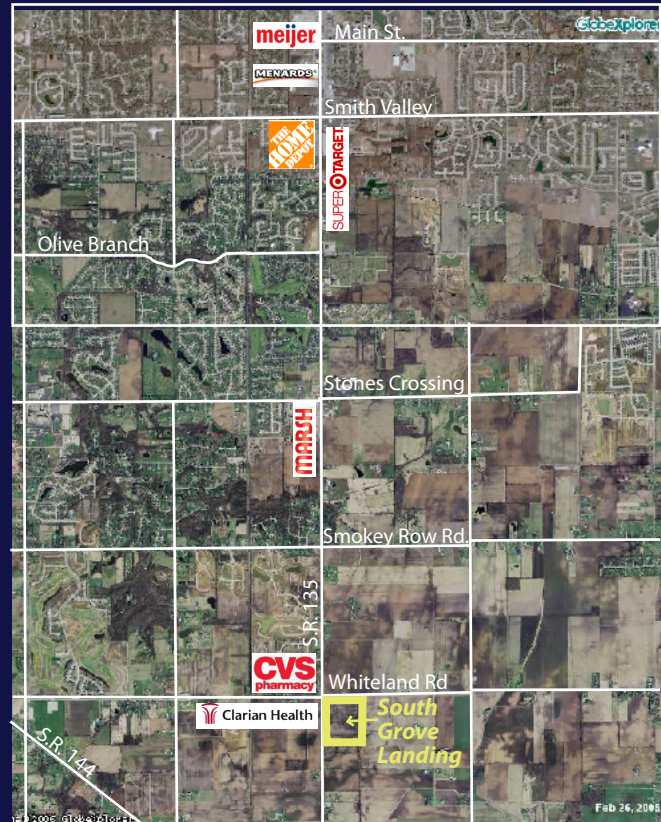


FOR SALE

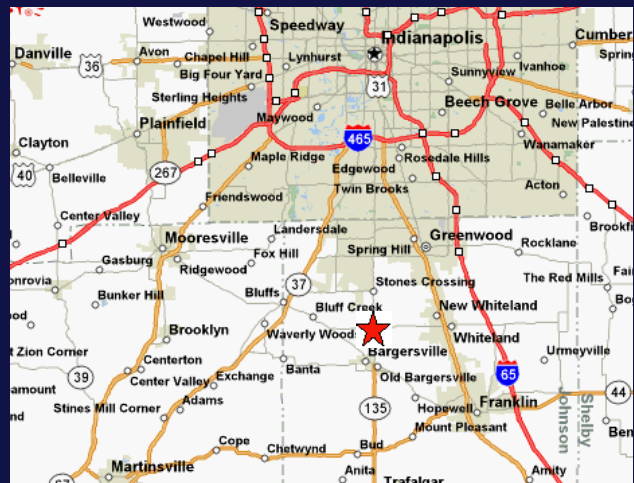
SOUTH GROVE LANDING

State Rd 135 & Whiteland Rd • Bargserville, IN

- Retail outlots for sale
- Retail space for lease
- Office space for lease
- Daily traffic counts:
Whiteland Rd: 11,108
State Rd. 135: 13,119
- Walgreens on hard corner
- AHHI \$98,688 w/in 3 miles
- Zoned C-3
- Build to suit
- Center Grove Schools
- Adjacent to Clarian Health



	<u>3 miles</u>	<u>5 miles</u>
Population		
2000	9,455	50,041
2005	10,291	56,234
2010	11,249	62,424
Households		
2000	3,263	17,840
2005	3,609	20,213
2010	3,999	22,522
Income		
Avg. Household Income	\$98,688	\$80,011
Median Household Income	\$81,919	\$66,996
Per Capita Income	\$34,612	\$28,859



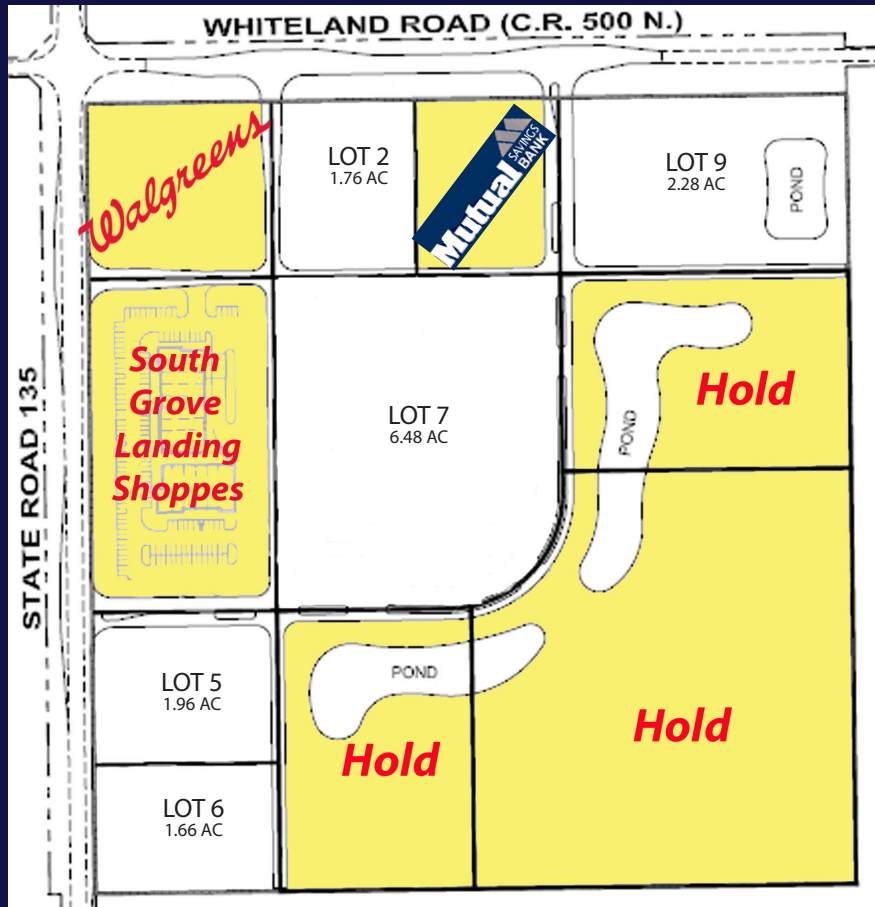
Sales & Leasing
Ed Troha

317.538.2804 (c)
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www.welbournecompanies.com


WELBOURNE
COMPANIES
COMMERCIAL DEVELOPMENT
CONSTRUCTION
PROPERTY MANAGEMENT

SOUTH GROVE LANDING

State Road 135 & Whiteland Road



Lot #	Status	Acres
1	Sold - Mutual Savings Bank	1.76
2	Available	1.76
3	Sold-Walgreens	2.28
4	Sold - South Grove Landing Shoppes	4.29
5	Available	1.96
6	Available	1.66
7	Available	6.48
8	Hold	2.44
9	Available	2.28
10	Hold	2.61
11	Hold	7.64

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