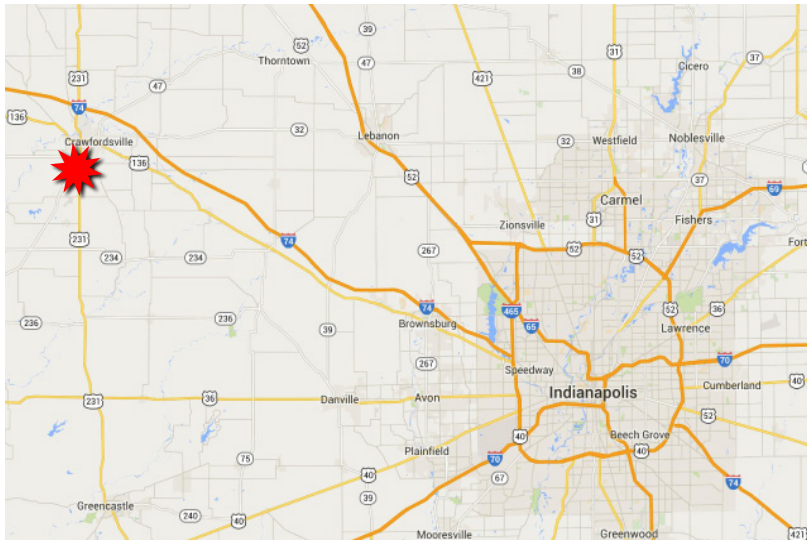


Prime Retail Space Available

Crawfordsville Marketplace

3,200 SF

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 | 23,712 | 32,280 |
| Est. Households | 7,050 | 9,424 | 12,762 |
| Est. Avg. HH Income | \$51,244 | \$54,084 | \$56,199 |



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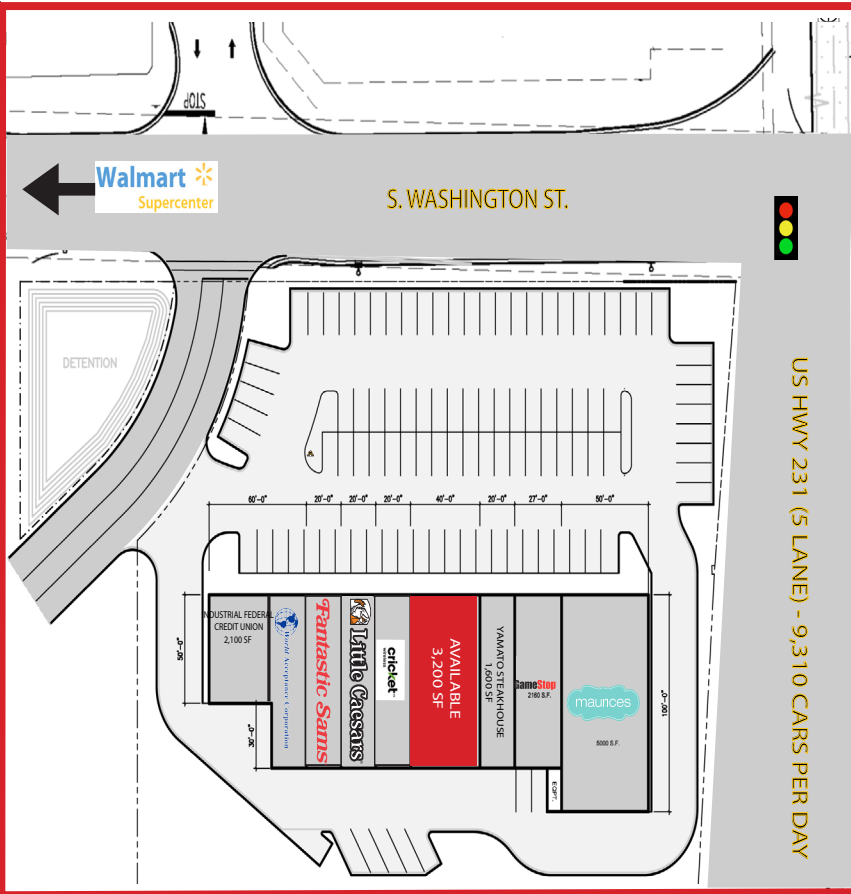


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| Suite | Tenant | Size |
|------------------|---------------------------------|------------------|
| 1871-1873 | Industrial Federal Credit Union | 2,100 SF |
| 1875 | World Finance | 1,600 SF |
| 1877 | Fantastic Sams | 1,600 SF |
| 1879 | Little Caesars | 1,600 SF |
| 1881 | Cricket Wireless | 1,600 SF |
| 1883 | AVAILABLE | 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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