

RETAIL FOR LEASE

MONROE STREET BUSINESS SUITES

410 North Monroe, Mooresville, IN 46158



AVAILABLE SF: 700 - 2,170 SF

LEASE RATE: \$8,400 - 13,200 Per Year (MG)

BUILDING SIZE: 15,821 SF

YEAR BUILT: 1986

ZONING: B3 - General Business District

MARKET: Central Indianapolis

SUB MARKET: Greenwood-Mooresville-Martinsville

CROSS STREETS: State Road 267 (N Monroe St) And
Churchill Drive

PROPERTY OVERVIEW

Monroe Street Business Suites provides quick occupancy ground floor retail and office units. Conveniently located on IN 267, just south of Plainfield. Suites range in size from 700-3500 sf. Flexible floor plans allow for quick move in, easy access and future business expansions.

Easy walking distance from Mooresville High School, Middle School, Elementary School, public library and Miller's Senior Living Community. Current tenants include Roots Hair Salon and Monroe St. Laundry. Excellent uses include government services, tutoring, recruiting, health care and pizza / ethnic food.

Available spaces: Former pizza restaurant plus banquet room, retail, professional offices, storage and self service car wash. Car wash includes 3 car bays and 1 self service truck bay.

PROPERTY FEATURES

- Suites range in size from 700-3500 square feet.
- Lots are also for sale. Lot #1 - \$349,900, Lot #2 - \$249,900 or Lot #3 - \$89,900. Total price for the three lots \$689,700

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

SHARON THOMPSON
Executive Director
317.607.0884
sharonthompson@kw.com
IN #RB14044406

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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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
410 N Monroe, Suite #6	Strip Center	\$800 PER MONTH	Modified Gross	700 SF	VACANT
410 N Monroe, Suite #10	Strip Center	\$1,000 PER MONTH	Modified Gross	875 SF	VACANT
410 N Monroe, Suite #14	Strip Center	\$1,100 PER MONTH	Modified Gross	2,170 SF	VACANT
410 N Monroe, Suite #16	Strip Center	\$800 PER MONTH	Modified Gross	1,295 SF	VACANT
410 N Monroe, Suite #19B	Strip Center	\$700 PER MONTH	Modified Gross	1,050 SF	VACANT
410 N Monroe, Suite #19C	Strip Center	\$750 PER MONTH	Modified Gross	1,050 SF	VACANT
410 N Monroe, Suite #Car Wash	Strip Center	\$800 PER MONTH	NNN	1,584 SF	VACANT

