

RICHMOND RETAIL/OFFICE

RETAIL/OFFICE FOR LEASE

3643 E. MAIN STREET, RICHMOND, IN 47374



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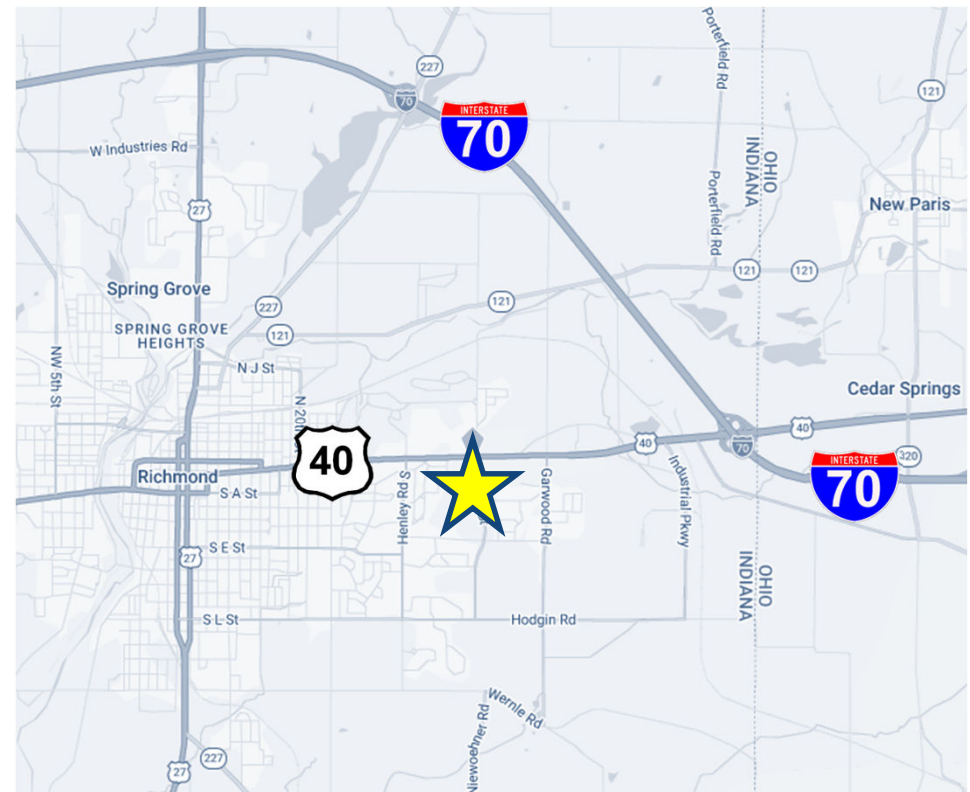
PROPERTY HIGHLIGHTS

- +/- 1,250 SF space available October 2026
- Located on outparcel to Walmart [208,600 visits per month] and Kroger [65,600 visits per month] Source: Placer.ai
- Co-tenant with Hoppe Jewelers and The UPS Store
- 2.25 per 1,000 SF parking ratio
- 20,524 vehicles per day on East Main Street (U.S. 40)
- Signalized intersection
- Exceptional signage opportunities (pylon and building facade)
- Lease rate: \$20.00 psf NNN + \$7.56 est. op. exp.

