



Elwood Retail/Flex Space

7445 W SR 28
Elwood, IN 46036



Valentine's Plaza Retail/Flex For Sale

This plaza previously served the Elwood area as a neighborhood shopping center. The building boasts 12,218 SF of ground-level retail, office, and warehouse space, which includes a truck well, large warehouse, and shop areas. The second floor includes 3,440 SF of apartment space with an opportunity to expand to 5,656 SF. Located on 2.55 acres of land, this is an ideal site for redevelopment.

Featured Property Highlights

- 17,871 total SF over two stories
- 7,800+ VPD on SR 28
- Great visibility & easy access
- Frontage on SR 28
- Multiple overhead/garage doors
- Potential for construction of two or more buildings on oversized lot
- Property to be vacant at the close of escrow
- **FOR SALE: \$400,000**

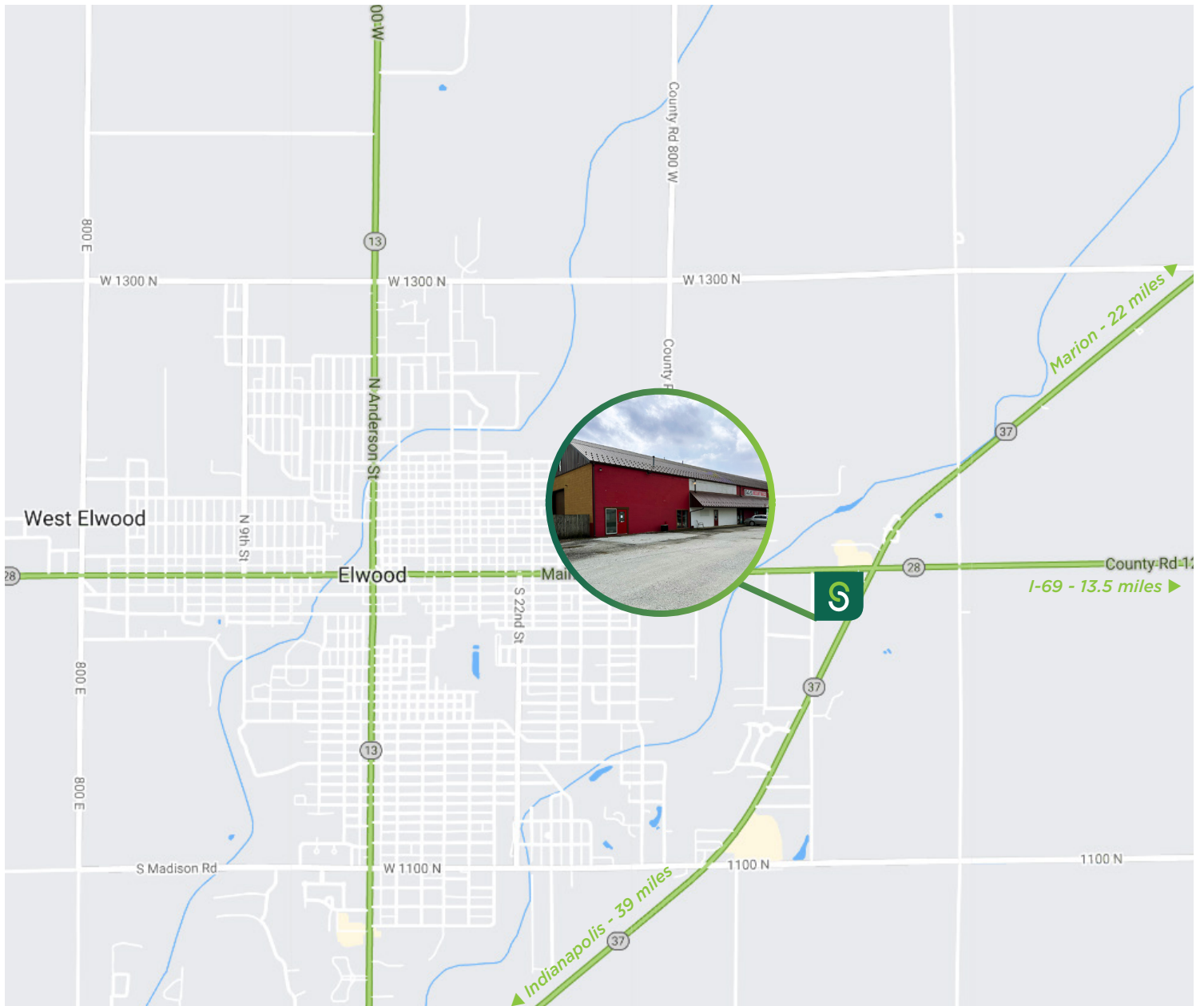
ROBERT DOYLE

Broker
260 424 8448
robert.doyle@sturgespg.com



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Excellent Location

Elwood, IN has a population of 8,614 and is located in Madison County, a growing area in central Indiana. The city is also located 39 miles north of Indianapolis, which poises the community to benefit from the continued expansion of the greater Indianapolis metropolitan area. Manufacturing serves as the primary industry in Elwood. Valentine's Plaza sits on the east end of Elwood along the Main St/SR 28 retail corridor. Neighboring businesses along Main St/SR 28 include McDonald's, Wendy's, AutoZone, Noble Roman's Pizza, Dollar General, and O'Reilly Auto Parts.

