

FOR SALE

RETAIL PROPERTY



FORMER OWEN'S MARKET

302 WEST MARKET STREET, WARSAW, IN 46580

FEATURES

- 25,139 SF freestanding former Owen's Market available
- Located on 1.61 acres in the downtown central business district
- Access and visibility from 4 streets:
 - Center Street (8,439 vehicles per day)
 - Market Street (4,270 vehicles per day)
 - Columbia Street
 - Washington Street
- 115 paved, striped parking spaces
- Double-sided pylon sign
- Public water and sewer utilities
- Property taxes payable 2020: \$30,120.48



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\$1,550,000



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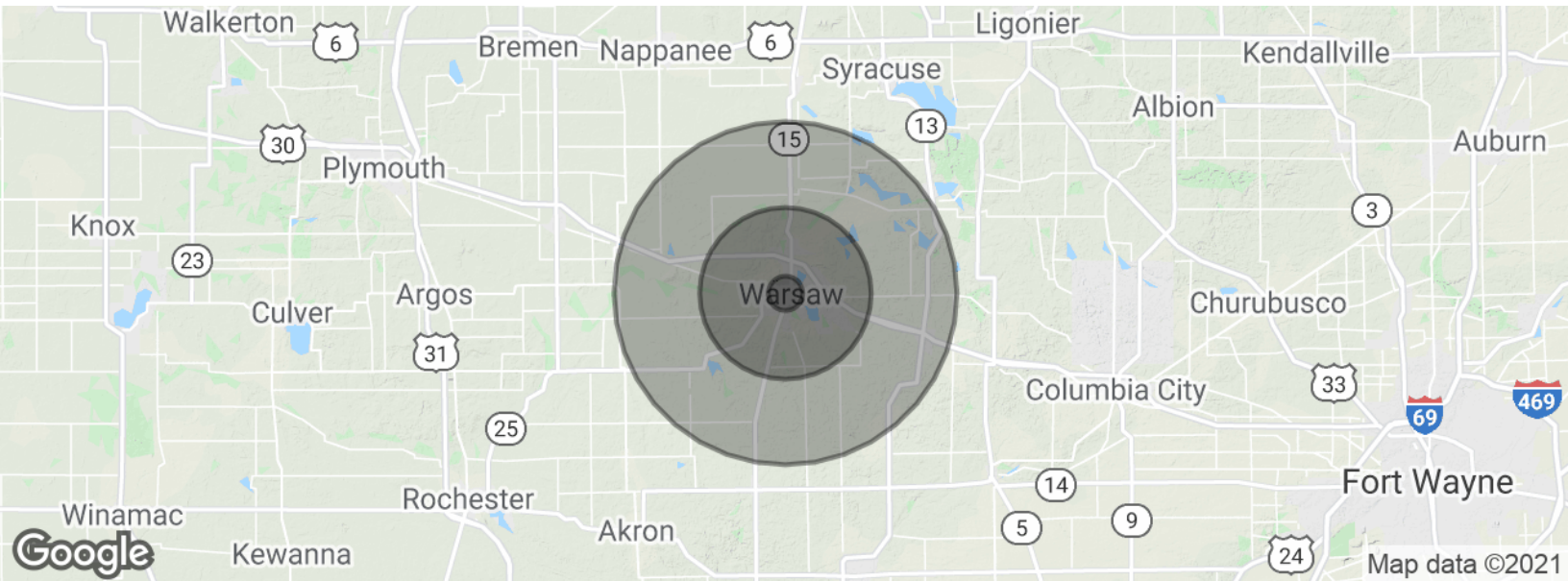
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,355	25,931	49,895
Median age	32.2	36.8	36.7
Median age (Male)	30.9	34.7	35.4
Median age (Female)	36.2	39.8	38.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,849	10,696	19,771
# of persons per household	2.4	2.4	2.5
Average household income	\$41,028	\$57,907	\$59,706
Average house value	\$185,277	\$184,986	\$174,019

* Demographic data derived from 2010 US Census



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