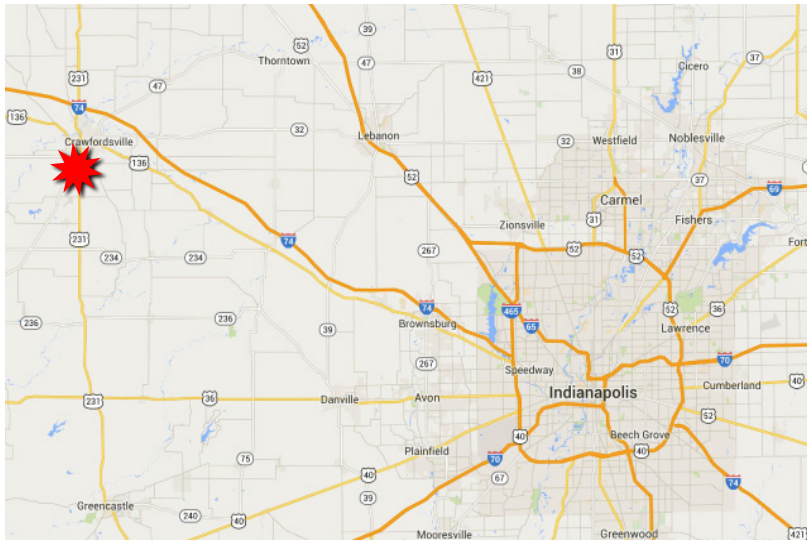


Prime Retail Space Available

Crawfordsville Marketplace

Fully Leased

1877-1889 S. US 231, Crawfordsville, IN 47933



Property Highlights:

- 20,590 SF Shopping Center anchored by Walmart Supercenter
- Located at the signalized entrance to Walmart on US 231
- Regional trade area with the only Walmart in over 20 Miles
- Nearby retailers include Home Depot, Big R, Walmart Supercenter, Kroger, Goody's, Dollar Tree, Ace Hardware and more
- Easily accessible and highly visible to US 231 (9,310 cars per day)
- Crawfordsville is the county seat of Montgomery County and home to Wabash College

Demographics	3mile	5mile	10mile
Estimated Population	17,548	23,748	32,459
Est. Households	7,050	9,436	12,860
Est. Avg. HH Income	\$51,244	\$55,655	\$58,545



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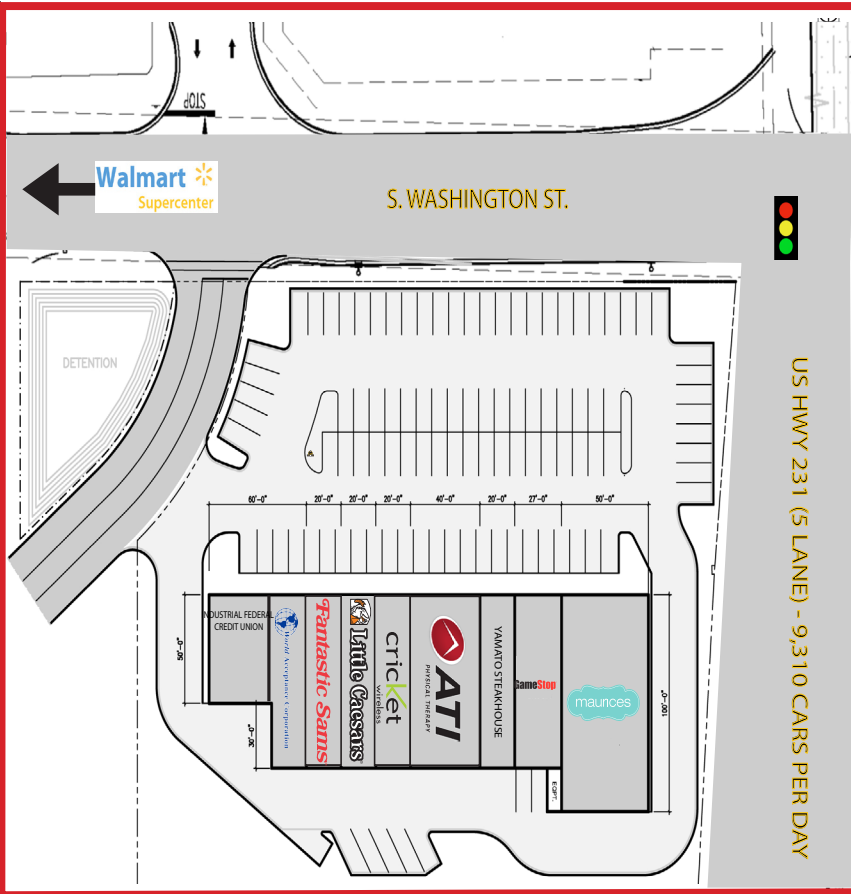


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Suite	Tenant	Size
1871-1873	Industrial Federal Credit Union	2,100 SF
1875	World Finance	1,600 SF
1877	Fantastic Sams	1,600 SF
1879	Little Caesars	1,600 SF
1881	Cricket Wireless	1,600 SF
1883	ATI Physical Therapy	3,200 SF
1885	Yamato Steakhouse	1,600 SF
1887	GameStop	1,600 SF
1889	Maurices	5,000 SF
Total GLA		20,460 SF



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