



4219, 4267 & 4311 E. Station Rd

Roanoke, IN 46783

Property Highlights

- Excellent visibility, high traffic road
- Traffic count 15,649 VPD
- Income producing retail strip center & apartments plus single story residence. Land is divisible
- Quick access to I-69/I-469

Features

Building:	6,400 SF (Commercial & Apartments) 1,726 SF (Residence)
Land:	22 AC
Frontage:	Land 1,000' / 750' Depth 352'
Zoning:	Neighborhood Shopping Center
List Price:	\$1,600,000

200 E. Main Street, Suite 580
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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

General Property Information			
Name	4219-4267-4311 E Station Road	Parcel Number	35-01-23-200-018.702-007 35-01-23-200-035.100-007
Address	4219-4267-4311 E Station Road	Total Building SF	8,126 SF
City, State, Zip	Roanoke, IN 46783	Acreage	22 AC
County	Huntington	Year Built	1930
Township	Jackson	Zoning	GB & A
Parking	Asphalt	Parking Spaces	Ample
Property Features			
Construction Type		Number of Floors	2
Roof	Metal Roof	Foundation	Concrete
Lighting	Fluorescent, LED Exterior	Sprinklers	Yes
Electrical	Single Phase / 3 phase available	Restrooms	6+
Heating	Natural Gas	Central Air	Yes
Signage	Yes		
Sales Information			
Annual Taxes	\$2,071.50	List Price	\$1,600,000
Tax Yr./Pay Yr.	2019 / 2020	Terms	Cash at closing
Utilities		Major Roads	
Electric	I & M	Nearest Interstate	I-69/ I-469
Gas	NIPSCO	Distance	6 miles
Sewer	City (12")	Nearest Highway	Hwy 24
Water	10" City Main Lift Station	Distance	Adjacent to property
		Traffic Count	15,649 VPD

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-  Main Lift Station
-  Man Holes
-  Sewer Caps
-  Water Main

