



FOR LEASE

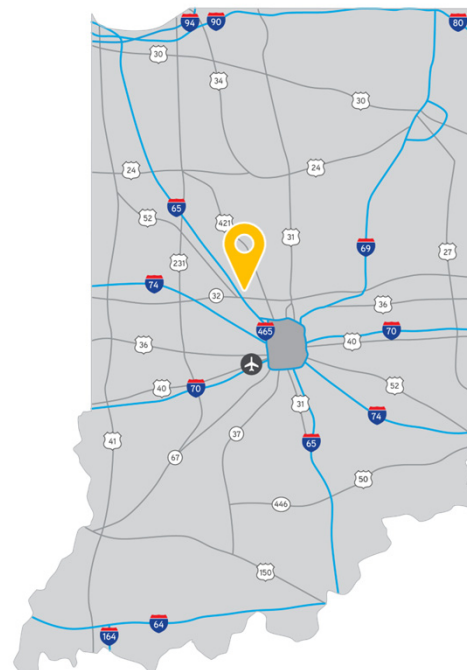
941 & 957 Monument Dr

Lebanon, IN

Excellent access to I-65 off Indianapolis Ave

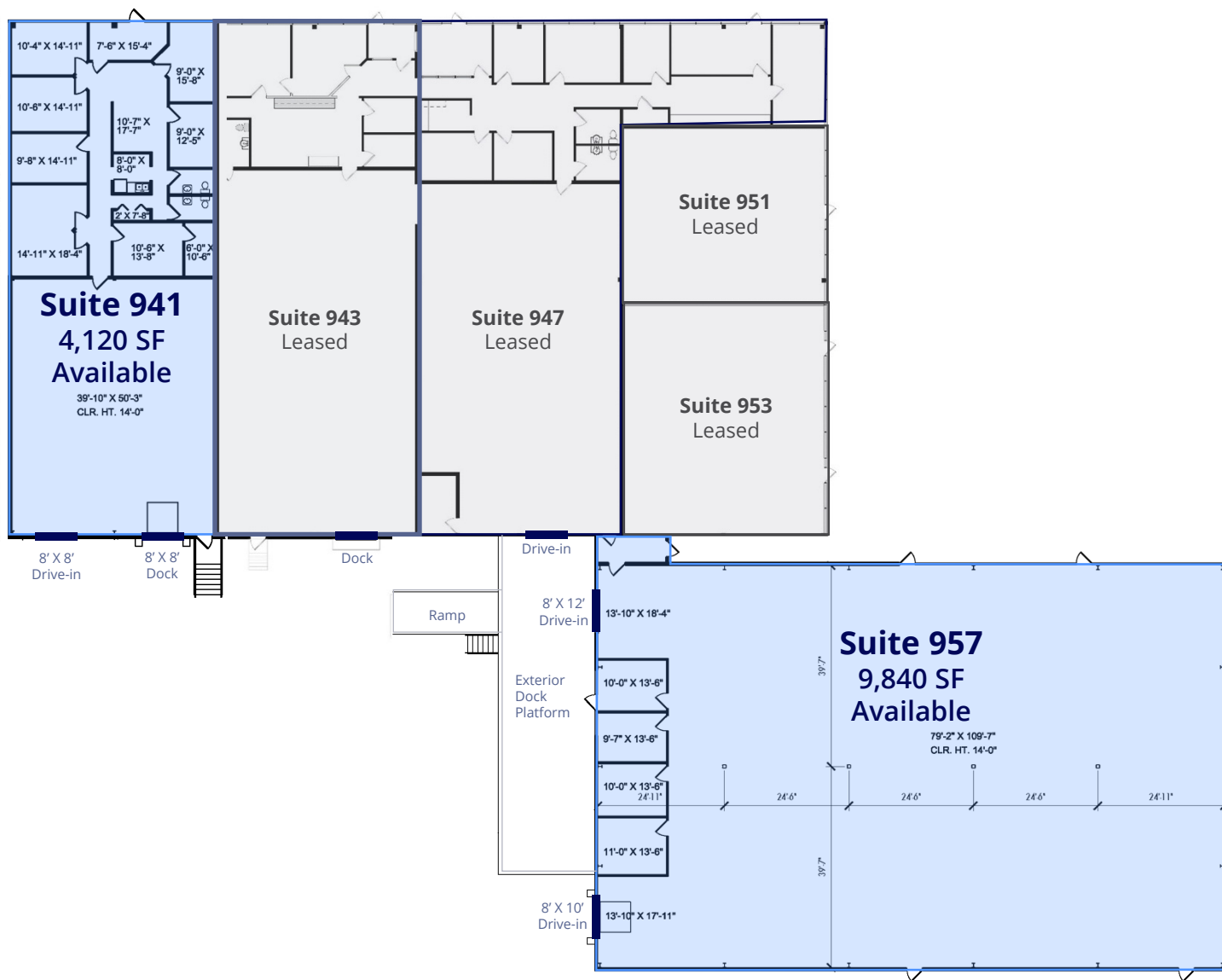
Property Highlights

- Suite 941 | 4,120 SF | 2,070 SF office
 - 1 dock & 1 drive-in
 - \$13.00/SF NNN
- Suite 957 | 9,840 SF | BTS office
 - 1 dock & 1 drive-in plus an exterior dock platform
 - \$11.00/SF NNN
- Clear Height: 14'
- Minutes from Lebanon's LEAP Innovation District
- Multi-tenant office / warehouse building
- Local ownership & management of building
- Abundant parking



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LEASE AVAILABILITY

Suite	Available SF	Office SF	Clear Height	Docks	Drive-ins	Rate PSF (NNN)	Features
941	4,120	2,070	14'	1	1	\$13.00	
957	9,840	BTS	14'	1	1	\$11.00	• Plus, an exterior dock platform

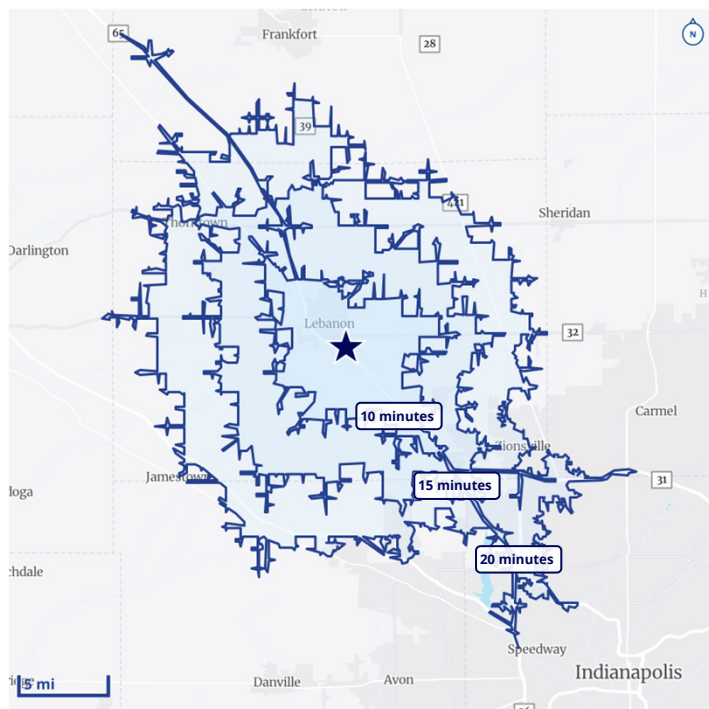




DRIVE TIMES

	Minutes
I-65	2
I-74	15
I-465	17
I-70	24
I-69	26
Indianapolis International Airport	28

ROUTE TIMES



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2025	1,629	15,253	20,929
Average HH Income	\$73,277	\$87,712	\$94,485
Total Households 2025	595	6,304	8,661
Households Project 2030	583	6,472	9,080

EDUCATION

TOTAL	1,060	10,685	14,875
Less than 9th grade	1.7%	3.1%	3.0%
9th – 12th grade, No Diploma	9.8%	7.6%	6.4%
High School Graduate	44.6%	28.2%	27.5%
GED/Alternative Credential	2.5%	4.3%	3.8%
Some College, No Degree	21.1%	20.2%	19.2%
Associate Degree	7.5%	14.7%	13.0%
Bachelor's / Graduate / Prof degree	12.9%	22.0%	27.1%

BUSINESS

Total Business	85	633	776
Total Employees	1,170	8,276	10,723

EMPLOYMENT

White Collar	42.4%	57.8%	60.7%
Blue Collar	57.5%	42.2%	39.3%
Unemployment rate	0.0%	2.8%	2.4%