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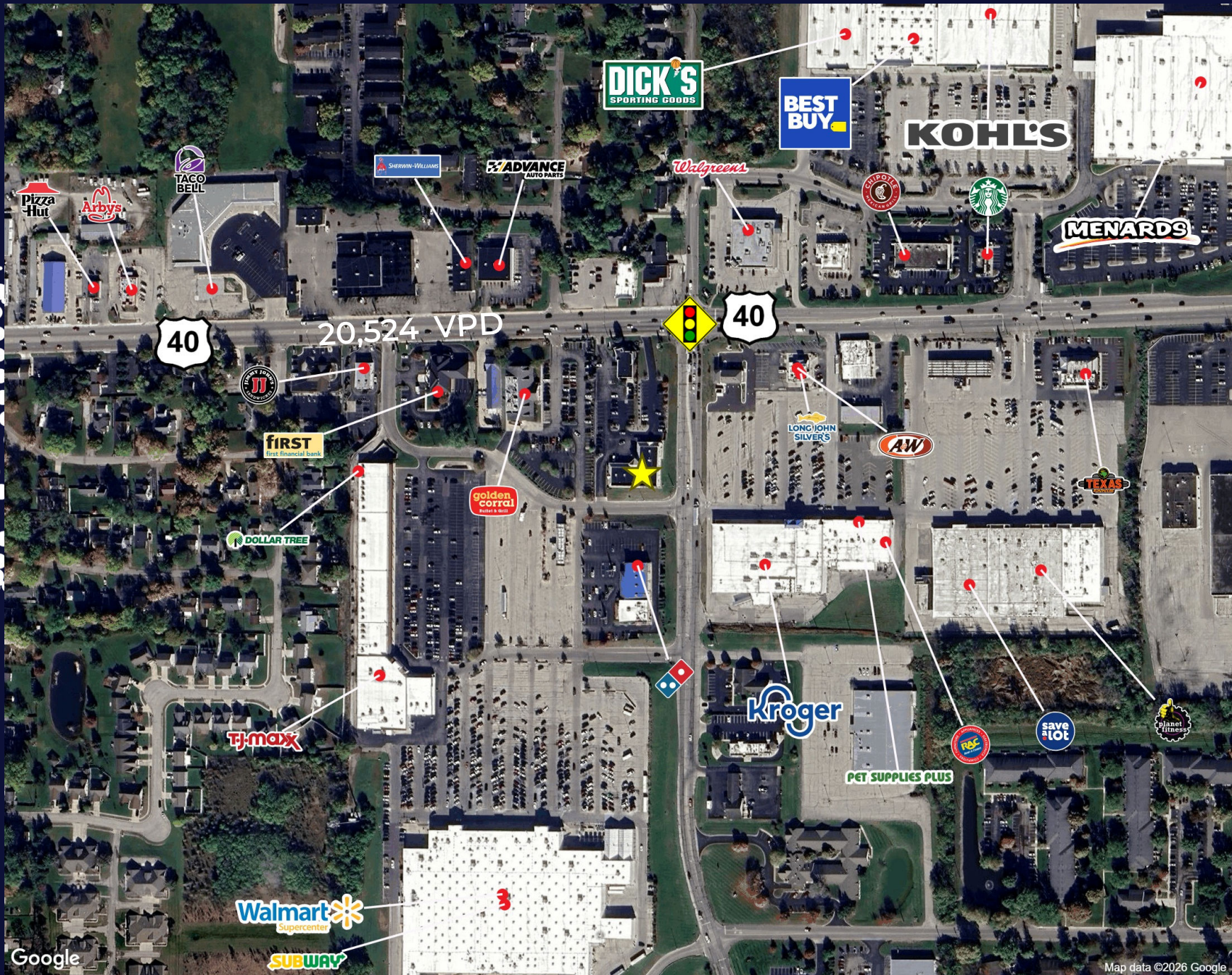
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CLOSE AERIAL / PYLON SIGN



