GROCERY ANCHORED OUTLOT-ACROSS FROM WALMART
2305 N. HIGHWAY 3
NORTH VERNON, IN 47265

CUSHMAN & WAKEFIELD

For Sale - Grocery Anchored QSR Drive-Thru Opportunity

WHAT'S NEXT IN RETAIL

Perfect for QSR, Banking or Other Retail Uses

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PROPERTY HIGHLIGHTS

- +/-2,350 SF building with drive-thru
- 1.77-acre parcel with excellent access & circulation
- Drive-thru equipped for high-volume service
- Large pylon sign for maximum visibility
- Fully built-out kitchen to minimize start-up costs
- Built in 2019 - modern systems & design
- **Strong retail synergy with Jay C Food Store & Walmart**

NEIGHBORHOOD DEMOGRAPHICS

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
3 Miles	10,786	$68,626	7,526
5 Miles	16,660	$71,676	7,772

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