

RETAIL SPACE FOR SALE/LEASE
FORMER FASTPACE HEALTH
2717 WEST BROADWAY ST. PRINCETON, IN 47670

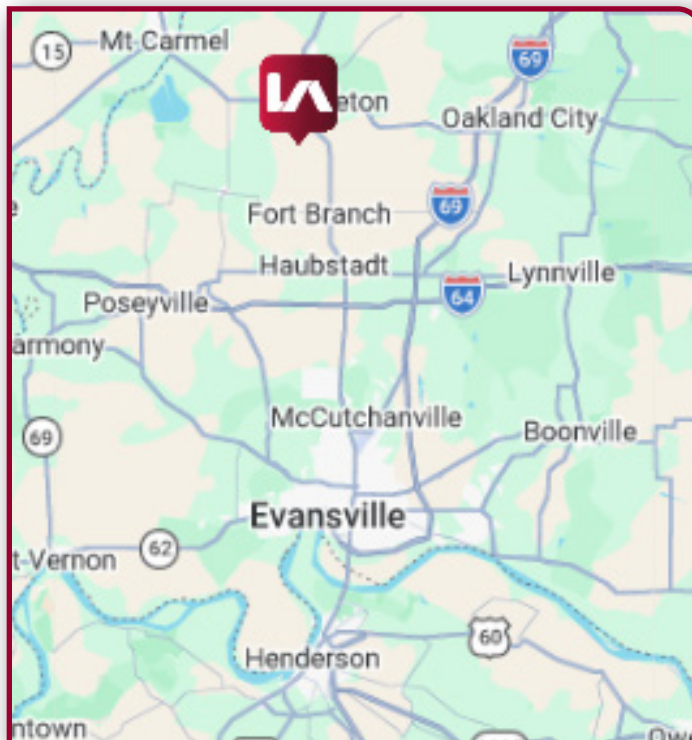
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY OVERVIEW

TOTAL SF: 3,700 SF
LOT SIZE: 0.63 Acres

- ▶ Freestanding former Urgent Care Building
- ▶ Hard Corner Sharing Signalized Entrance to Wal-Mart Super Center
- ▶ Dominant Regional Retail Draw
- ▶ 51 parking spaces
- ▶ Growing County Seat Market Anchored by Toyota Manufacturing Plant Employing over 8,000 and New, \$200 Million Investment
- ▶ Recent, 2023 Construction
- ▶ Freestanding Monument Signage



TRAFFIC COUNTS

- ▶ BROADWAY ST: 13,193 ADT
- ▶ US HIGHWAY 41: 15,606 ADT

For more information, please contact:
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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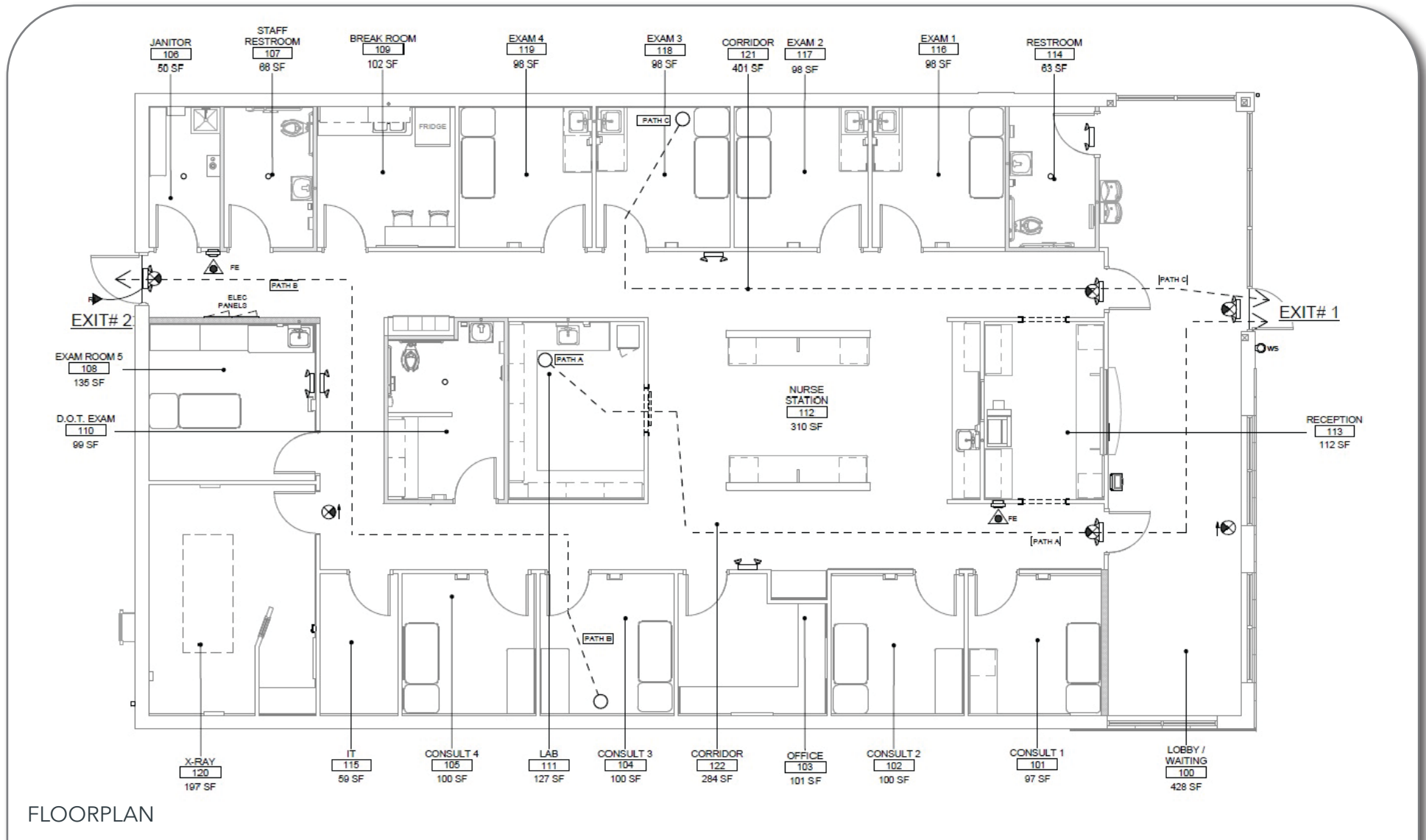


