



RURAL KING OUTLOT OPPORTUNITY

3235 Wabash Avenue
Terre Haute, Indiana



HIGHLIGHTS

- **AVAILABLE:** 0.66 AC outlot for ground lease only
- Located at the corner of Wabash and South Brown avenues directly in front of a successful Rural King store
- Over 19,000 vehicles pass this site daily
- Population over 73,000 including large daytime population with nearly 50,000 employees within 5 miles
- Nearby Indiana State University enrolls over 13,700 students
- Rural King will relocate its existing outdoor display area to create opportunity for outlot use

DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2026 Projection	74,333	107,921	139,330	166,781	235,295
2021 Estimate	73,707	107,235	138,842	166,896	236,234
INCOME	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2021 Average	\$53,723	\$60,616	\$60,847	\$61,780	\$61,987
2021 Median	\$38,601	\$44,500	\$45,837	\$47,021	\$48,168
DAYTIME POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2021 Employees	48,725	54,040	63,308	72,882	93,865

LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
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COLUMBUS

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