

# WALMART ANCHORED

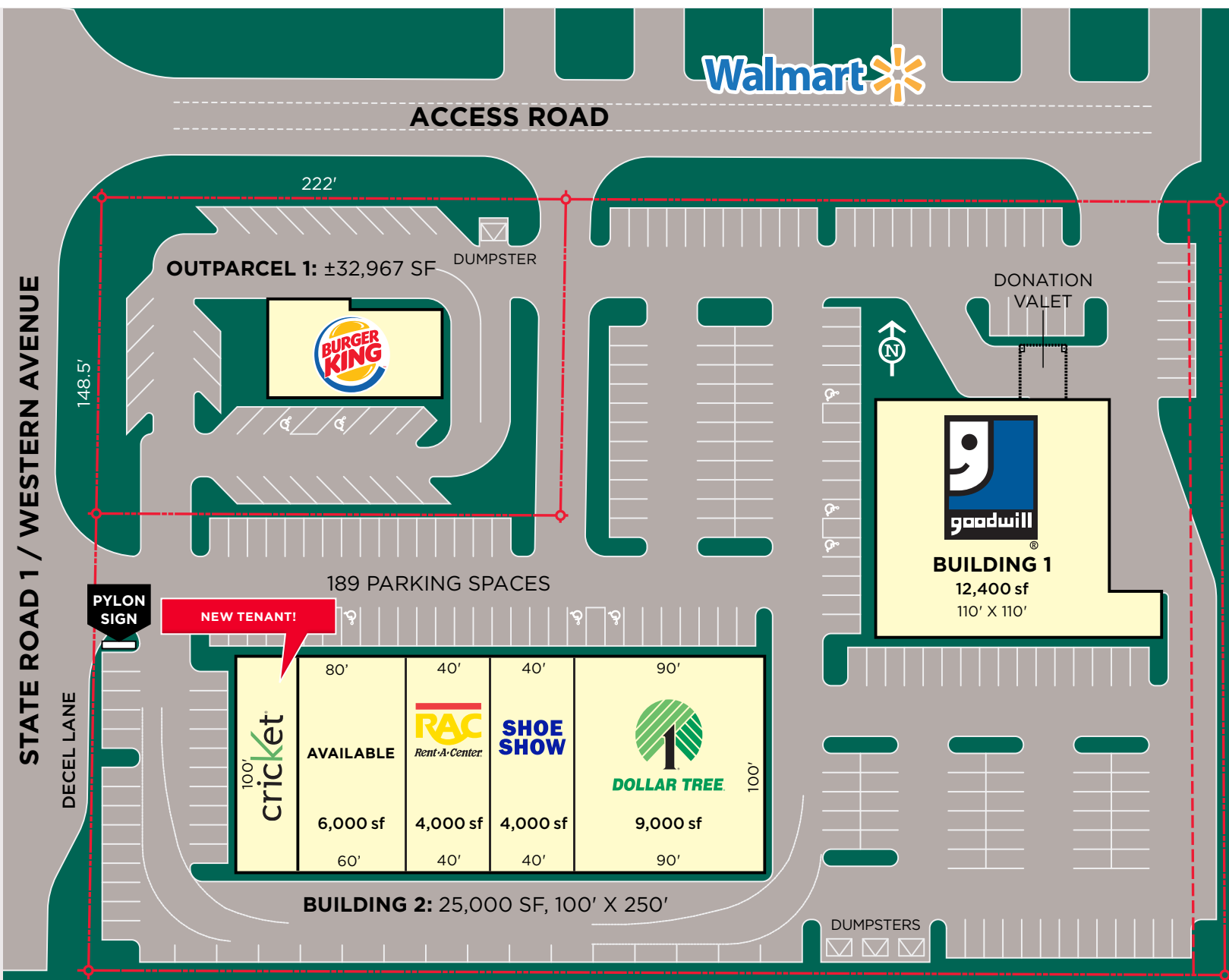
Connersville Commons / Connersville, IN



For Lease / Signalized Intersection

WE ARE  
THE CENTER  
OF RETAIL

## WELCOMES NEW TENANT CRICKET WIRELESS!



**Bill French** / Executive Director / [bill.french@cushwake.com](mailto:bill.french@cushwake.com) / +1 317 639 0430  
**Alex Wendt** / Associate / [alex.wendt@cushwake.com](mailto:alex.wendt@cushwake.com) / +1 317 352 2598

WE ARE  
THE CENTER  
OF RETAIL

# WALMART ANCHORED

3896 WESTERN AVENUE / CONNERSVILLE

## RETAIL SPACE

6,000 SF INLINE

## RENT

\$16/SF

## PYLON SIGN

2 panels remaining

## NEIGHBORING TENANTS

Walmart, Goodwill, Dollar Tree, Burger King, Shoe Show, Rent-A-Center & Cricket Wireless

## COMMENTS

- Signalized access
- Direct curb cut from State Road 1
- Walmart in the top 2 comparable stores in sales in the region



## NEIGHBORHOOD DEMOGRAPHICS



### POPULATION

5 minutes 5,661

10 minutes 12,706

15 minutes 18,059



### AVERAGE HOUSEHOLD INCOME

\$50,728

\$51,502

\$55,158



### DAYTIME POPULATION

4,162

10,161

13,400

**Bill French** / Executive Director / [bill.french@cushwake.com](mailto:bill.french@cushwake.com) / +1 317 639 0430  
**Alex Wendt** / Associate / [alex.wendt@cushwake.com](mailto:alex.wendt@cushwake.com) / +1 317 352 2598

**WE ARE  
THE CENTER  
OF RETAIL**