RETAIL AREA AERIAL

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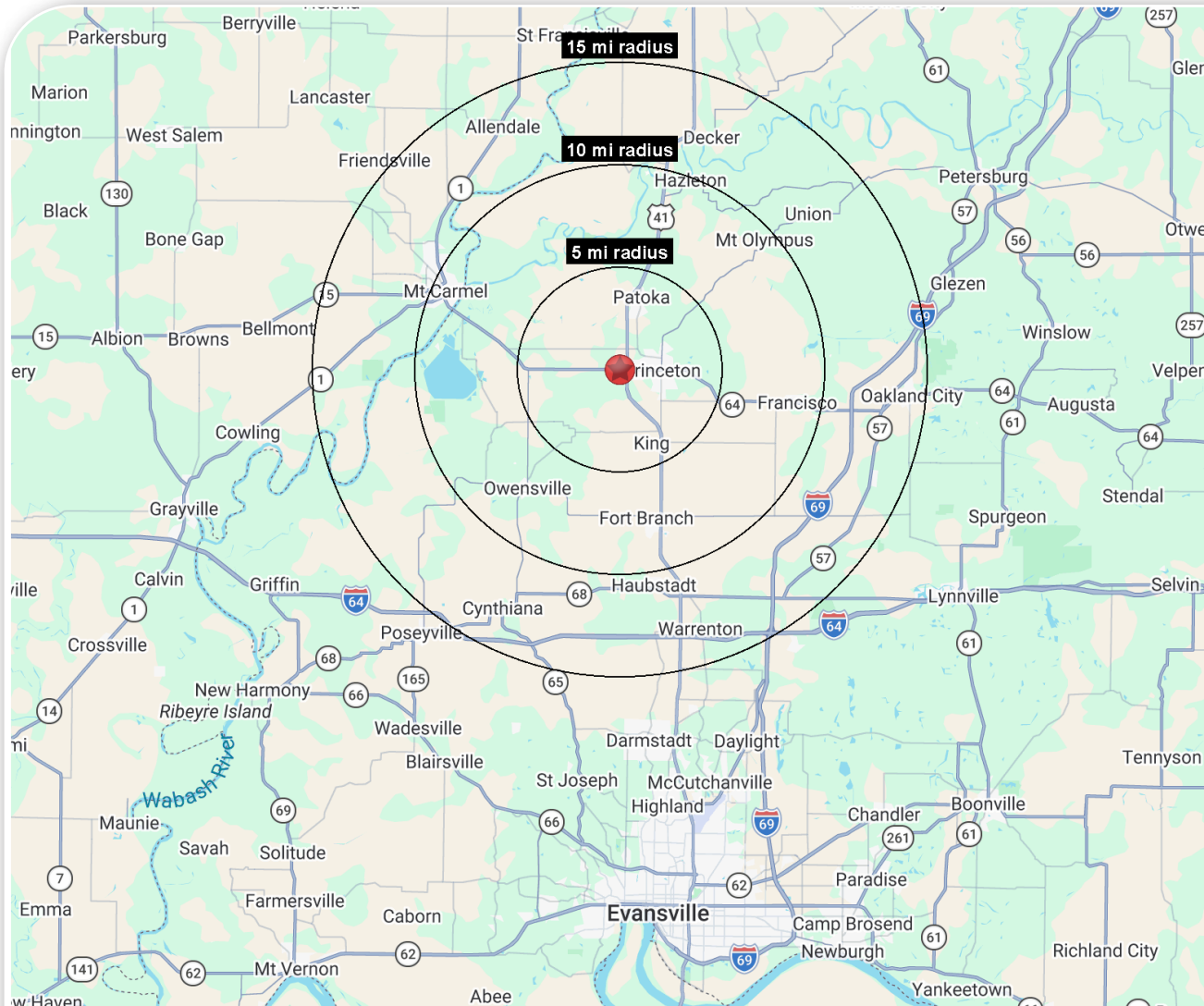
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DEMOGRAPHICS

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EST. AVG. HOUSEHOLD INCOME

5 MILE	10 MILE	15 MILE
\$87,099	\$88,434	\$95,771

TOTAL POPULATION

5 MILE	10 MILE	15 MILE
12,760	26,936	207,335

ADJ. DAYTIME POPULATION

5 MILE	10 MILE	15 MILE
13,720	24,035	35,267

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