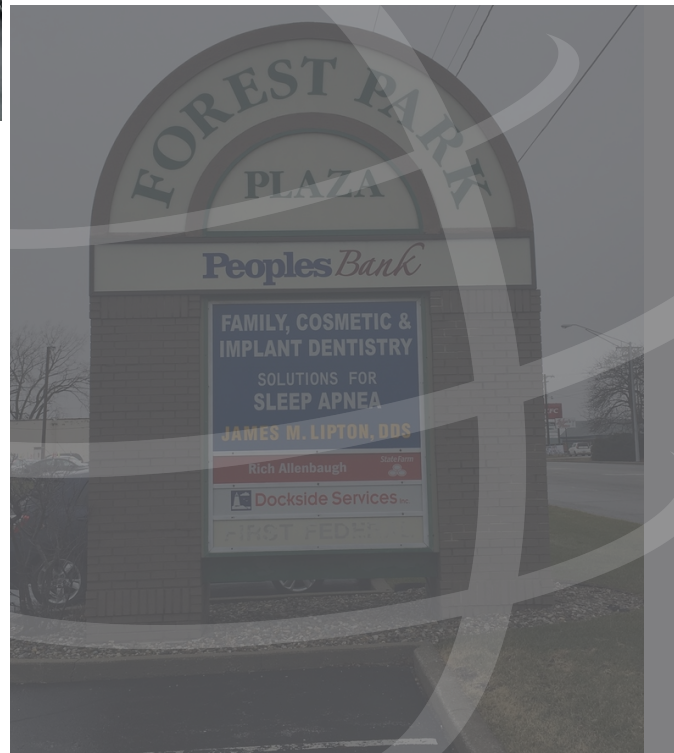


9030 AND 9012 CLINE AVENUE, HIGHLAND, IN 46322

Two Condo Units Available
3,660 SF (Combined SF)



For more information, please contact:

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FOREST PARK PLAZA

9030 and 9012 Cline Avenue, Highland, IN 46322



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$219,000
Price / SF:	\$59.84
Building Size:	3660 SF
Taxes:	\$10,681
Annual Association Dues:	\$6000

PROPERTY HIGHLIGHTS

- Endcap Condo unit(s) now available for sale
- Drive-Thru available
- Fully built-out office space
- Pylon Signage Available
- Association Dues of \$6,000/Year for both units
- On Cline Avenue, less than 1 mile from 80-94



