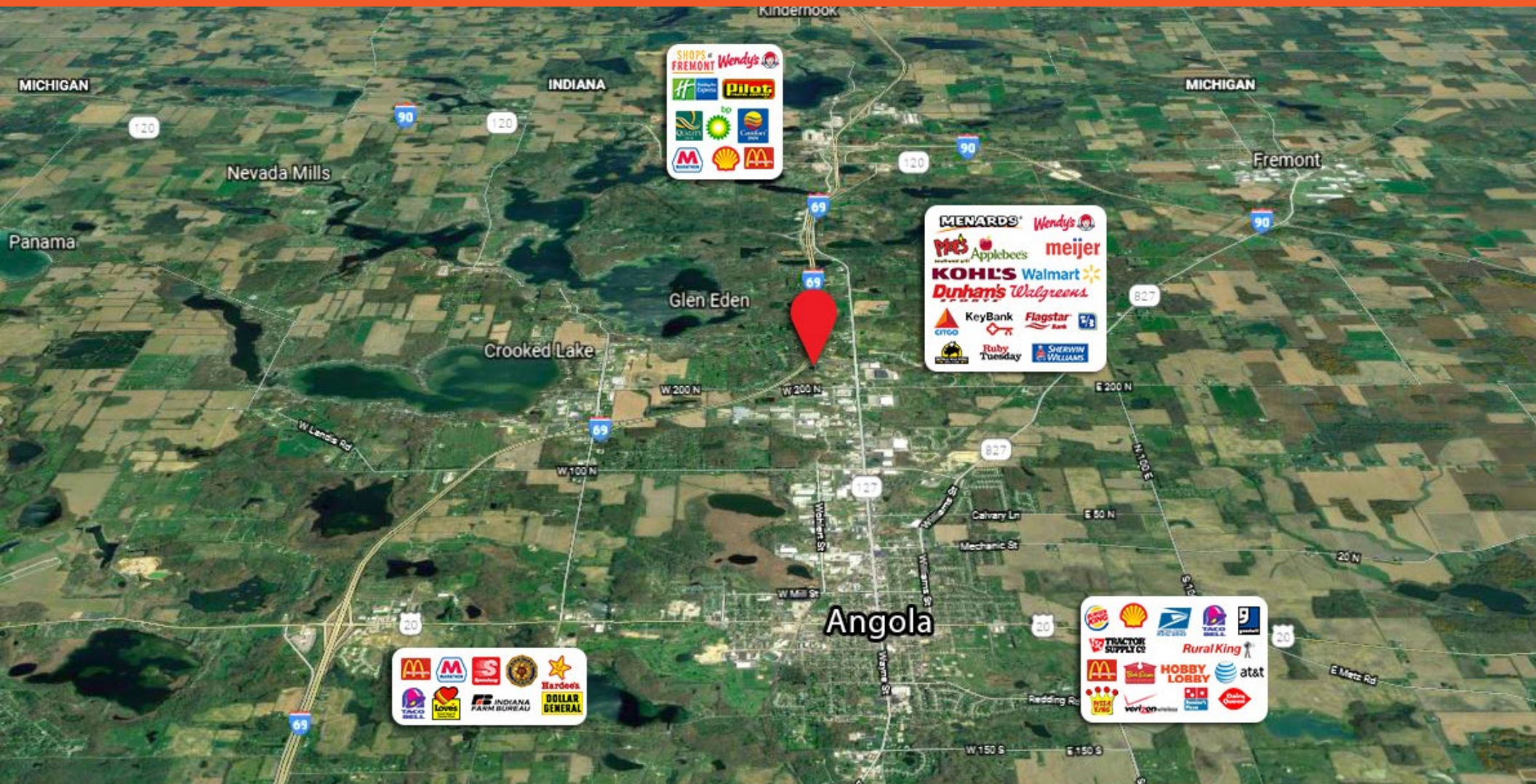


# Angola, Indiana Development Land

Build-to-suit available: Ideal site for a Medical Office Development  
330 Intertech Pkwy Angola, IN 46703

Development Land  
1.10 Acres



Keith Dedrick CCIM, SIOR  
keith@ccgbrokers.com  
317-502-3622

Corporate Commercial Group  
11495 N Pennsylvania Street Ste. 225  
Carmel, IN 46032





## Property Details

### 330 Intertech Pkwy

Asking Price:	\$300,000.00
Total Acreage:	1.10 Acres
Zoned:	C-1
Property Type:	Land
Lot Dimensions:	175 ft X 275 ft
County:	Steuben

Ideal site for medical or medical office development. Build-to-suit available, ask Broker for details.



