

1640 INDIANA 28

Frankfort, IN 46041



PROPERTY DESCRIPTION

Position your business along a high traffic stretch of State Road 28 just west of downtown Frankfort. These (2) 1,500 SF suites offer strong visibility, steady traffic counts, and quick access to Lafayette, Lebanon, Indianapolis, and I-65. Surrounded by established neighborhoods and local commerce, the site supports a wide range of retail, service, restaurant, fitness, or office uses.

The space features excellent frontage, ample parking, easy ingress/egress, and an open, flexible layout ready for customization. Drive thru capability further expands potential concepts and enhances customer convenience.

A practical, high exposure location in a growing market of more than 16,000 residents—without the congestion or cost of larger cities.

PROPERTY HIGHLIGHTS

- Visibility
- Endcap
- Frontage
- Parking
- Heavy Traffic

OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Available SF:	1,500 SF
Building Size:	7,500 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,171	5,499	6,145
Total Population	5,748	14,619	16,190
Average HH Income	\$74,891	\$69,701	\$69,365

JOSH DENO

219.863.5947
jdeno@shook.com

OFFICE BUILDING FOR LEASE

SUITE 1624

Frankfort, IN 46041

SHOOK COMMERCIAL
REAL ESTATE



JOSH DENO

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SUITE 1632

Frankfort, IN 46041



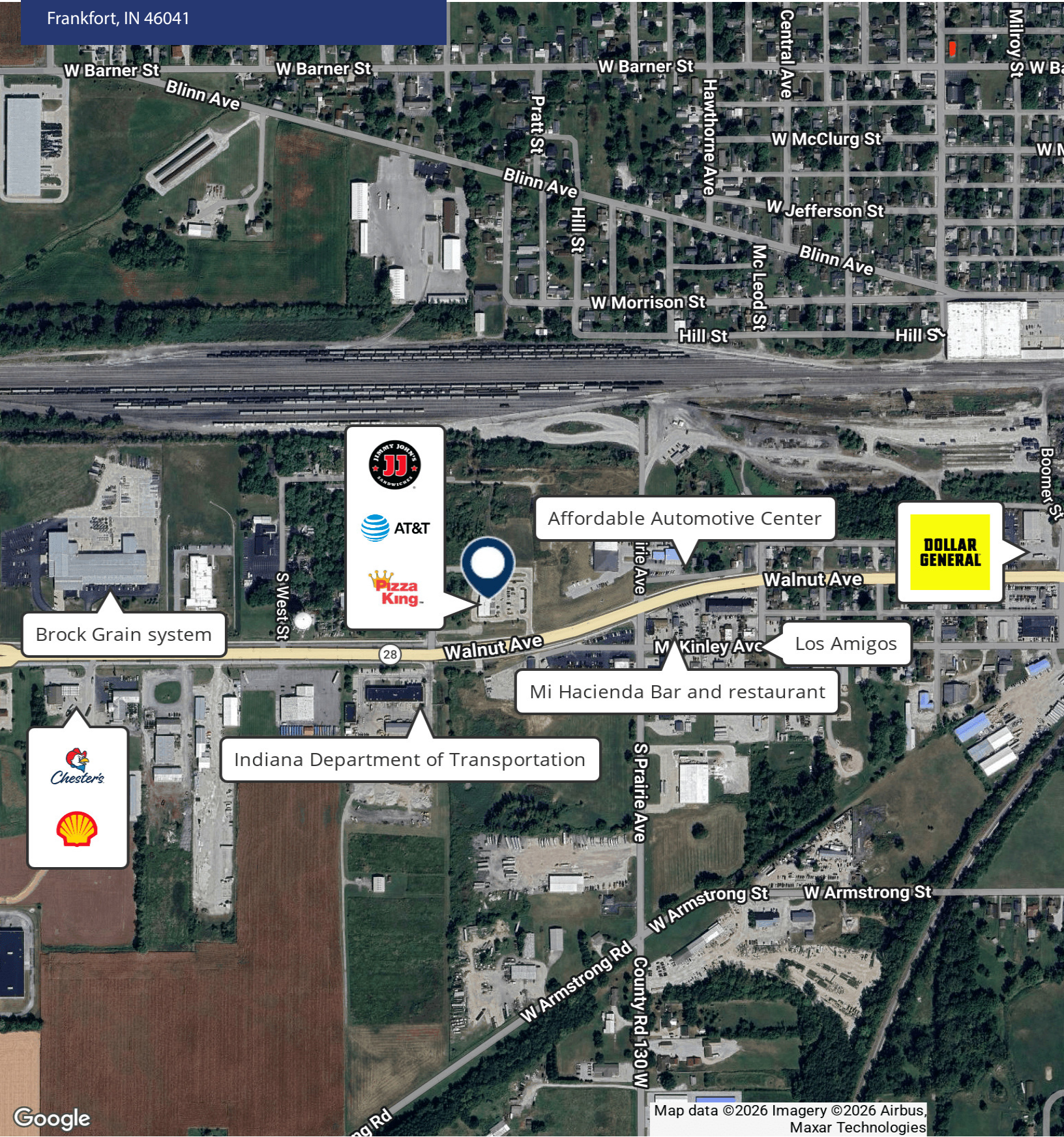
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Brock Grain system