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ADDITIONAL PHOTOS



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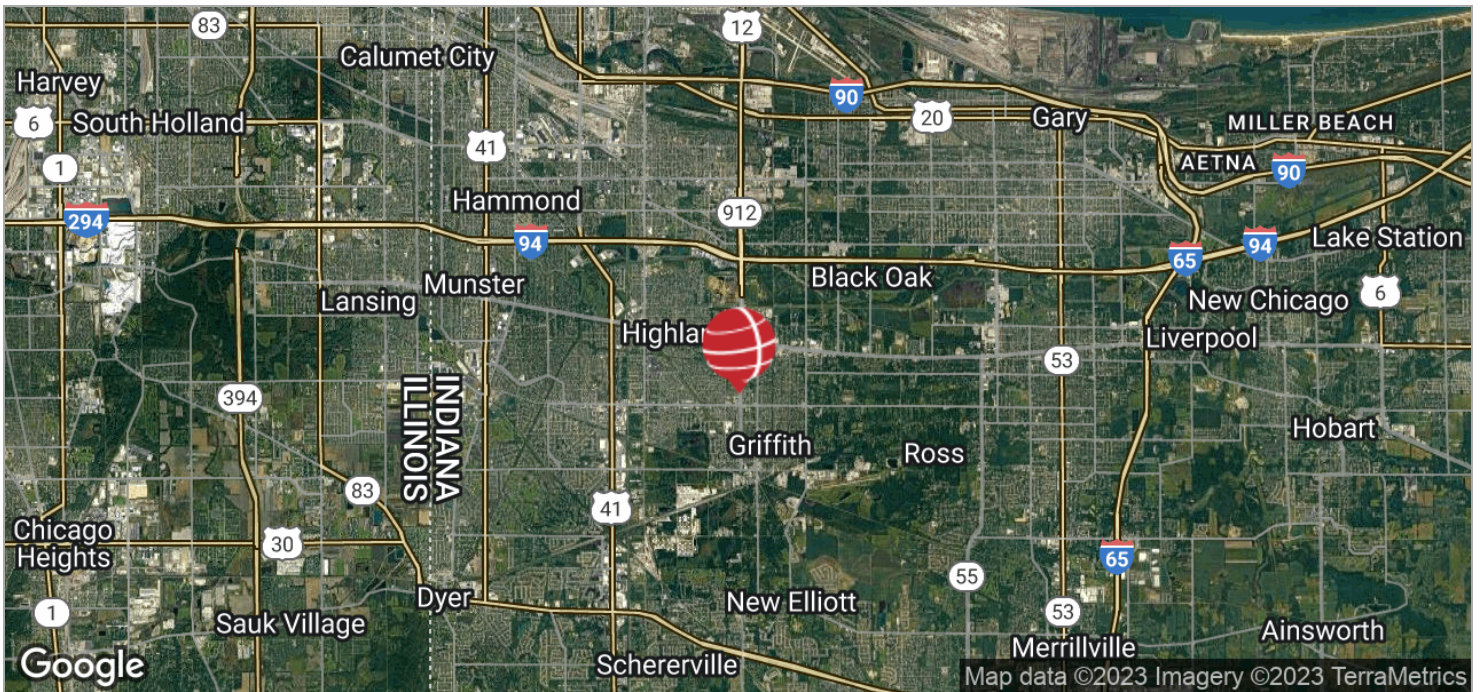
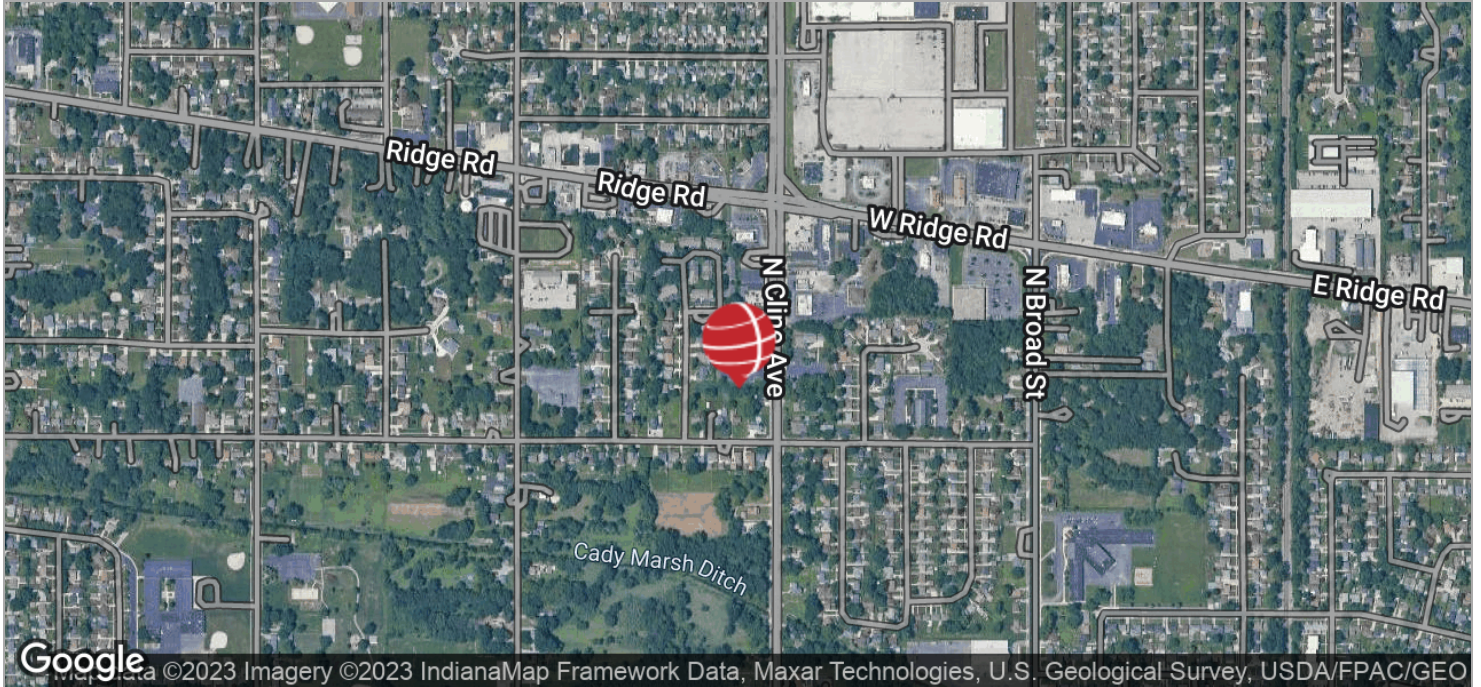
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LOCATION MAPS



