

URBAN COMMERCIAL OPPORTUNITY

FOR SALE OR LEASE

421 East Main St, Brownsburg, IN 46112



421 E. Main Street

- 5 Parcels, 1.4 Acres

PRICE REDUCED

WAS: \$725,000 NOW: \$679,900



415 E. Main Street

- 3 Parcels, .85 Acres

PRICE REDUCED

WAS: \$370,000 NOW: \$324,900

OFFERING SUMMARY

SALE PRICE:	\$679,900
LEASE RATE:	\$3500-\$7400
LOT SIZE:	1.4 Acres
BUILDING SIZE:	5,616 SF
ZONING:	Urban Commercial
MARKET:	Indianapolis
SUBMARKET:	Central Indiana
TRAFFIC COUNT:	19,623

PROPERTY OVERVIEW

1.4 acres of prime "Main Street" property with Urban Commercial (UC) zoning, accommodating multi-story mixed use development. Existing property includes 5 contiguous parcels with 5 buildings and a parking lot. Buildings include 1 - 2,580 sf retail building, 1 - 1,536 sf residential rental, and 3 separate warehouse/garage rental buildings totaling approx. 1,500 sf. Paved parking can accommodate 40 vehicles. 280 lf of frontage along E Main Street / US Hgwy 136. Less than a mile from Brownsburg H.S., Sports field Park, Brown Elementary School, Brownsburg Public Library, and Brownsburg Municipal Center. Only 7 miles to I-465, less than 3 miles to Ronald Reagan Pkwy, and a quick 14 miles to IND Airport.

PROPERTY PARCELS INCLUDE THE FOLLOWING

- 47 S Grant (14-1-11-61E-420-004)
- 415 E Main (14-1-11-61E-420-005 and 14-11-61E-420-003)
- 417 E Main (14-1-11-61E-420-006) and
- 421 E Main (14-1-11-61E-420-007)

KW COMMERCIAL
8555 N River Road,
Ste. 200
Indianapolis, IN 46240

ROBERT BUTCHER
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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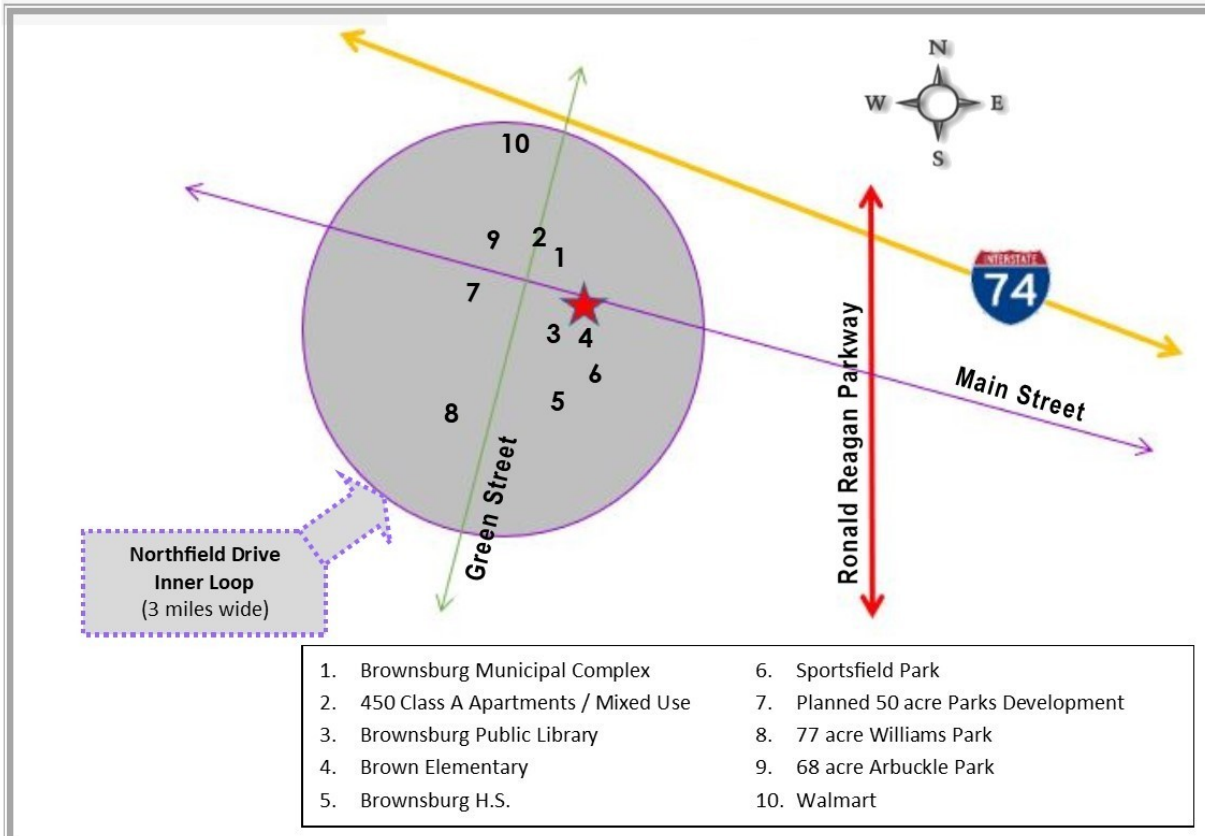