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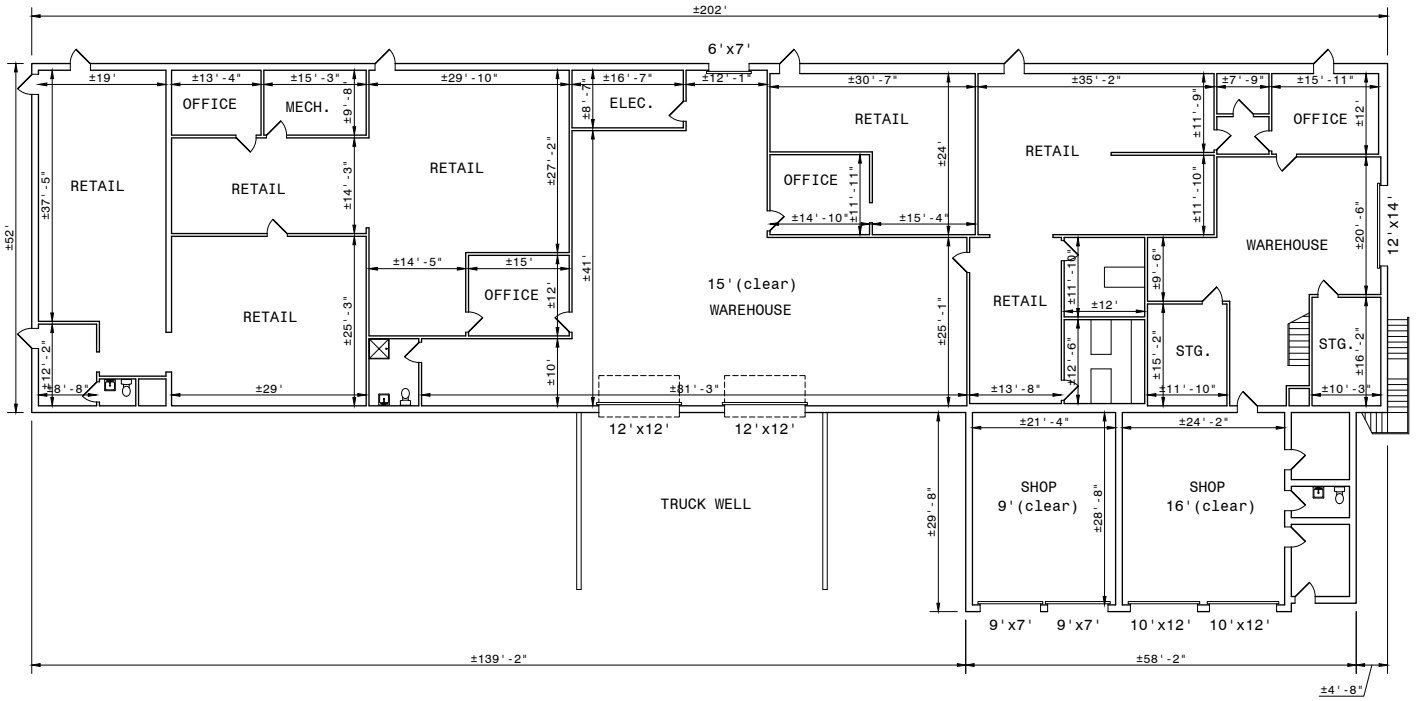
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