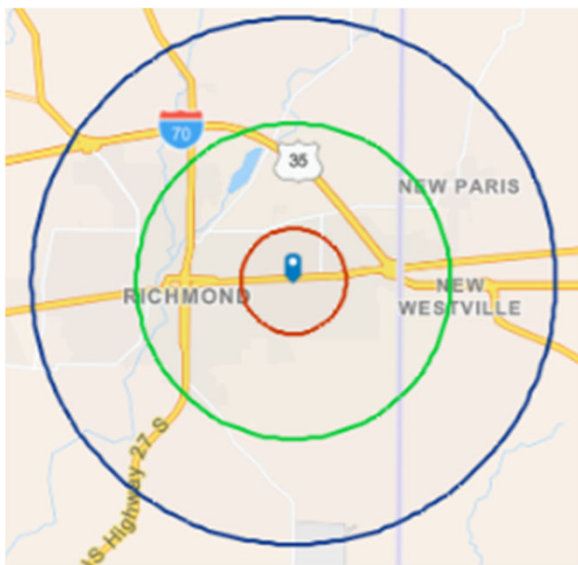
MEDIUM AERIAL



CORRIDOR AERIAL



1-MILE RADIUS DEMOS



KEY FACTS

3,574

Population



1.9

Average
Household Size



49.1

Median Age

\$70,777

Median Household Income

BUSINESS



224

Total Businesses



3,448

Total Employees

EDUCATION



9%

No High School
Diploma



31%

High School
Graduate



29%

Some
College



31%

Bachelor's/Grad/Prof
Degree

INCOME



\$46,883

Per Capita
Income



\$70,777

Median
Household
Income



\$96,267

Average
Household
Income

EMPLOYMENT



63.4

White
Collar %



28.7

Blue
Collar %



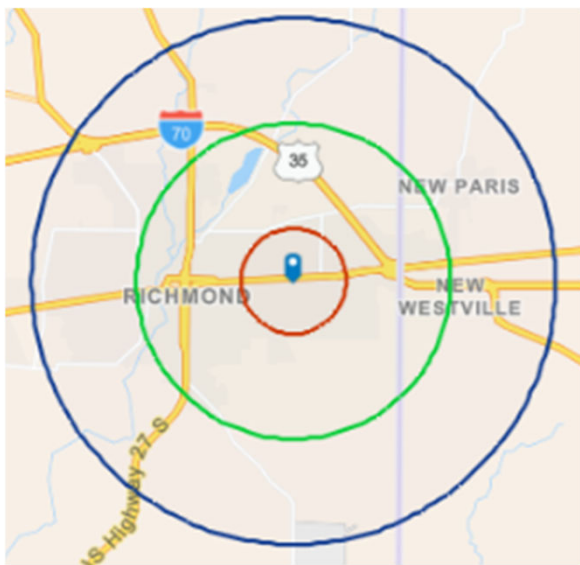
7.7

Services
%

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

3-MILE RADIUS DEMOS



KEY FACTS

28,607

Population



2.2

Average
Household Size



40.0

Median Age

\$45,721

Median Household Income

BUSINESS



1,270

Total Businesses



20,440

Total Employees

EDUCATION



12%

No High School
Diploma



35%

High School
Graduate



28%

Some
College



25%

Bachelor's/Grad/Prof
Degree

INCOME



\$31,282

Per Capita
Income



\$45,721

Median
Household
Income



\$71,874

Average
Household
Income

EMPLOYMENT



49.7

White
Collar %



34.1

Blue
Collar %



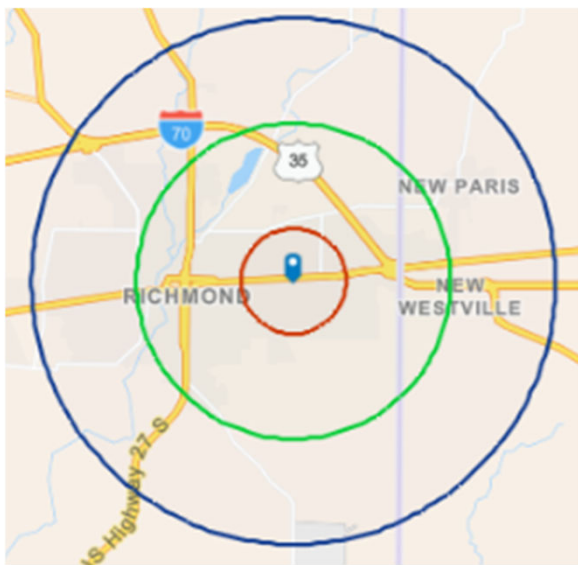
16.2

Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

42,351

Population



2.2

Average
Household Size



41.1

Median Age

\$49,144

Median Household Income

BUSINESS



1,735

Total Businesses



27,640

Total Employees

EDUCATION



12%

No High School
Diploma



36%

High School
Graduate



29%

Some
College



23%

Bachelor's/Grad/Prof
Degree

INCOME



\$30,297

Per Capita
Income



\$49,144

Median
Household
Income



\$70,443

Average
Household
Income

EMPLOYMENT



49.6

White
Collar %



32.7

Blue
Collar %



17.7

Services
%

equity | brokerage

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INDIANA COOPERATIVE BROKER INFORMATION

Debra Wise

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(765) 744-1742

Studer, LLC

Brokerage License #: RC51900083



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