

Prime Office Space for Lease

180 N US 31, Whiteland, IN 46184



Available For Lease

JOSIE LAVEY
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OFFERING SUMMARY

LIST PRICE:	\$17.32/SF MG
BUILDING SIZE:	1,316 SF
LOT SIZE:	0.25 Acres
ZONING	C1
BUILT/RENOVATED:	1920/2022
TRAFFIC COUNT:	17,543 AADT
USES:	Professional 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.



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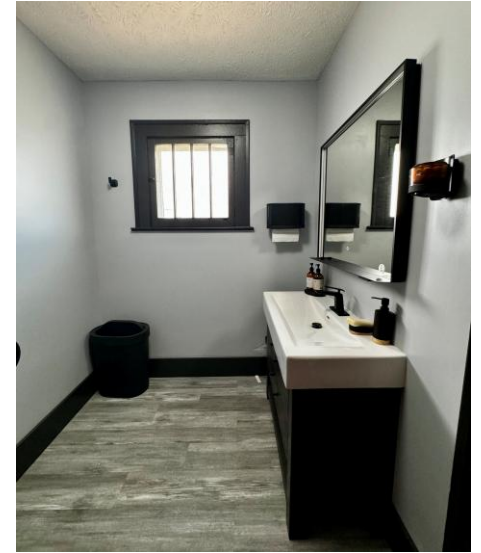
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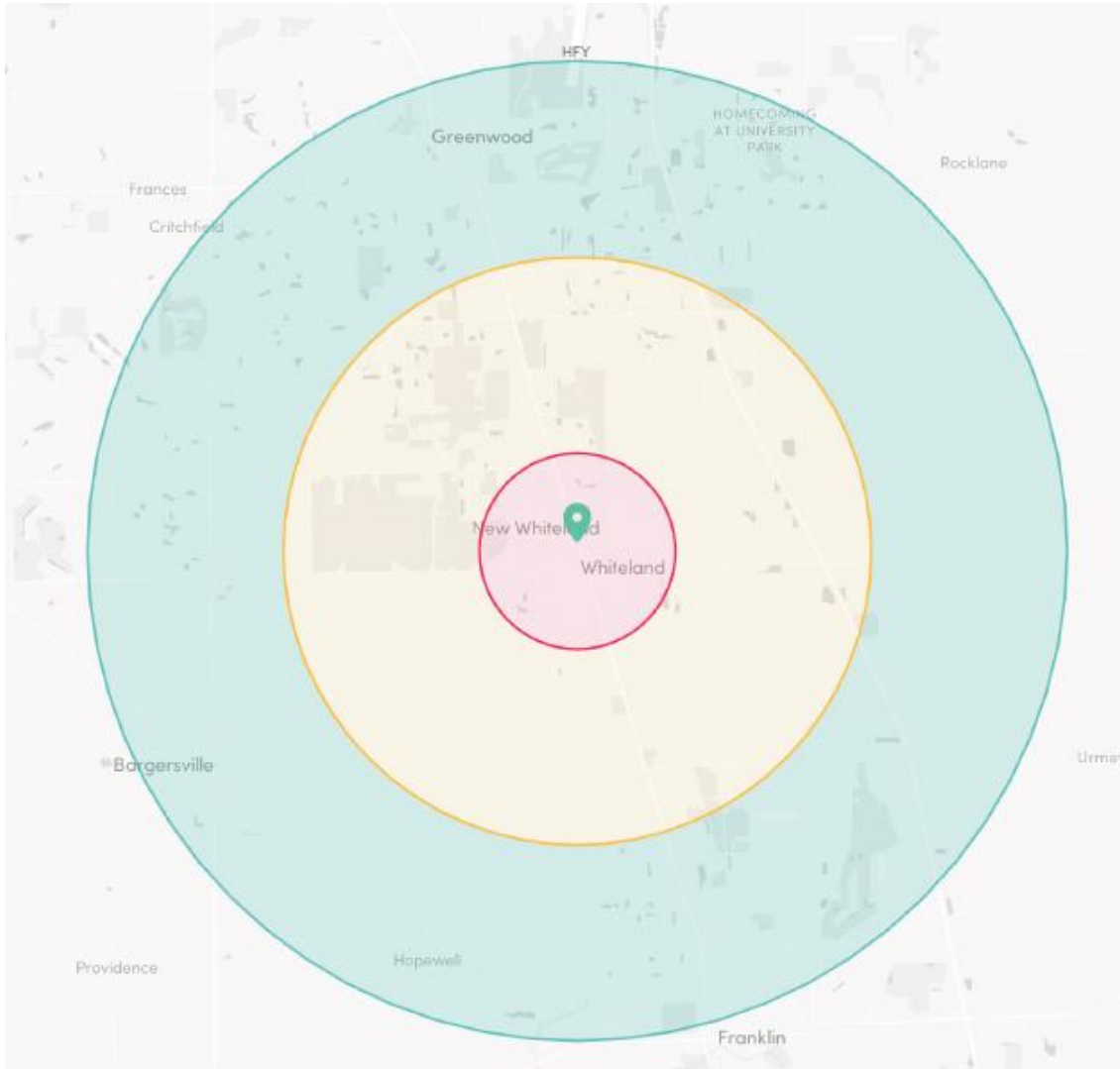
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DEMOGRAPHICS



Population	3 Miles	5 Miles
Male	12,360	41,049
Female	12,832	43,526
Total Population	25,192	84,575

Age	3 Miles	5 Miles
Ages 0-14	5,521	17,310
Ages 15-24	3,516	11,701
Ages 25-54	9,974	32,860
Ages 55-64	2,800	9,227
Ages 65+	3,381	13,478

Income	3 Miles	5 Miles
Median	\$88,400	\$84,000
< \$15,000	419	2,003
\$15,000-\$24,999	284	1,315
\$25,000-\$34,999	472	2,164
\$35,000-\$49,999	808	3,291
\$50,000-\$74,999	1,471	5,355
\$75,000-\$99,999	1,994	5,557
\$100,000-\$149,999	2,107	6,222
\$150,000-\$199,999	792	2,673
> \$200,000	489	2,607

Housing	3 Miles	5 Miles
Total Units	9,073	32,629
Occupied	8,836	31,187
Owner Occupied	7,126	21,417
Renter Occupied	1,710	9,770
Vacant	237	1,442

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