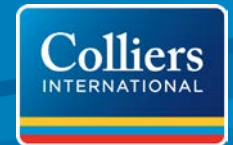


FOR SALE › LAND

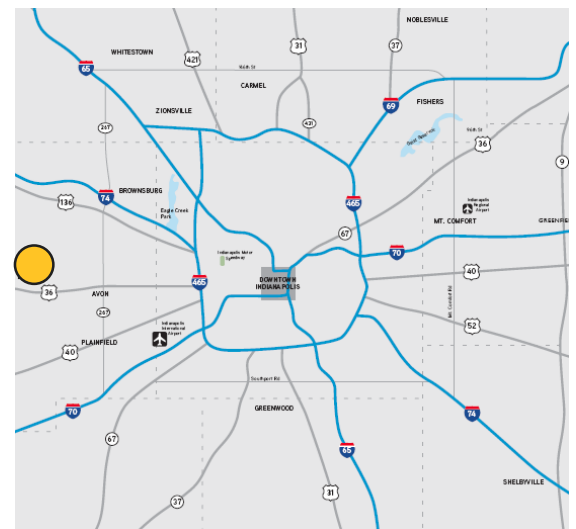
200 S CR 200 East

DANVILLE, IN 46122



## Property Highlights

- › ± 1.584 acre development opportunity in the county seat of Hendricks County
- › Located between US 36 / Rockville Road and Main Street
- › Zoned General Business District (GB)
- › Close to Hendricks Regional Health main campus
- › Adjacent to Danville's new Walmart Supercenter and Hendricks County Fair Grounds
- › Sale Price: \$199,900



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# Aerial Map



## GENERAL BUSINESS DISTRICT (GB)

- A. Definition. The GB District establishes commercial area throughout the town that are appropriate for a wide range of commercial uses, including retail, services, and light industrial uses.
- B. Sample of Permitted Uses.
1. Banks and other financial institutions
  2. Car Wash
  3. Clinics or professional support services
  4. Grocery store
  5. Laboratories – medical and dental
  6. Offices
  7. Optician or optical goods store
  8. Restaurant, with or without alcoholic beverages
  9. Restaurant, drive-through
  10. Studios for professional work or teaching
  11. Trade or business school
  12. Services uses, including: Alterations shop; dry cleaning and laundry; shoe repair shop; tailor and pressing shop; bakery (retail); coffee shop or refreshment stand; dairy (retail); delicatessen; convenience store (with or without pumps); meat market; barber shop; beauty shop; health spa or fitness center; boarding kennel; and massage therapy or tanning salon
  13. Retail uses, including: Bait sales; apparel shop; shoe store; flower shop; gift, souvenir or craft shop; hardware store; jewelry store; newsdealer; record shop; antique shop; stationary and bookstore; sporting goods store; liquor store; art supply store; camera and photographic supply store; carpet and rug stores; department store; garden supplies; pet shop, excluding boarding; leather goods or luggage store; hobby or fabric shop; toy store; paint or wallpaper store; glass, pottery or china store; variety store; and furniture store

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population 2017	2,549	14,280	33,444
Population Projected 2022	2,767	15,397	36,027
Average Household Income	\$83,844	\$83,942	\$95,194
Total Households 2017	962	5,315	12,168
Households Projected 2022	1,045	5,731	13,094

## ANNUAL AVERAGE DAILY TRAFFIC

S CR 200 East	2,243
US HWY-36 /Rockville Road	18,430