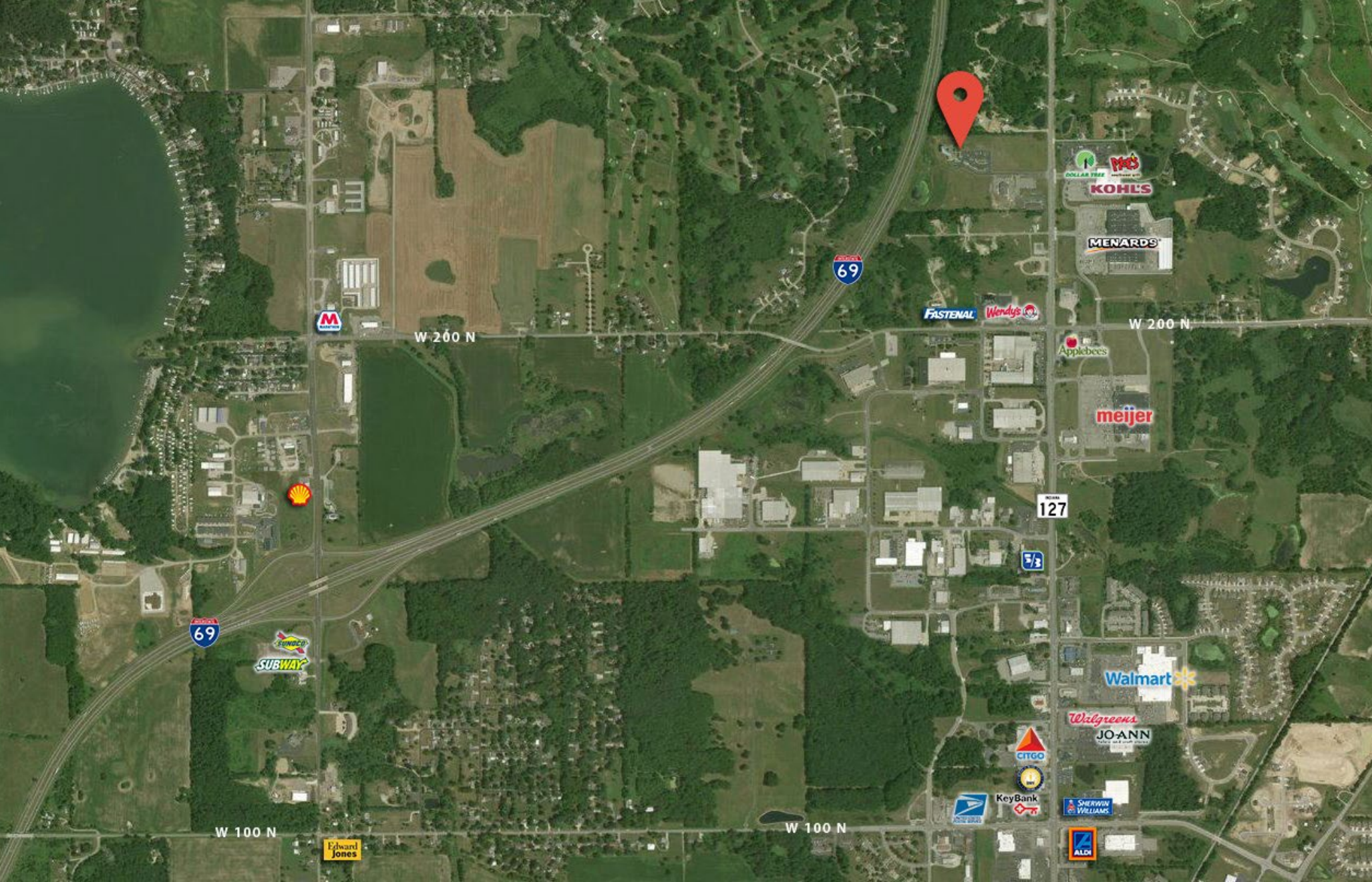


# Site Plan





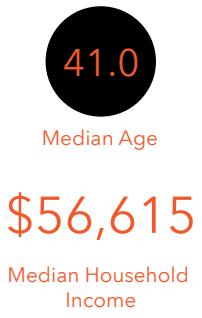
# Location Overview



# Demographics

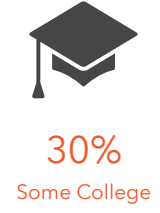
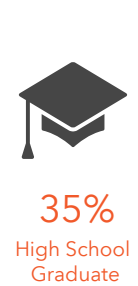
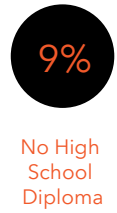
## KEY FACTS

5 miles



## EDUCATION

5 miles



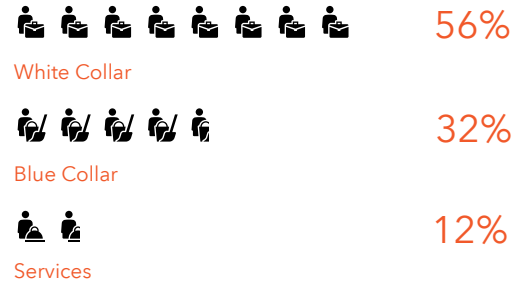
## BUSINESS

5 miles



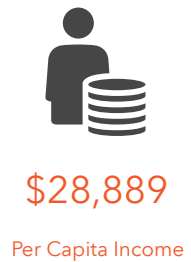
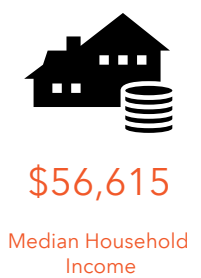
## EMPLOYMENT

5 miles



## INCOME

5 miles



Variables	1 mile	3 miles	5 miles
2019 Total Population	1,336	9,127	18,146
2019 Total Households	556	3,868	7,095
2019 Average Household Size	2.40	2.29	2.38
2019 Median Household Income	\$51,824	\$52,518	\$56,615
2019 Median Age	42.7	41.9	41.0