

# US-31 Fronted Retail Lot

6850 N US-31 Whiteland, IN 46184

Retail Lot

2,256 SF on 5.0 Acres



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

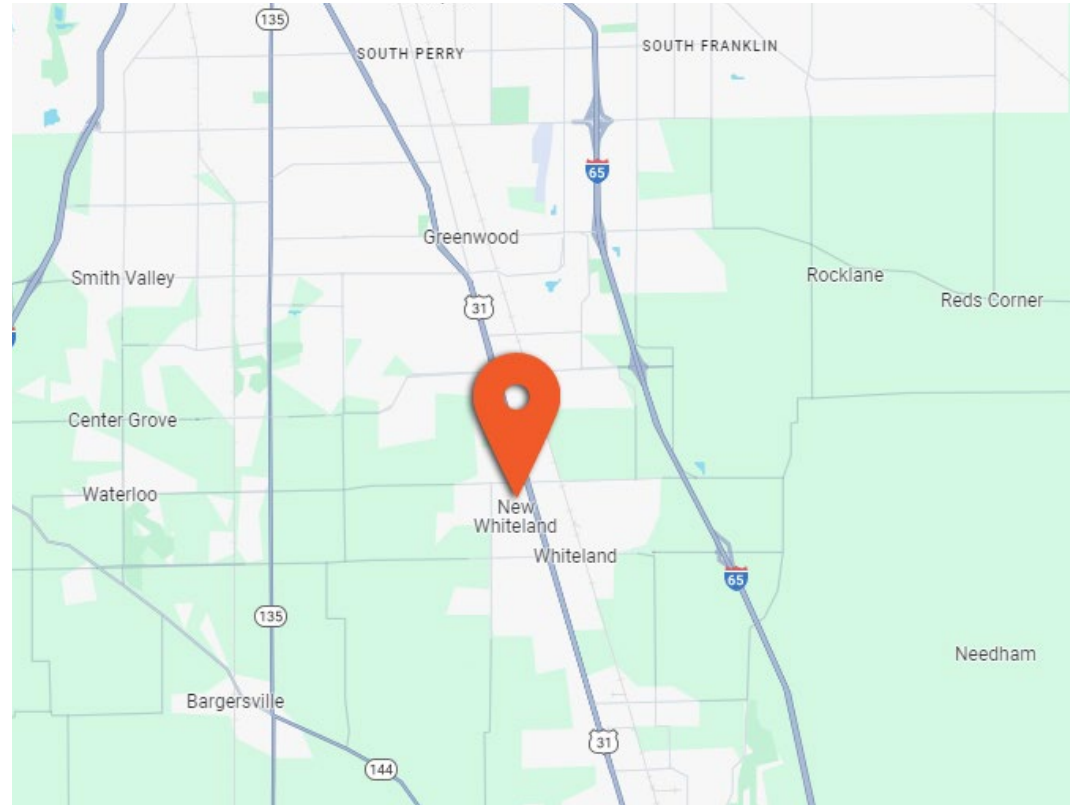
Keith Dedrick CCIM, SIOR  
keith@ccgbrokers.com  
317-502-3622



