# FREESTANDING BUILDING FOR SALE | FOR LEASE

## 2,772 SF on 0.23 Acres




**FOR SALE or LEASE**

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**PROPERTY OVERVIEW**

## PROPERTY HIGHLIGHTS:

- 2,772 SF freestanding building situated on approximately 0.23 acres
- Prominent Main Street location approximately one-half mile north of Downtown Rushville
- Strategically positioned between Downtown Rushville and Rush Memorial Hospital, one of the community's largest employment and healthcare destinations
- Main Street serves as a primary north-south corridor through Rushville and features a mix of restaurants, services, convenience retail and established residential neighborhoods
- Benefits from Rushville's position as the primary commercial center of Rush County and its broader surrounding rural trade area




| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| Population: | 5,743 | 7,414 | 8,264 |
| Households: | 2,463 | 3,159 | 3,505 |
| Avg. HH Income: | $76,389 | $77,626 | $78,635 |
| Daytime Pop: | 4,382 | 5,920 | 6,315 |

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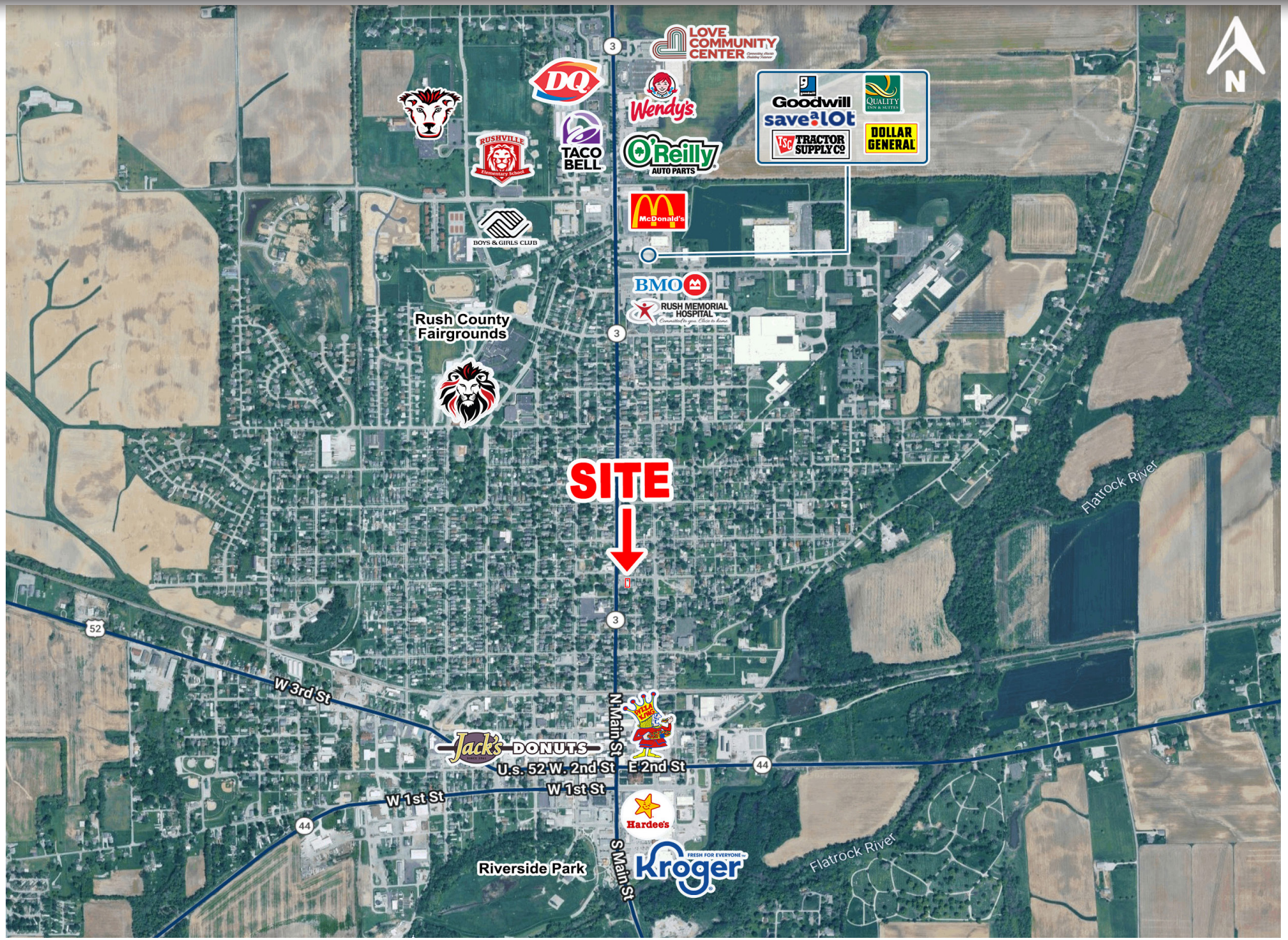
## MARKET AERIAL

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