

FOR LEASE | SOUTH PAOLI RETAIL CENTER

401 SW FIRST STREET
PAOLI, IN 47454



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	3,993 - 6,080 SF
Lease Rate:	Negotiable (NNN)
Building Size:	33,793 SF
Parking:	75 spaces
Zoning:	GC
Traffic Count:	4,000+ VPD

PROPERTY OVERVIEW

Anchored by Dollar Tree/Family Dollar, the South Paoli Retail Center is highly visible and easily accessible, located on SW First Street (Hwy 37) just south of I-150 on the south side of Paoli, IN.

PROPERTY HIGHLIGHTS

- First retail center on southern approach into Paoli
- Tenant improvement allowance available for credit and national tenants
- Side lot space available for additional development

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	2,766	4,758	6,122
Total households (HH)	1,147	1,919	2,445
Average HH size	2.29	2.38	2.43
Average HH income	\$78,000	\$79,474	\$80,153

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AVAILABLE SPACE



SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite 403	3,993 SF	Negotiable (NNN)	Multi-space suite with offices, conference rooms, large common space; Rear truck height loading dock with 6' x 7' roll door; 11.8' ceiling
Suite 405	6,080 SF	Negotiable (NNN)	South end cap; Wide-open retail space with manager office and changing room/ storage closet; 288 SF of back room storage and/or break room; 11' ceiling

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ADDITIONAL PHOTOS - SUITE 403



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ADDITIONAL PHOTOS - SUITE 405



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AREA RETAIL

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