



1870 N STATE ST, NORTH VERNON, IN 47265

HIGHLIGHTS

-  **LOCATION**
-  **HIGHLY VISIBLE**
-  **EXPENSE REIMBURSEMENT**
-  **STABILITY**



PRICE
\$1,806,085



CAP RATE
7.00 %

SUMMARY

Located at the main thoroughfare in North Vernon, IN, this recently renovated property has long-term leases with both Verizon Wireless and Indiana Farm Bureau Insurance and sees an average daily vehicle count of 25,000.

North Vernon is the largest city and county seat in Jennings County, and has attracted many businesses with its central location among Indianapolis, Louisville, and Cincinnati.

Both Verizon Wireless and Indiana Farm Bureau Insurance recently exercised long-term Lease Extensions.



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