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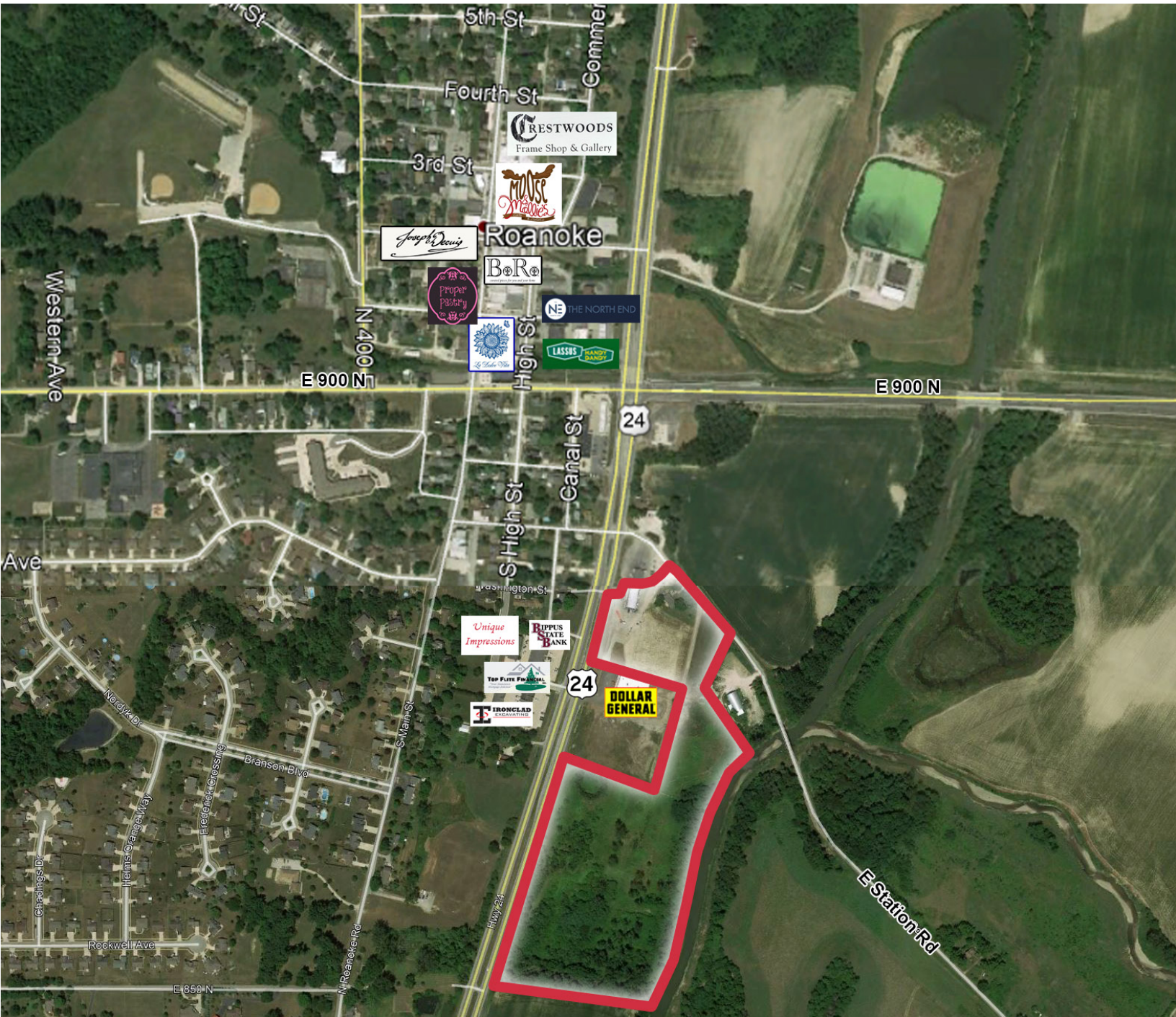
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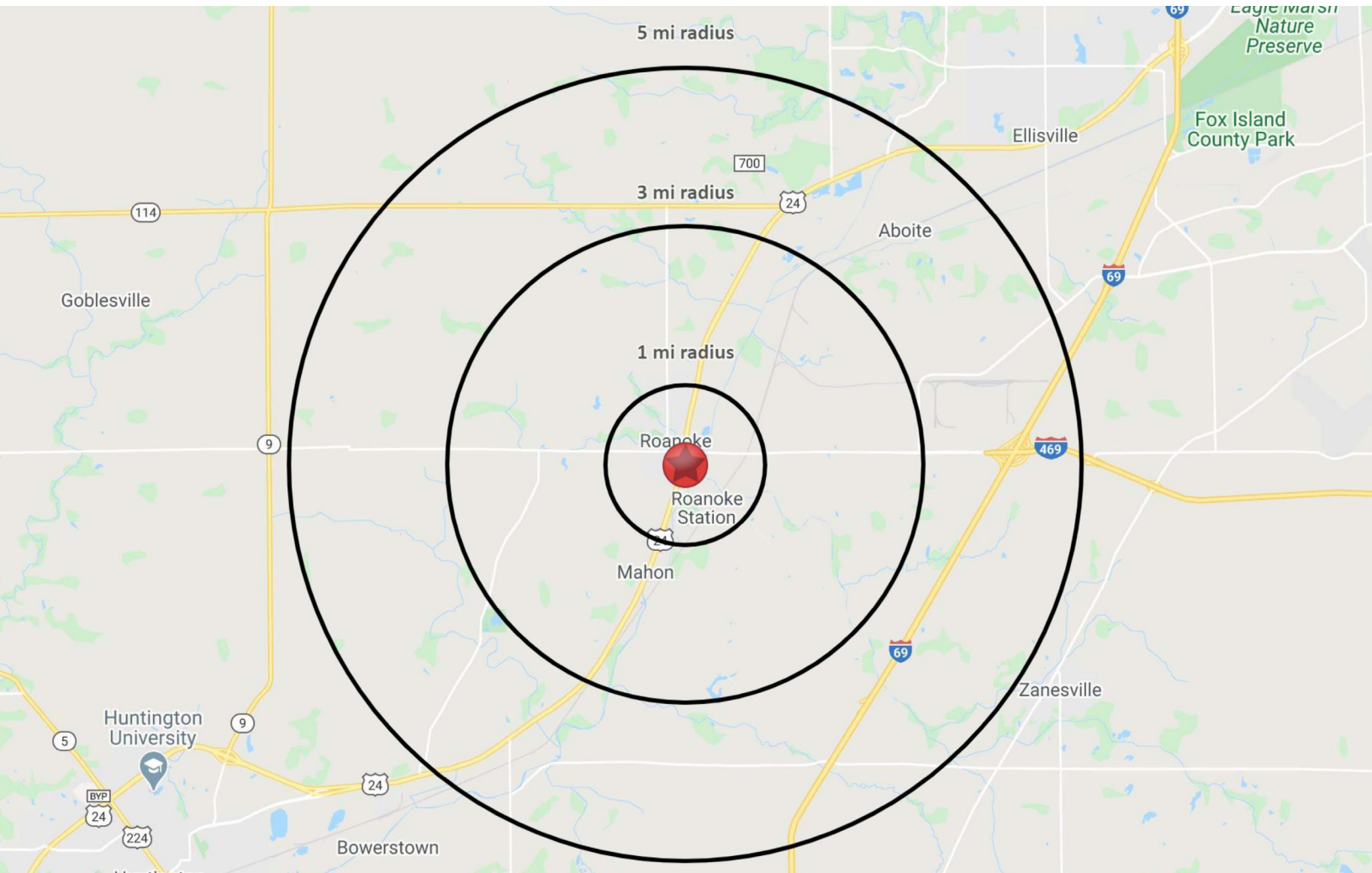
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2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	1,967	3,734	7,508
NUMBER OF HOUSEHOLDS	797	1,502	2,900
AVERAGE HOUSEHOLD INCOME	\$89,775	\$92,222	\$111,170
MEDIAN HOME VALUE	\$144,472	\$152,092	\$185,355
TRAFFIC COUNT	Highway 24 E 900 N, west of Hwy 24 E 900 N, east of Hwy 24		15,649 VPD 1,393 VPD 6,005 VPD

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