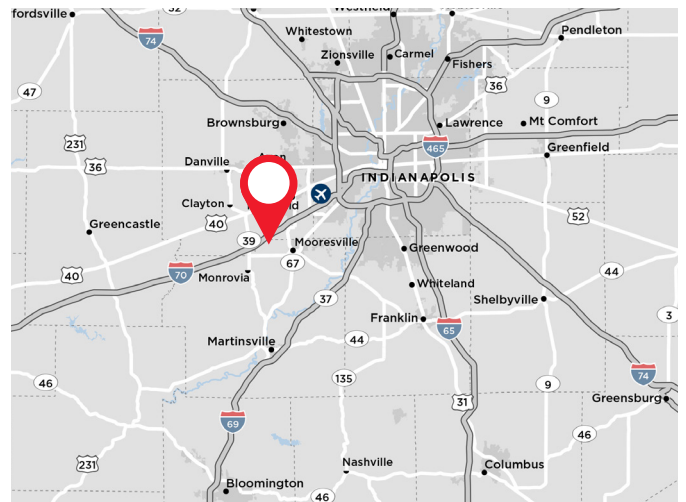




KEY FEATURES

- ±112 acres in Mooresville, IN (Morgan County)
- Located along West Greencastle Road, near the SR 39 / I-70 interchange
- Excellent regional access via I-70 and SR 39
- Surrounded by established industrial/distribution development to the west (visible large warehouse buildings along SR 39)
- Adjacent to existing residential development to the east
- Mix of open and wooded acreage

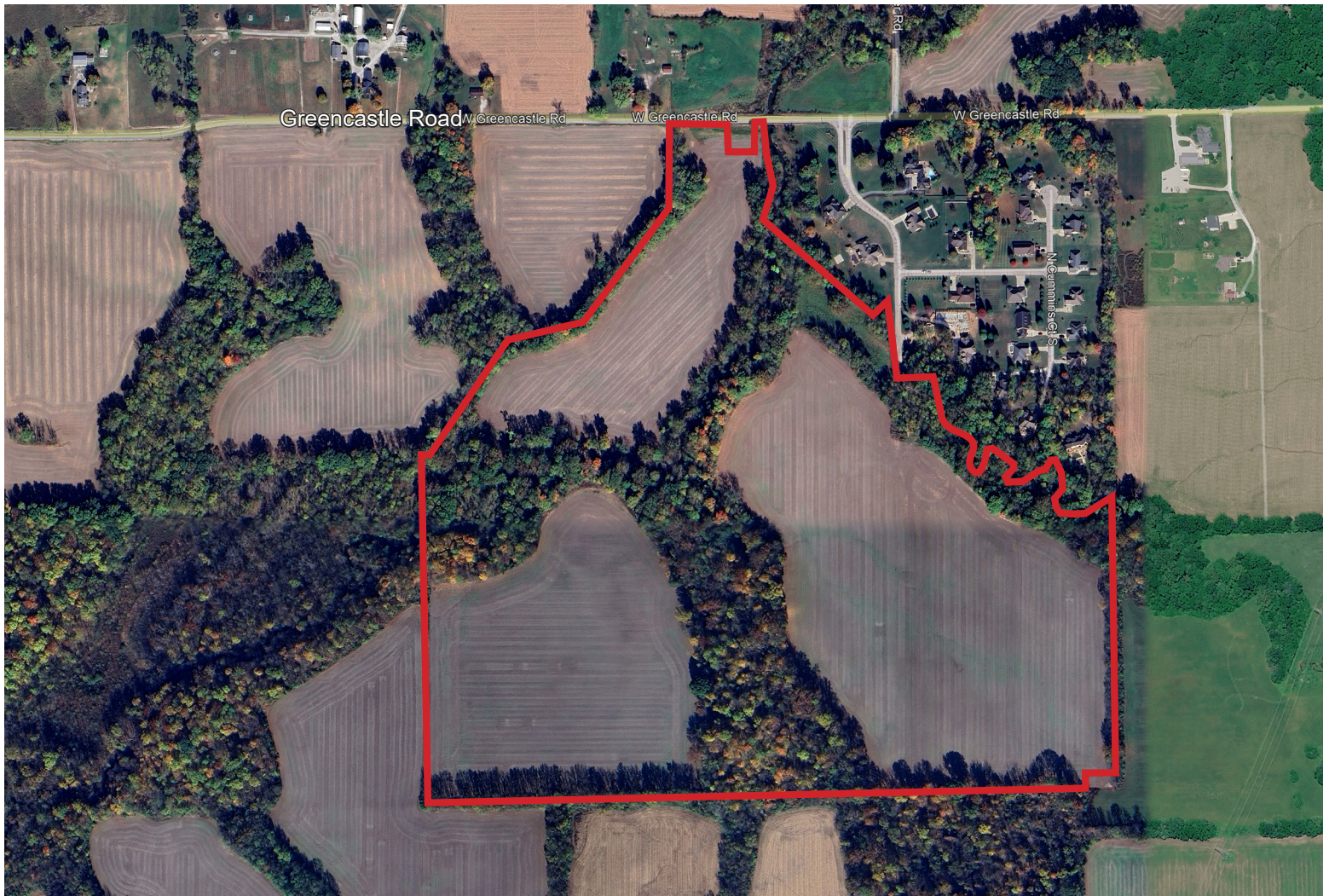


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DEMOGRAPHICS

	1 mile	3 mile	5 mile
Estimated Population	596	6,221	18,625
Avg Household Income	\$144,701	\$136,860	\$80,972
Daytime Population	273	2,761	12,057

TRAFFIC COUNTS

Greencastle Road	1,509 VPD
I-70	47,777 VPD
SR 39	13,742 VPD

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