

FOR SALE

# RETAIL BUILDING AVAILABLE

392 INDIANA AVENUE | SELLERSBURG, INDIANA 47172

## FREESTANDING FORMER BANK BUILDING

### WITH DRIVE-THRU

- + 2,340± square foot building
- + 2± acres
- + Located at the Hwy 311 exit from Interstate 65 in Clark County, a part of the Louisville MSA
- + Pylon signage available
- + Indiana Avenue (US Hwy 31) traffic count: 17,158 VPD
- + Asking price: \$475,000

### 2020 Estimated Demographics

	3 Miles	5 Miles	10 Miles
Population	21,805	52,255	234,946
Daytime Population	19,921	51,959	255,801
Average Household Income	\$96,504	\$87,825	\$83,790

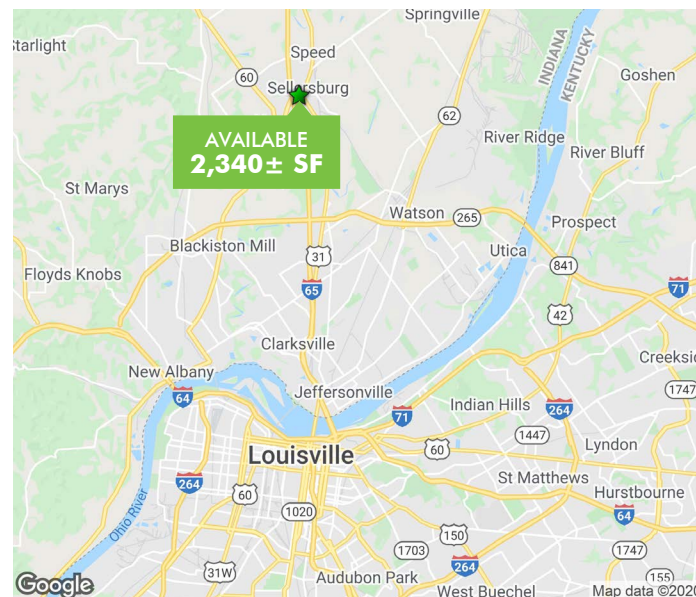
## CONTACT US

### Clay Hunt

Vice President  
+1 502 412 7607  
clay.hunt@cbre.com

### Robert Schwartz

Senior Vice President  
+1 502 412 7606  
robert.schwartz@cbre.com



[www.cbre.us/louisville](http://www.cbre.us/louisville)

**CBRE**



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