

**FOR SALE**

**HIGHLIGHTS**

- > +/- 13.18 Acres
- > All utilities available to site
- > Freeway exposure on U.S. 33

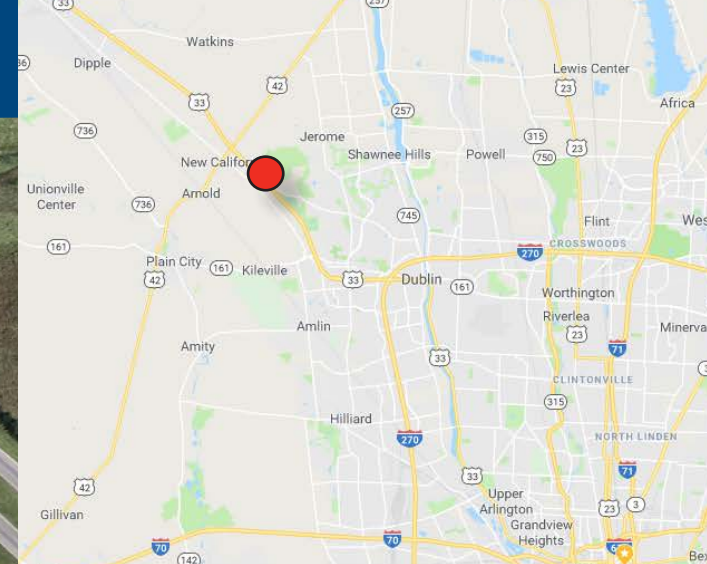
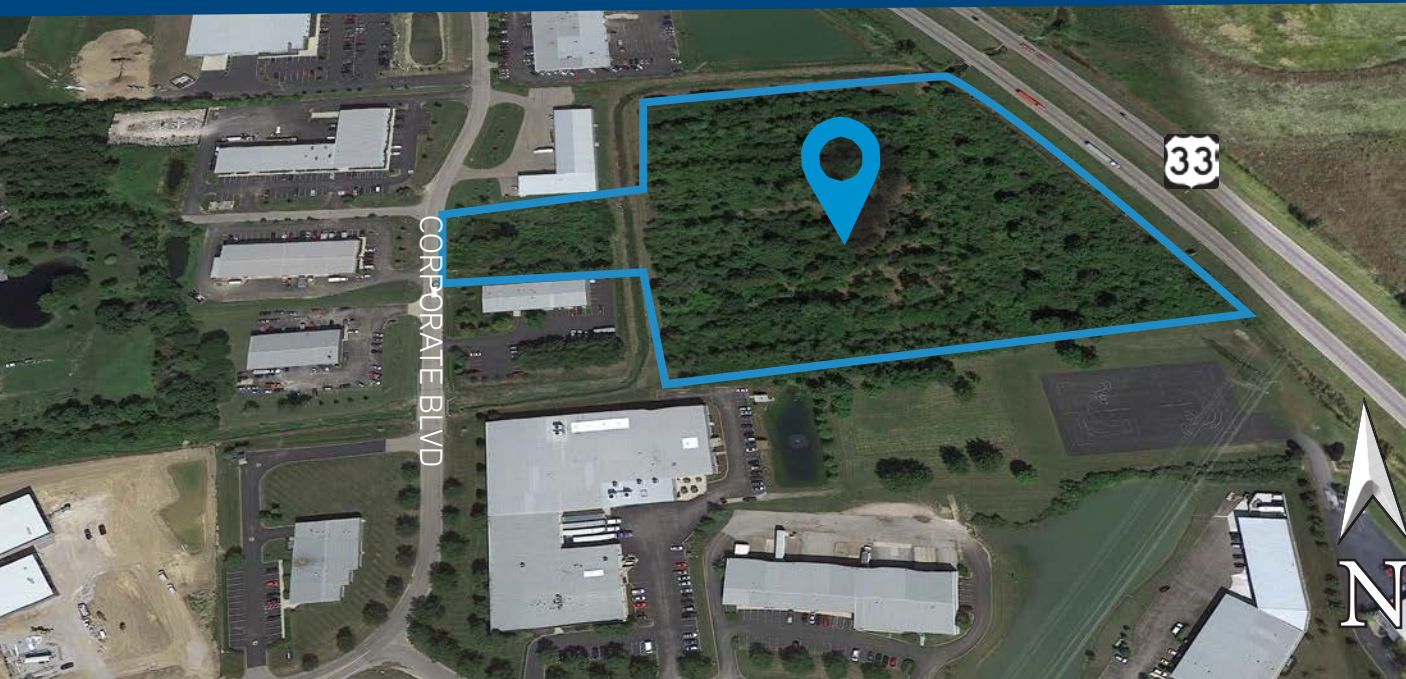
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## Contact Us

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Highly visible office / warehouse site in the heart of the growing 33 Smart Mobility Corridor. Excellent highway access, zoning and utilities available for many office/ warehouse and R&D uses.

- > Jerome Township Commerce District (COM) Zoning
- > 10" water line at street with available capacity
- > 8" sanitary to site, 10" sanitary across street, with available capacity

## FOR SALE

**Total Acres: +/- 13.18**

**Sale Price: \$89,000 /Per Acre**

## Demographics

	3 Mile	5 Mile	7 Mile
Population	25,682	67,762	166,868
Total Households	8,639	24,960	64,192
AverageHouseholdIncome	\$170,757	\$146,444	\$119,875

## Traffic Counts

US RT 33	53,366 VPD
Industrial Pkwy	7,113 VPD

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