# Property Details

## 6850 N US-31 Whiteland

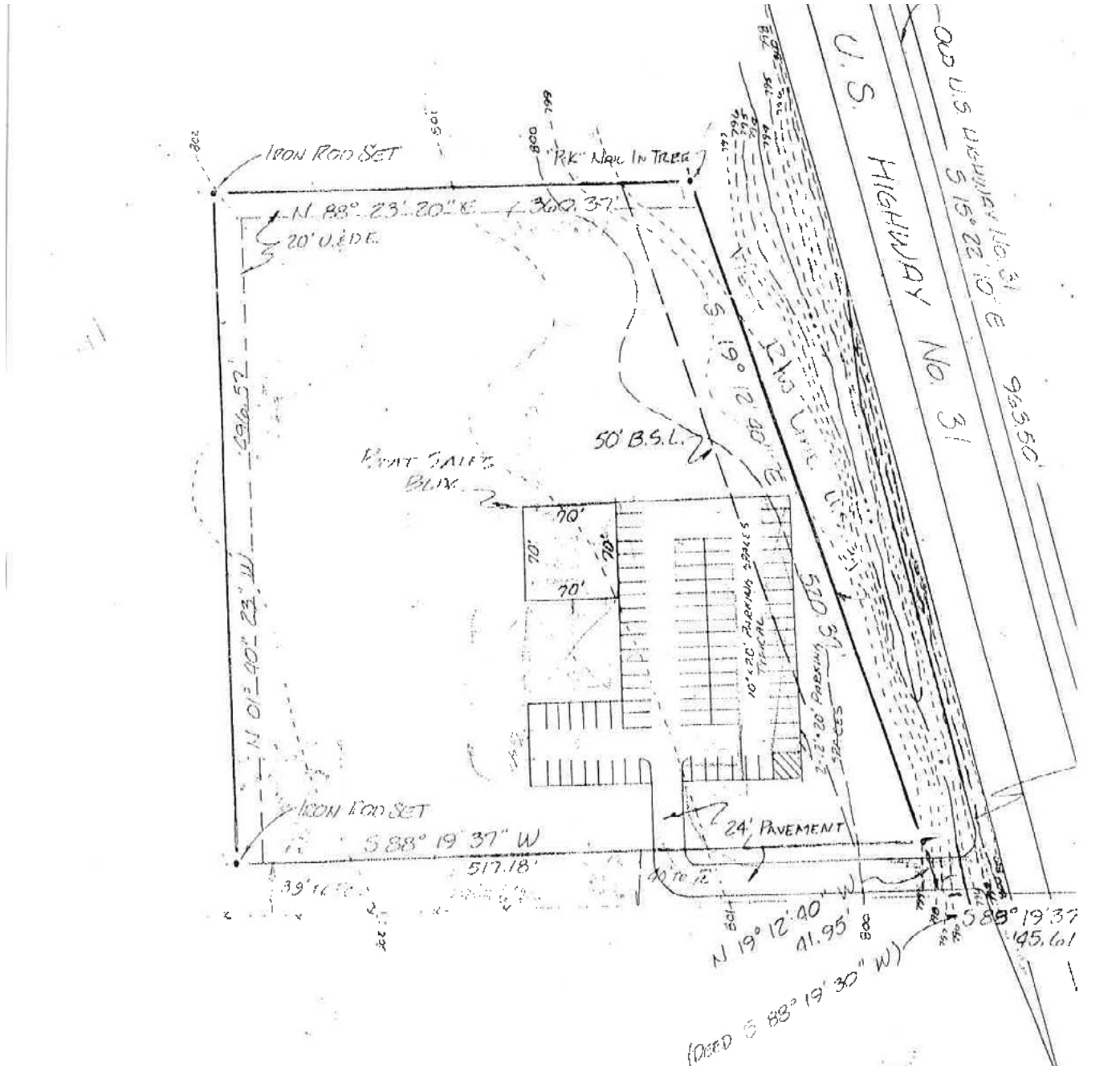
Asking Price:	\$1,500,000.00
Total Acreage:	5.0 Acres
Total SF:	2,256 SF
Zoning (Greenwood):	CM (Commercial Medium)
Year Built:	1996
Traffic Count:	Over 32,000 vehicles per day
Parcel ID:	41-05-16-022-023.001-030
County:	Johnson



