

180 North U.S. 31

180 North U.S. 31, Whiteland, IN 46184



FOR SALE

JOSIE LAVEY

Listing Broker – Merrill Property Group
P: 270-804-2473
josie@merrillpropertygroup.com

OFFERING SUMMARY

LIST PRICE: \$375,000

BUILDING SIZE: 1,316 SF

ZONING: C1

YEAR BUILT: 1920, Renovated in 2022

TRAFFIC COUNT: 12,443 AADT

USES: Office



PROPERTY OVERVIEW

Nestled in the heart of Whiteland, this prime commercial property at 180 N US 31 offers an unbeatable opportunity for your business. Originally built in 1920, the building underwent renovation in 2022, blending historic charm with modern amenities. The property is zoned C1, making it ideal for a variety of commercial uses, from retail to office space. Featuring a single-level layout with a spacious basement, the property offers ample room for your business operations. The building boasts great visibility from the bustling US 31, ensuring high traffic and easy accessibility for customers. Additionally, ample parking is available behind the building, providing convenience for both employees and clients. Don't miss out on this exceptional commercial space that combines historic character with contemporary upgrades. Envision the future of your business at this standout location in Whiteland.



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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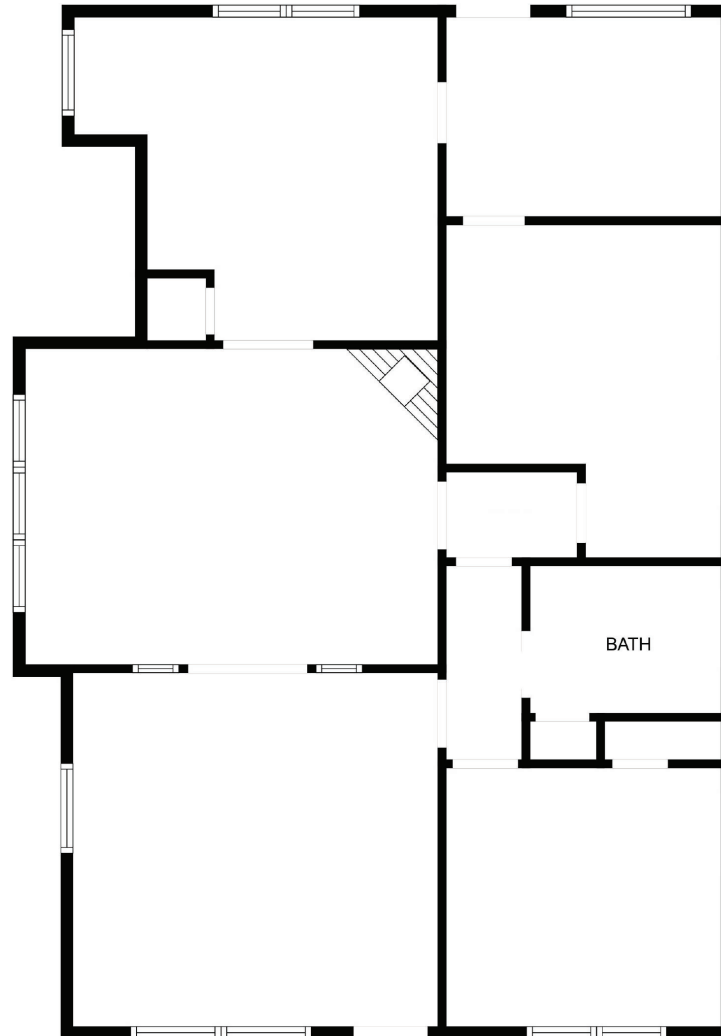
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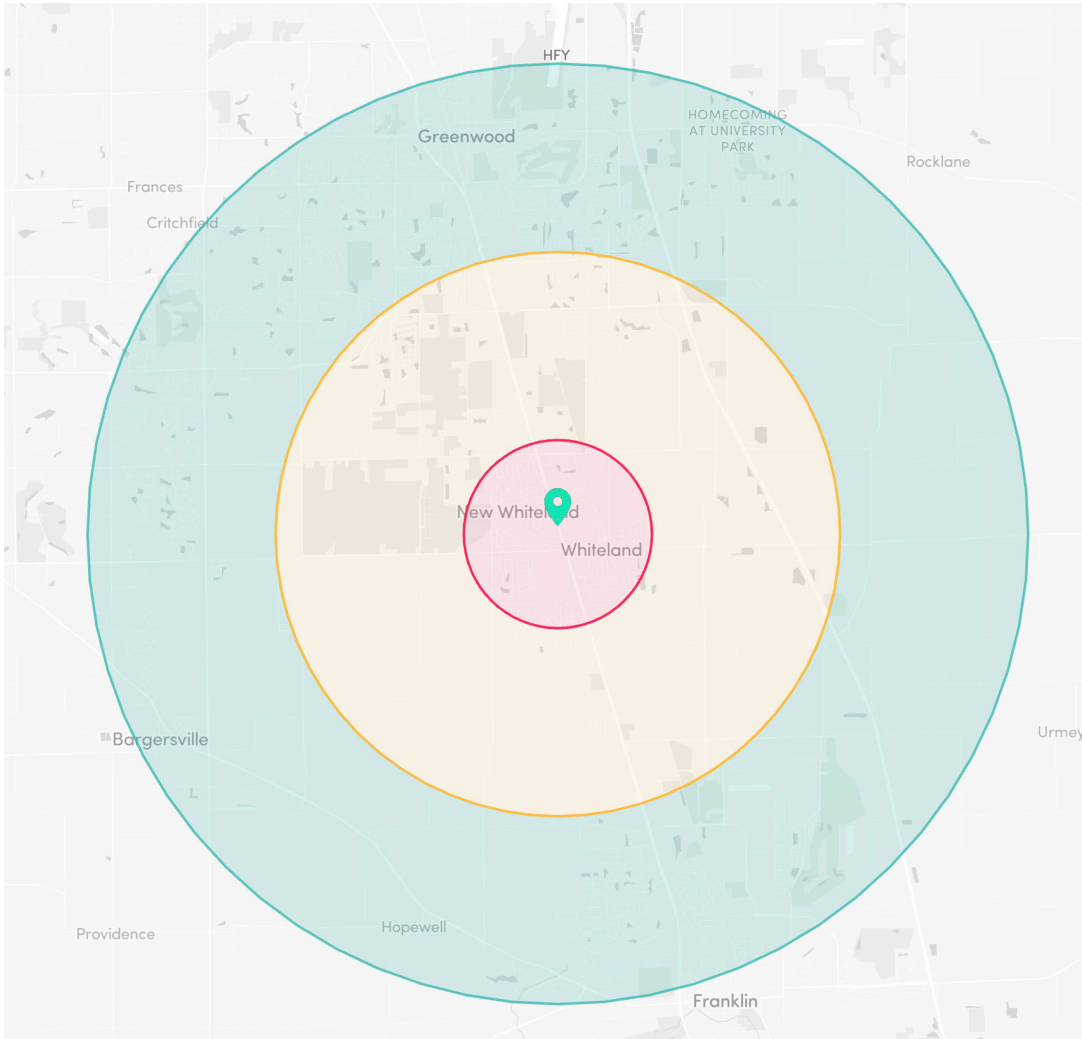
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	7246	29,574	84,871
Workday Population	3,822	23,220	71,894

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,474	6,561	18,015
Ages 15-24	971	4,129	11,501
Ages 25-54	2,734	11,870	33,468
Ages 55-64	921	3,180	9,188
Ages 65+	1,144	3,832	12,700

Income	1 Mile	3 Miles	5 Miles
Median	\$84,862	\$89,818	\$86,634
< \$15,000	110	471	1,874
\$15,000-\$24,999	103	304	1,214
\$25,000-\$34,999	133	555	2,012
\$35,000-\$49,999	290	975	3,190
\$50,000-\$74,999	504	1,716	5,266
\$75,000-\$99,999	586	2,220	5,462
\$100,000-\$124,999	439	1,529	3,896
\$125,000-\$149,999	263	860	2,451
\$150,000-\$199,999	168	981	2,762
> \$200,000	92	688	2,926

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,759	10,599	32,253
Renter Occupied	521	2,167	9,357
Owner Occupied	2,167	8,133	21,697
Vacant	71	299	1,199

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