MAIN STREET PROPERTY FOR SALE or LEASE

1.4 Acres, 280 feet of frontage, 5 Buildings and lots of Parking

Brownsburg is Booming!!!!

- Top 50 "Best Small Towns" by CNN Money Magazine
- Brownsburg H.S. top 2% in Indiana by US News
- Population nearly doubled since 2010
- 10,305 total housing units, 1,200 future home sites in process
- 5 years of decreasing property tax rate
- 2.0% vacancy on commercial / retail space (w/o 10.7% of big box)
- 2018 Spring ISTEP scores were 1st in the state for 3rd consecutive year
- 15 miles of town managed trail system connected to Avon



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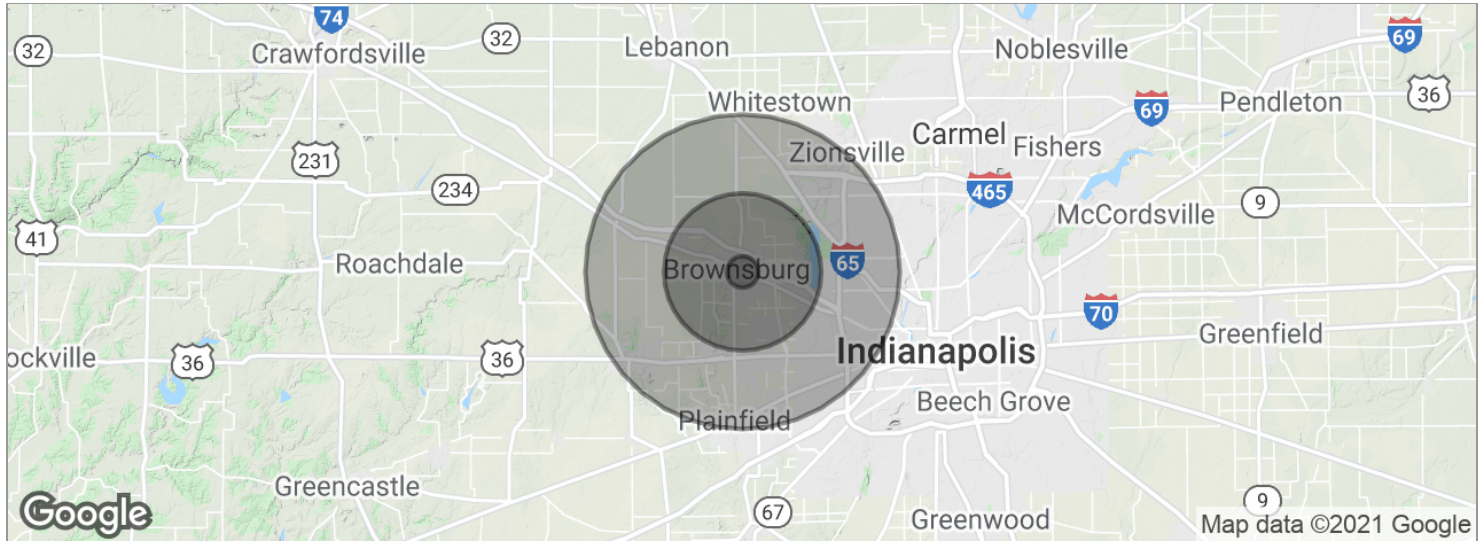
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	6,607	64,486	276,329
Median age	35.2	35.9	35.3
Median age (male)	33.7	35.0	34.4
Median age (Female)	37.8	36.9	36.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,567	23,224	107,174
# of persons per HH	2.6	2.8	2.6
Average HH income	\$68,464	\$84,870	\$73,645
Average house value	\$143,782	\$201,242	\$204,974
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	1.8%	3.0%	7.5%
RACE (%)	1 MILE	5 MILES	10 MILES
White	92.1%	89.6%	75.0%
Black	4.5%	6.0%	16.6%
Asian	2.3%	2.3%	2.5%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.1%	0.2%
Other	0.9%	0.6%	3.4%

* Demographic data derived from 2010 US Census

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