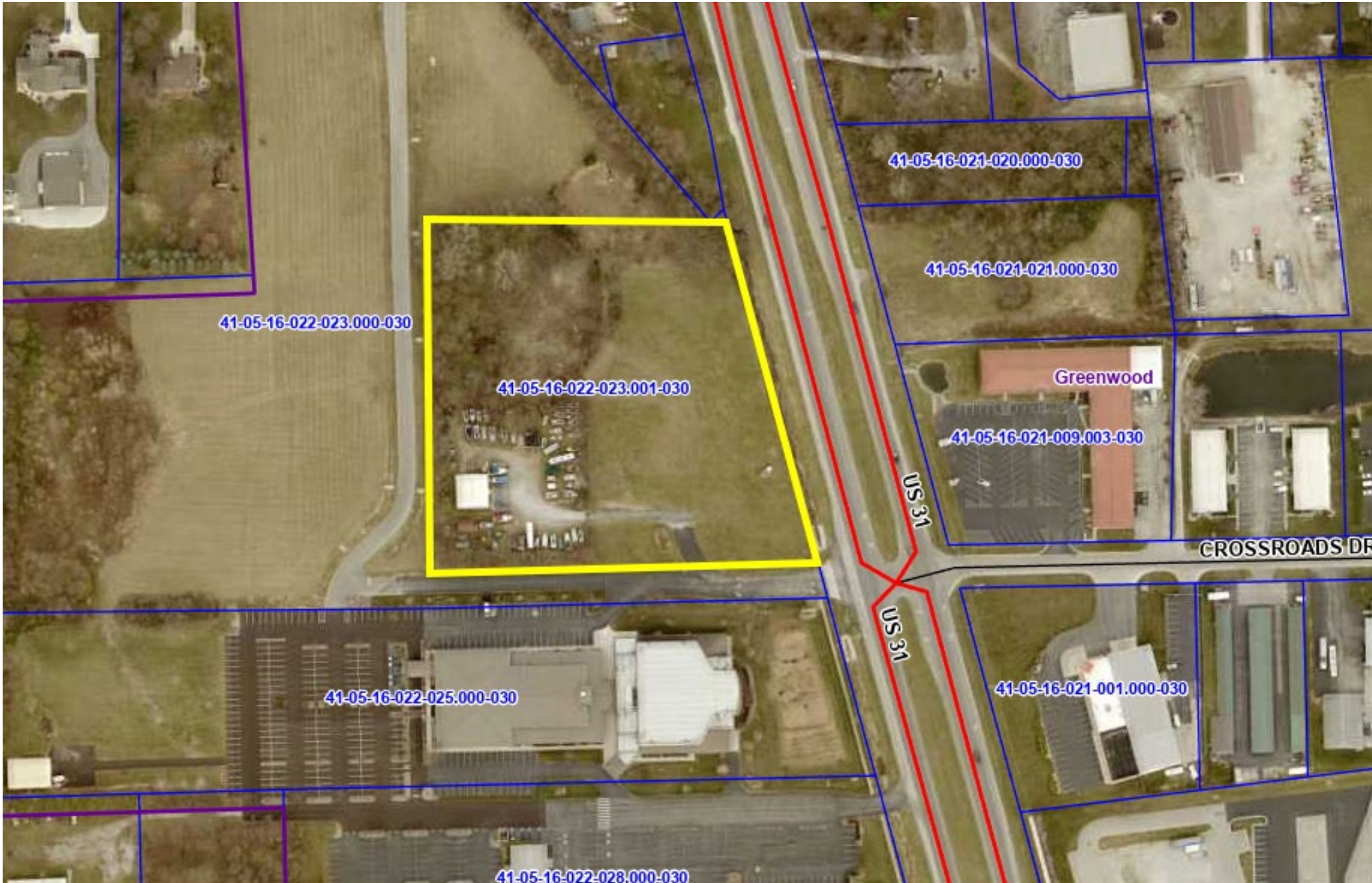




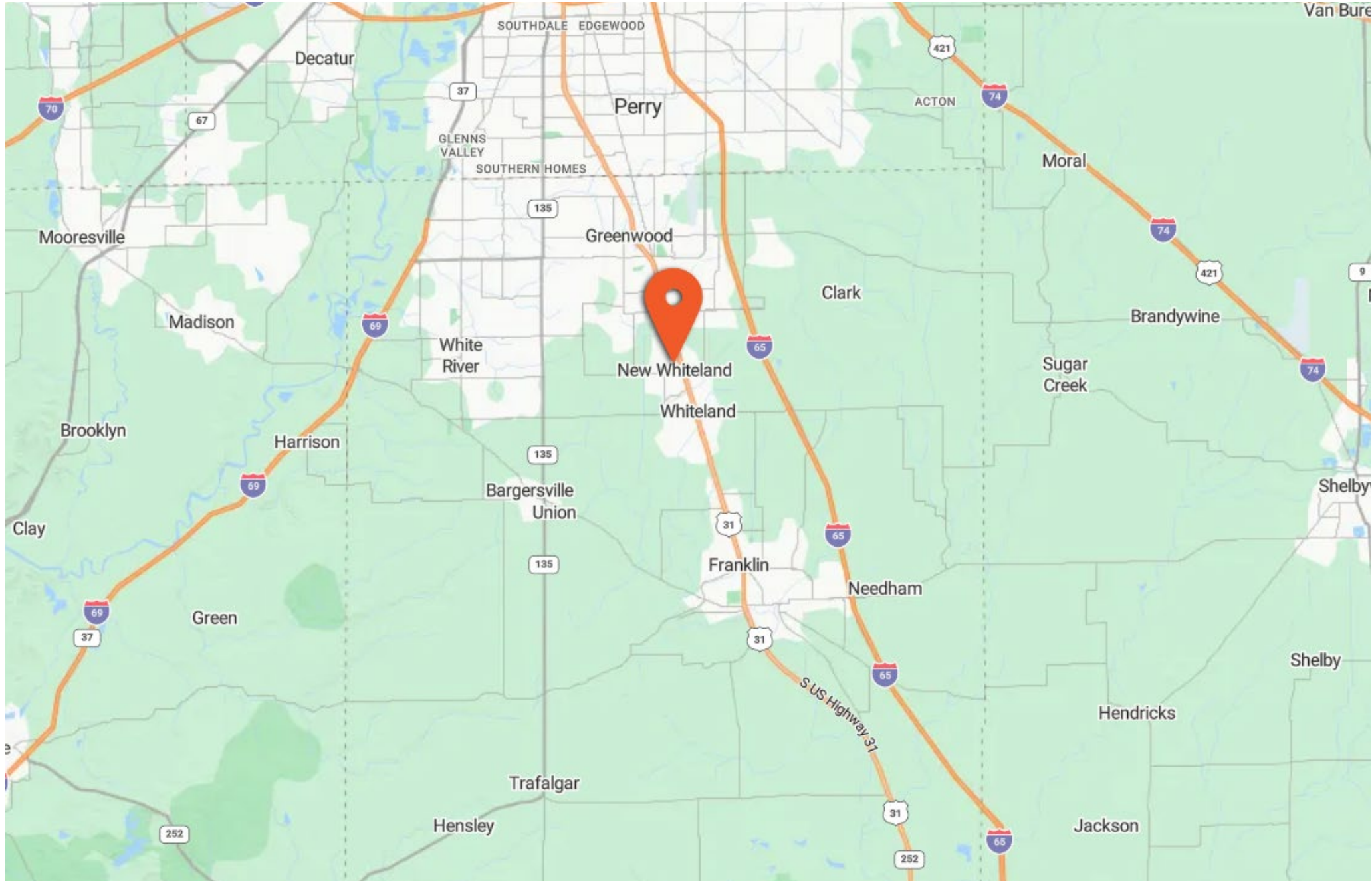
# Site Plan



# Site Plan



# Location Overview



# Demographics

## KEY FACTS

1 mile



6,935

Population



Median Age



Average Household Size

## HOME VALUES

1 mile



\$238,569

2023 Median Home Value (Esri)



\$235,819

2023 Average Home Value (Esri)



\$268,740

2028 Median Home Value (Esri)



\$273,472

2028 Average Home Value (Esri)

## BUSINESS

1 mile



188

Total Businesses



1,971

Total Employees

## EMPLOYMENT

1 mile



White Collar

54%



Blue Collar

29%



Services

17%



Unemployment Rate

## INCOME

1 mile



\$79,830

Median Household Income



\$32,135

Per Capita Income



\$190,694

Median Net Worth

Variables	1 mile	3 miles	5 miles
2023 Total Population	6,935	52,317	114,689
2023 Total Households	2,324	19,627	44,184
2023 Average Household Size	2.98	2.65	2.57
2023 Median Household Income	\$79,830	\$76,459	\$76,199
2023 Median Age	35.0	37.0	37.7





**Keith Dedrick SIOR, CCIM**

[keith@ccgbrokers.com](mailto:keith@ccgbrokers.com)

317-502-3622

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