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RETAILER MAP



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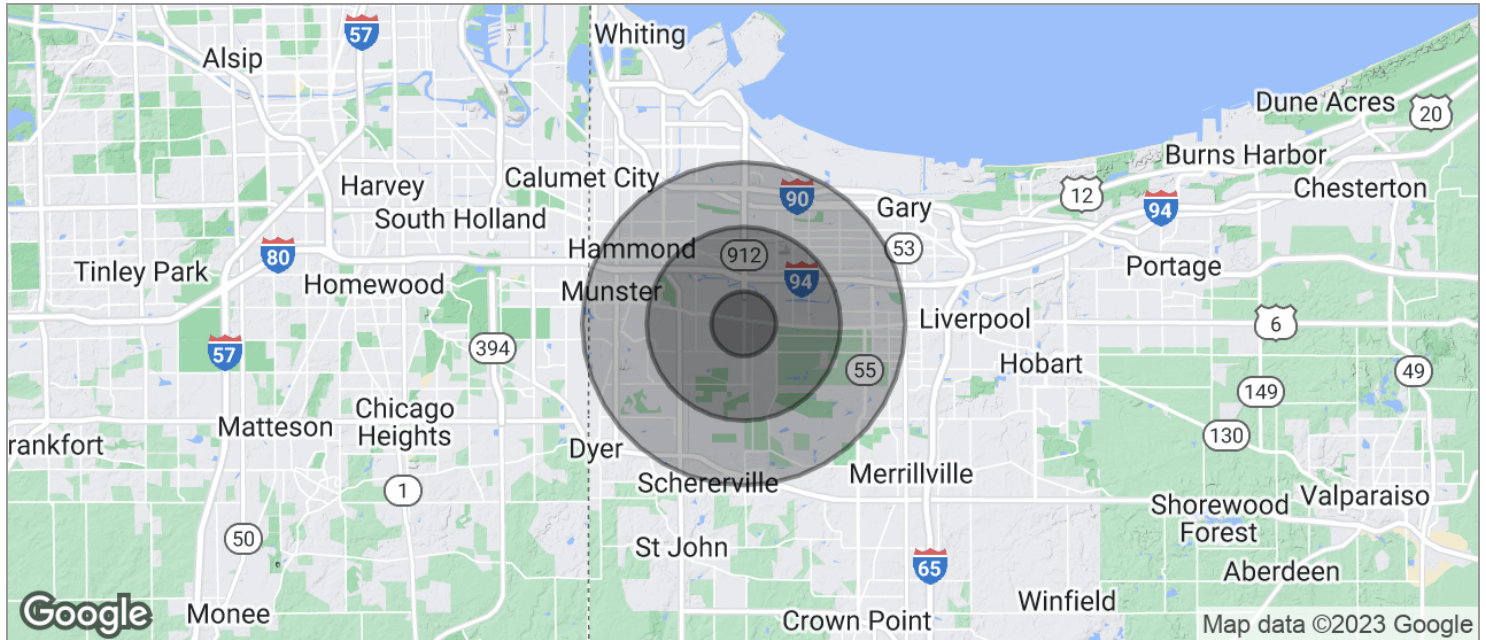
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,873	73,838	173,537
MEDIAN AGE	38.1	37.8	39.0
MEDIAN AGE (MALE)	35.6	36.0	37.0
MEDIAN AGE (FEMALE)	39.7	39.5	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,602	28,670	67,042
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$65,764	\$60,744	\$62,664
AVERAGE HOUSE VALUE	\$158,611	\$157,424	\$175,048

* Demographic data derived from 2020 ACS - US Census

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