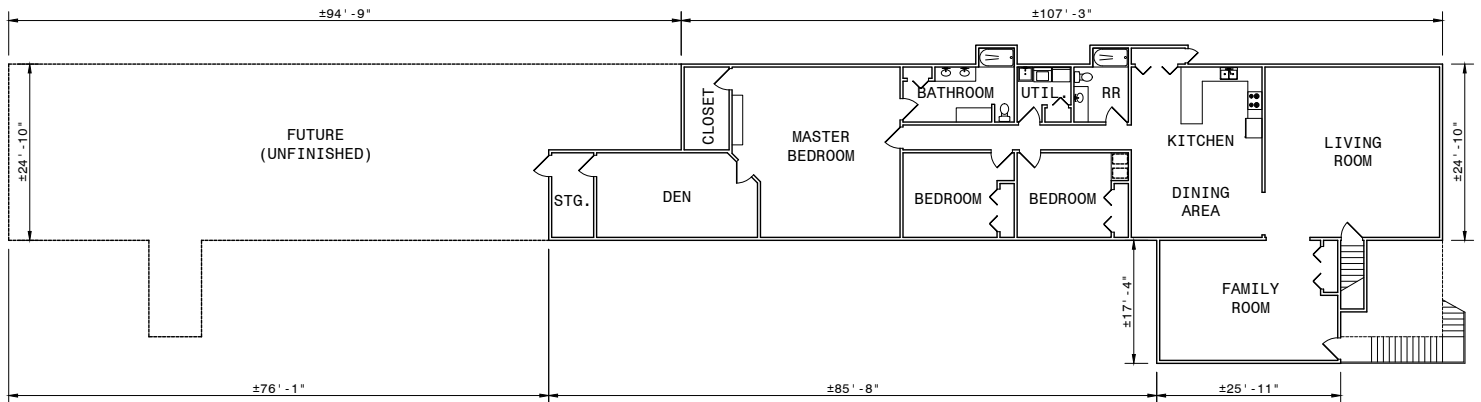
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Units Available - Contact Broker for Detailed Floor Plan