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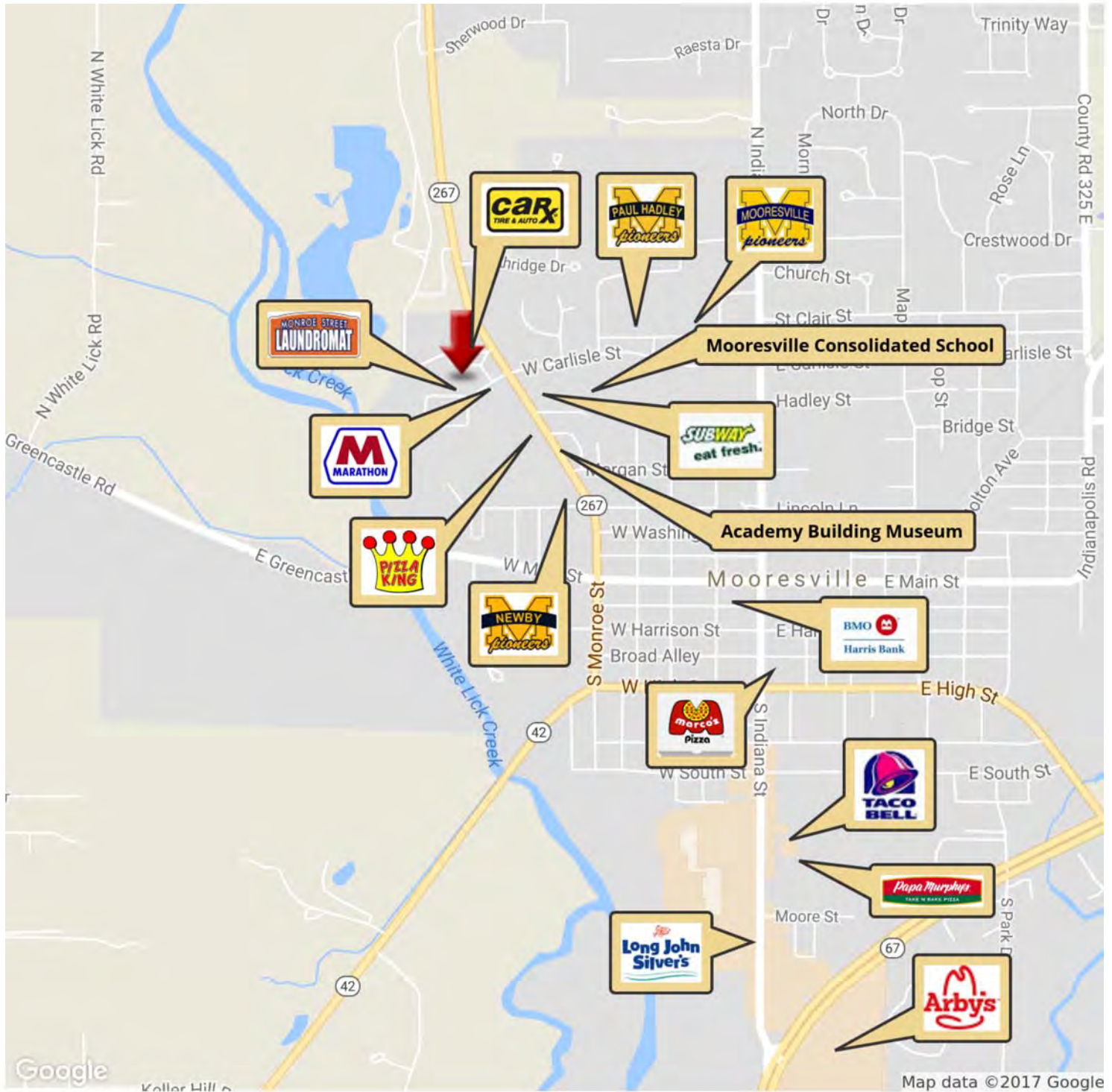
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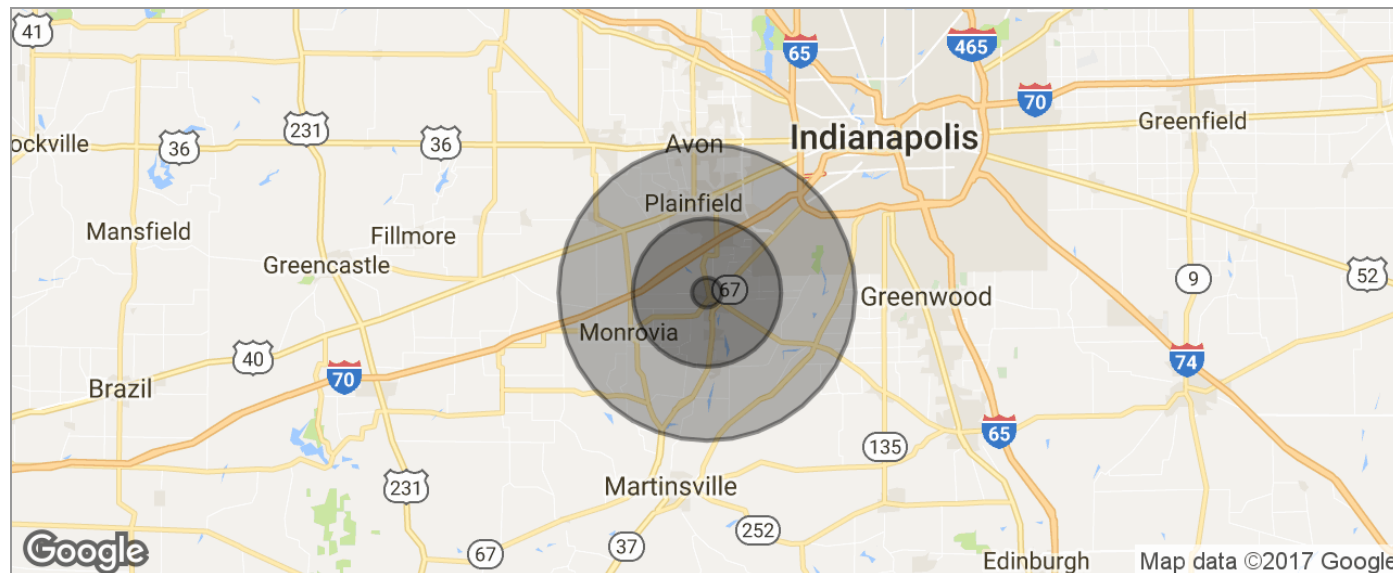
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,090	37,986	132,808
MEDIAN AGE	41.3	36.9	36.1
MEDIAN AGE (MALE)	39.9	35.3	35.3
MEDIAN AGE (FEMALE)	43.2	39.1	37.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,156	13,199	47,133
# OF PERSONS PER HH	2.7	2.9	2.8
AVERAGE HH INCOME	\$56,298	\$70,161	\$71,465
AVERAGE HOUSE VALUE	\$156,501	\$164,168	\$175,859
RACE	1 MILE	5 MILES	10 MILES
% WHITE	96.9%	94.0%	92.2%
% BLACK	2.0%	3.4%	3.8%
% ASIAN	0.4%	0.3%	1.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	0.6%	1.0%	1.1%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	0.6%	2.1%	2.9%

* Demographic data derived from 2010 US Census

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