Affordable Automotive Center

DOLLAR GENERAL




Indiana Department of Transportation

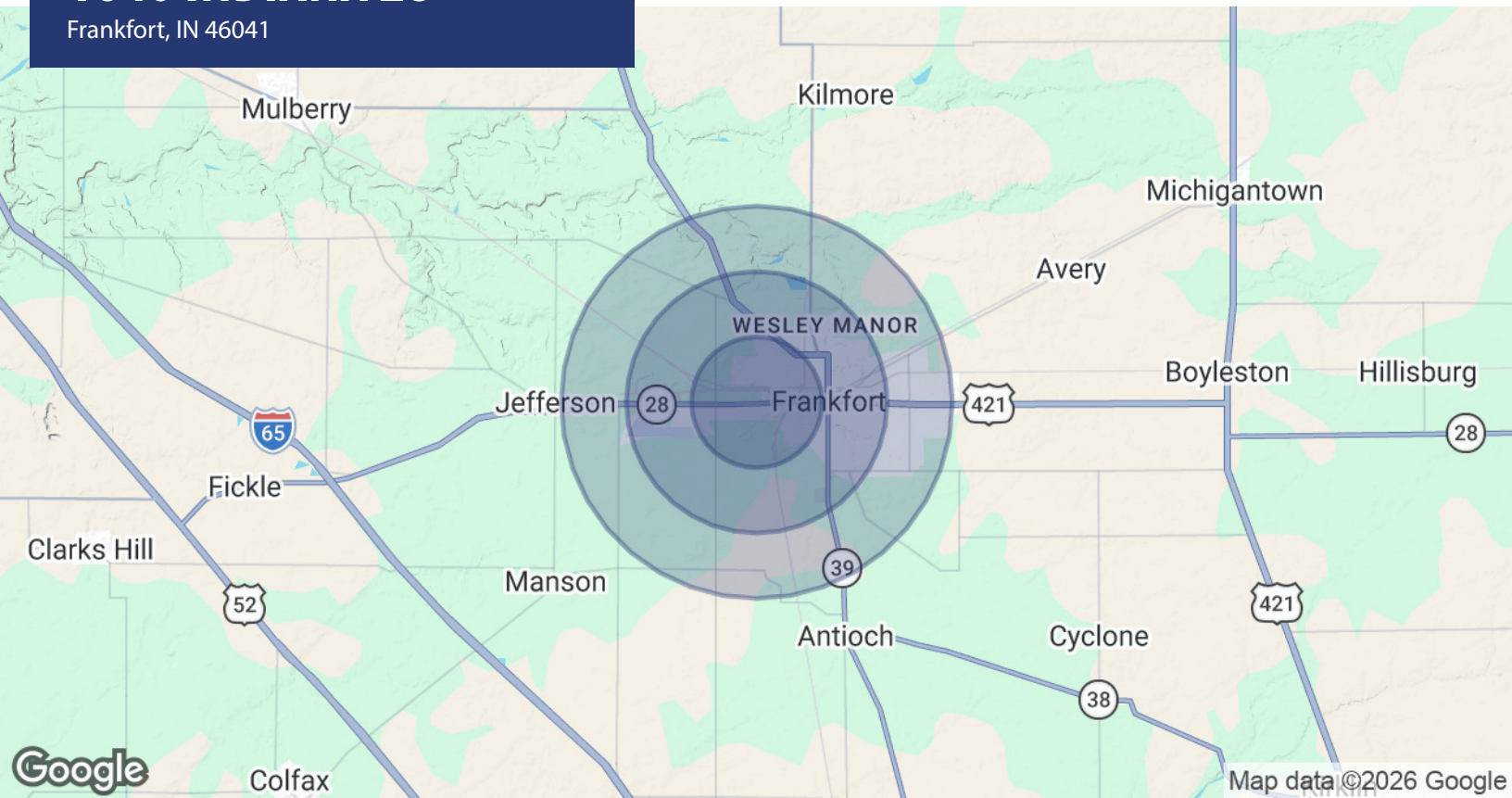
Walnut Ave

Mi Hacienda Bar and restaurant

Los Amigos

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,748	14,619	16,190
Average Age	36.6	34.7	35.0
Average Age (Male)	33.6	32.8	32.9
Average Age (Female)	37.3	35.3	36.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,171	5,499	6,145
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$74,891	\$69,701	\$69,365
Average House Value	\$152,904	\$136,462	\$138,136

2023 American Community Survey (ACS)

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