

For Sale

Vacant Land - 2.1 Acres Available



1644 N. Main St./ ProFed Park

Bluffton, IN, 46714

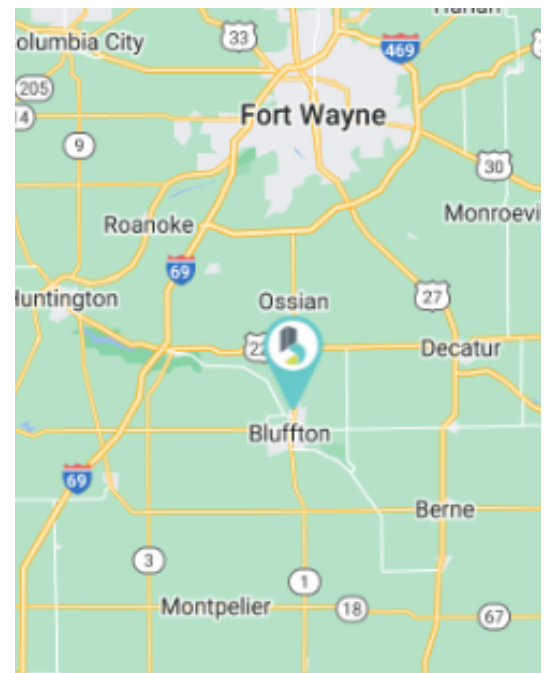
Highlights

- Located less than one 1/2 mile from Lowe's and Walmart
- Perfect land site in ProFed Park for medical, office, or quality commercial users
- Within one mile of Northwood subdivision and Pine Grove apartment complex
- Access to all utilities
- Located in a high-growth, northside market

Sale Price \$210,000

Size Summary 2.1 Acres

Zoned B-3



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Site Plan

1644 N. Main St., Bluffton, IN 46714



Excellent Opportunity

This vacant land in Bluffton, Indiana is conveniently located less than half a mile from Lowe's and Walmart, providing excellent proximity to major retail establishments. It is an ideal choice for medical or office users, offering a convenient and central base of operations. The property is also within a mile of the sought-after Northwood subdivision and Pine Grove apartment complex, potentially attracting a steady flow of customers from these nearby residential areas. Moreover, the lot has access to all utilities, removing any concerns about infrastructure development and making it ready for immediate use or construction.

Overall, this parcel presents a great opportunity for investors or business owners seeking a well-connected and accessible site adjacent to an established, well-known financial institution.

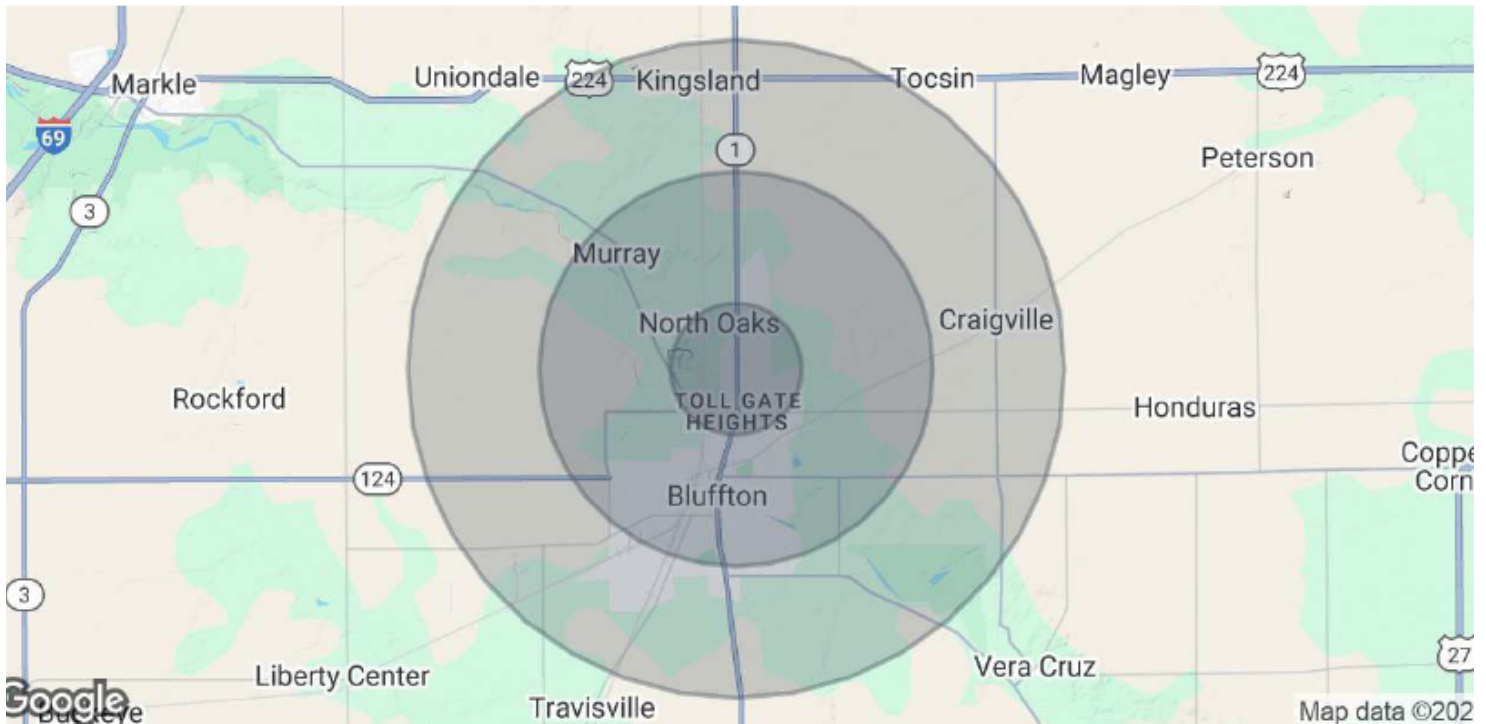
Area Map

1644 N. Main St., Bluffton, IN 46714



Demographics

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Demographics

	1 Miles	3 Miles	5 Miles
Total Population	847	10,350	13,811
Average Age	49.6	40.1	40.6
Total Households	414	4,683	6,043
Average HH Income	\$64,088	\$55,064	\$60,201
Average House Value	\$170,175	\$123,577	\$133,240

Traffic Count

N. Main St. 15,033/daily