	\$55,437	\$57,460
AVERAGE HOUSE VALUE	\$116,330	\$111,254	\$111,659

* Demographic data derived from 2010 US Census



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