Ground Floor



FUTURE = 2,216 SF

APARTMENT = 3,440 SF

Upper Level

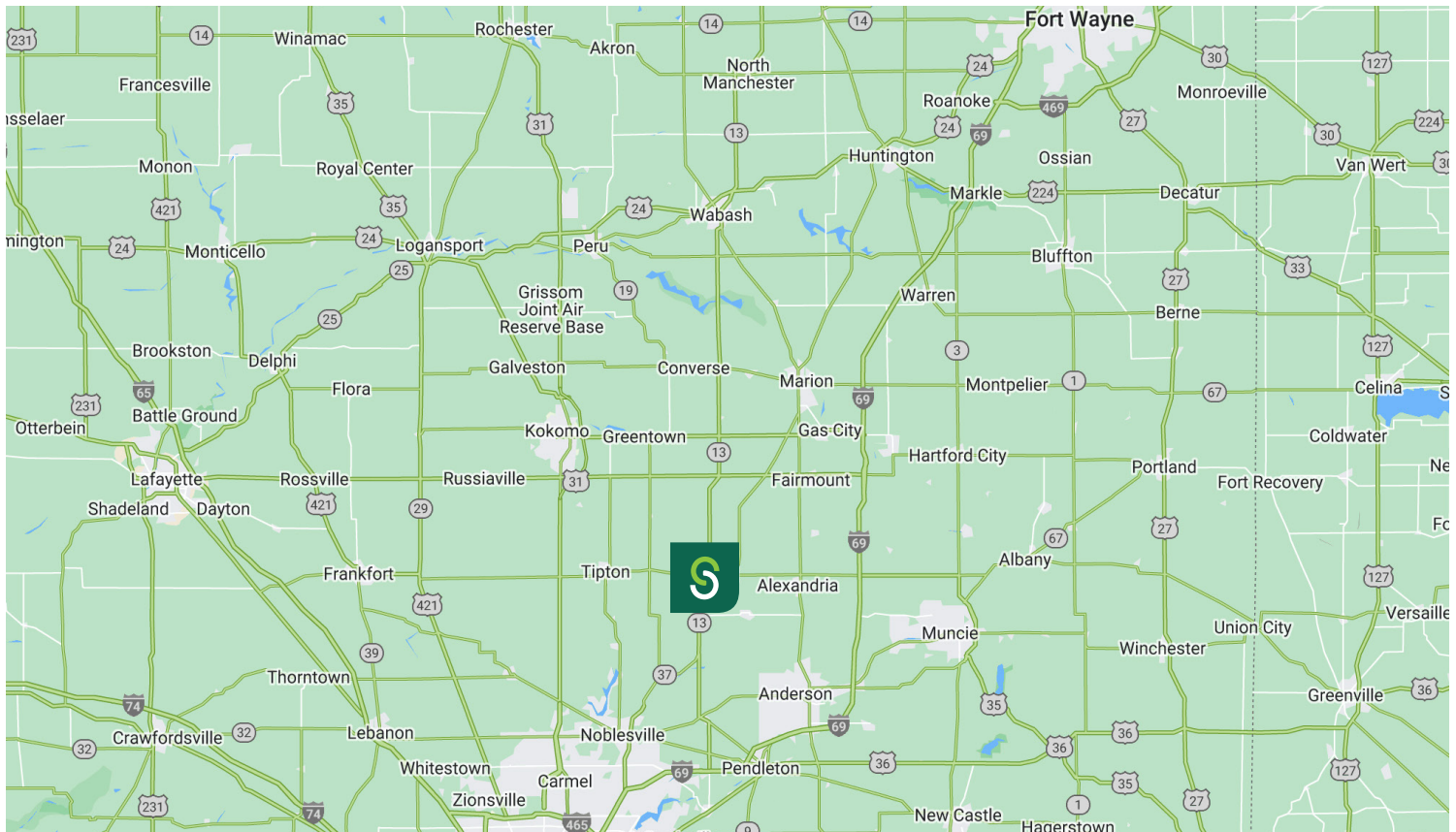
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COMMERCIAL IMPROVED FOR SALE

Property Name	Elwood Retail/Flex Space
Address	7445 W SR 28
City, State, Zip	Elwood, IN 46036
County	Madison
Township	Pipe Creek
Parcel No.	48-04-14-100-009.000-026
2022 Tax/Payable 2023	\$3,397.20



SALE INFORMATION

Price	\$400,000
Terms	Cash as-is

SITE DATA

Site Acreage	2.55 AC
Zoning & Description	General Commercial
Parking Description	50+ spaces
Parking Ratio	4.3
Rail Service	Yes
Truck/Trailer Parking	Yes, Potential
Nearest Interstate	I-69, 13.5 miles

BUILDING INFORMATION

Property Type	Neighborhood Shopping Center
Year Built	1954
Total Building SF	17,871 SF - Ground Level - 12,218 SF - 2nd Floor - 5,656 SF - (3,440 finished & 2,216 unfinished)
No. of Stories	2
Overhead Doors	2+
Construction Type	Concrete Block
Roof	Steel

ADDITIONAL INFORMATION

- To be delivered vacant at the time of closing
- Lot can support construction of 1 or more additional buildings
- Redevelopment opportunity
- Excellent visibility and access from SR 28/Main St
- 7800+ VPD on SR 28

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