

FOR SALE

Property Available

2830 N Wilson Ave | Madison, IN



Overview

SALE PRICE	\$350,000
BUILDING SIZE	+/-17,810 SF
LOT SIZE	+/-3.0 AC



Description

The Subject property is located in Madison, Indiana. It is a freestanding retail building on Wilson Avenue just north of Clifty Drive.

Nearby Retailers



SHERWIN-WILLIAMS.



Aaron's
Easy. Beautiful. Affordable.

Demographics

	10 MILES	15 MILES	20 MILES
Population	31,850	50,291	85,419
Avg. HH Income	\$60,628	\$60,987	\$63,217
Total # Households	12,550	19,555	32,774
Daytime Population	31,557	47,168	77,942

Year: 2020 | Source:

Contact

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Traffic Counts

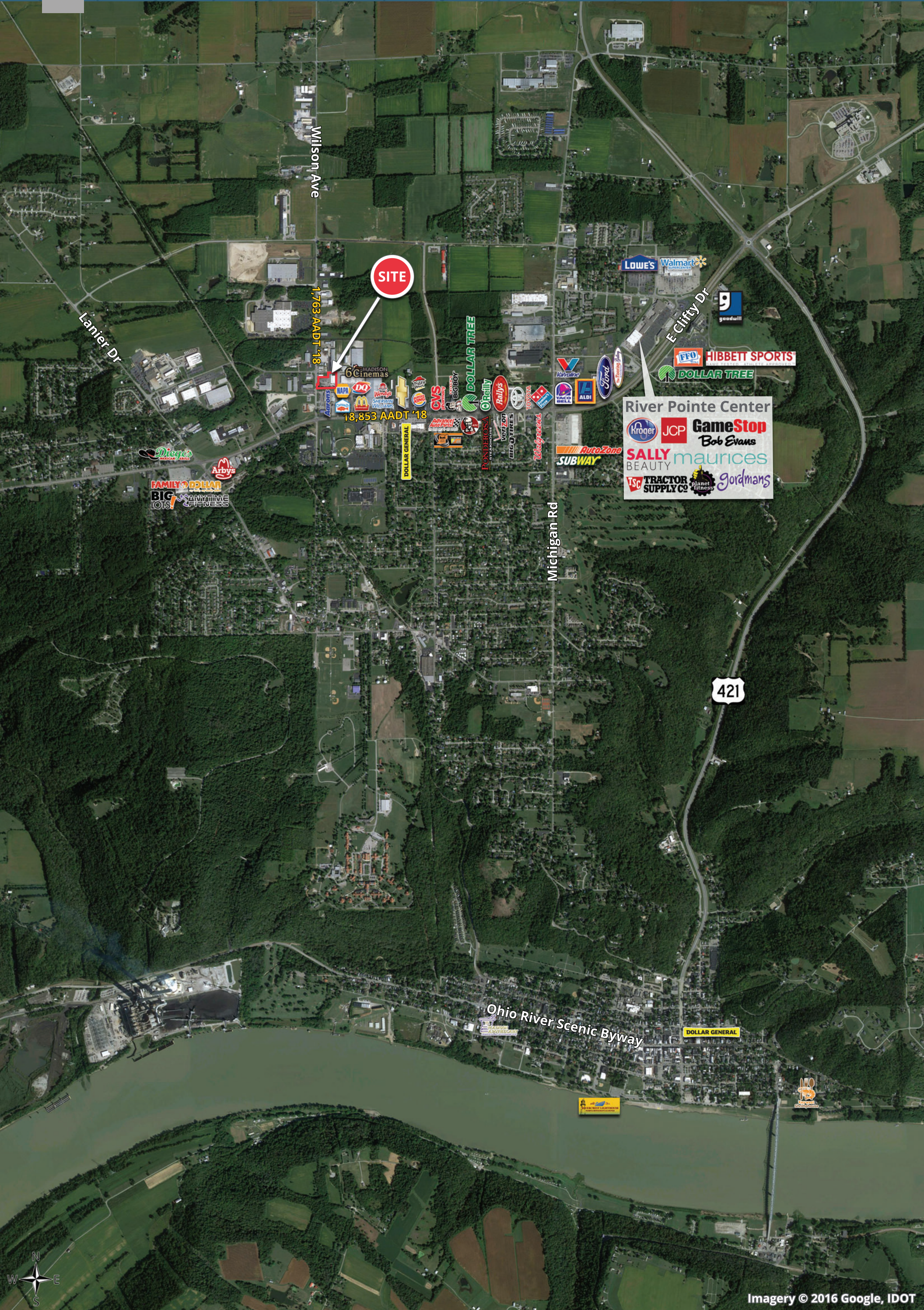
E. Clifty Dr	18,853 VPD
Wilson Ave	1,763 VPD

Year: 2018 | Source: INDOT

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SRSRE.COM



Wilson Ave

Lanier Dr

1,763 AADT '18

SITE

6 MADISON Cinemas
18,853 AADT '18

Lowe's Walmart

goodwill

FPO HIBBETT SPORTS
DOLLAR TREE

River Pointe Center
Kroger JCP GameStop
Bob Evans
SALLY maurices
BEAUTY
TSC TRACTOR SUPPLY CO. planet fitness Gordmans

Michigan Rd

421

Ohio River Scenic Byway

DOLLAR GENERAL



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2830N Wilson Ave, Madison, Indiana, 47250 Rings: 10, 15, 20 mile radii

Prepared by Esri Latitude: 38.77732 Longitude: -85.40593

	10 miles	15 miles	20 miles
Population			
2000 Population	31,155	48,483	79,880
2010 Population	32,200	50,289	84,176
2020 Population	31,850	50,291	85,419
2025 Population	31,647	50,147	85,667
2000-2010 Annual Rate	0.33%	0.37%	0.53%
2010-2020 Annual Rate	-0.11%	0.00%	0.14%
2020-2025 Annual Rate	-0.13%	-0.06%	0.06%
2020 Male Population	48.5%	49.3%	49.8%
2020 Female Population	51.5%	50.7%	50.2%
2020 Median Age	41.3	41.4	41.4
Households			
2000 Households	12,030	18,635	30,389
2010 Households	12,606	19,464	32,159
2020 Total Households	12,550	19,555	32,774
2025 Total Households	12,516	19,543	32,927
2000-2010 Annual Rate	0.47%	0.44%	0.57%
2010-2020 Annual Rate	-0.04%	0.05%	0.18%
2020-2025 Annual Rate	-0.05%	-0.01%	0.09%
2020 Average Household Size	2.37	2.45	2.52
Housing Units			
2020 Total Housing Units	14,593	22,641	37,528
2020 Owner Occupied Housing Units	9,039	14,190	24,300
2020 Renter Occupied Housing Units	3,511	5,365	8,474
2020 Vacant Housing Units	2,043	3,086	4,754
Race and Ethnicity			
2020 White Alone	93.7%	94.1%	94.7%
2020 Black Alone	1.9%	1.5%	1.2%
2020 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2020 Asian Alone	0.8%	0.7%	0.6%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Hispanic Origin (Any Race)	3.2%	3.4%	3.1%
Income			
2020 Median Household Income	\$47,826	\$48,058	\$50,177
2020 Average Household Income	\$60,628	\$60,987	\$63,217
2020 Per Capita Income	\$23,957	\$23,759	\$24,333
2019 Population 25+ by Educational Attainment			
Total	22,347	35,438	60,256
High School Graduate	33.0%	34.3%	34.8%
GED/Alternative Credential	8.0%	8.5%	8.3%
Some College, No Degree	20.7%	20.1%	20.4%
Associate Degree	9.2%	8.9%	8.6%
Bachelor's Degree	11.6%	10.4%	9.6%
Graduate/Professional Degree	7.7%	6.2%	5.7%
Daytime Population			
2020 Total Daytime Population	31,577	47,168	77,942
Workers	13,153	18,223	29,492
Residents	18,424	28,945	48,450

Source: Esri, U.S. Census