

Former Arby's

2634 Charlestown Road, New Albany IN 47150



OFFERING MEMORANDUM



Dahlem

Former Arby's

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We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Dahlem has not verified, and will not verify, any of the information contained herein, nor has Dahlem conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT DAHLEM FOR MORE DETAILS.

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OFFERING SUMMARY

ADDRESS 2634 Charlestown Road
New Albany IN 47150

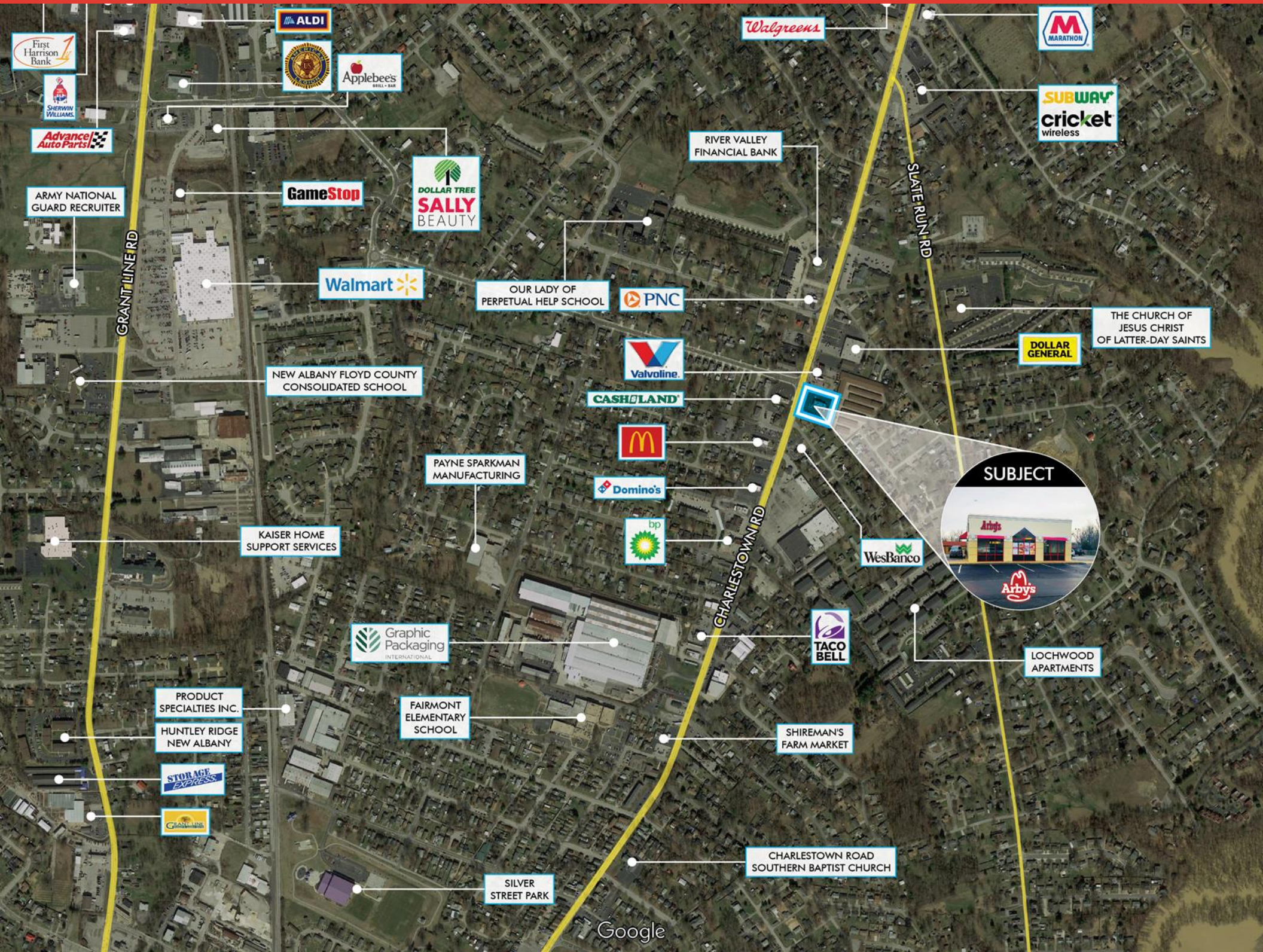
FINANCIAL SUMMARY

OFFERING PRICE \$525,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2018 Population	4,651	40,828	100,741
2018 Median HH Income	\$74,819	\$55,571	\$50,690
2018 Average HH Income	\$89,781	\$71,314	\$65,683

- Approx. 2,546 SF Former Arby's
- Excellent Visibility, Parking & Access
- Traffic Counts Exceed 19,800 ADT
- Existing Drive Thru
- Signage Available on Charlestown Road





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,684	34,889	89,435
2010 Population	4,478	38,669	95,543
2018 Population	4,651	40,828	100,741
2023 Population	4,757	42,173	104,181
2018 African American	356	2,227	8,012
2018 American Indian	19	149	314
2018 Asian	110	628	1,347
2018 Hispanic	216	3,135	6,058
2018 White	3,920	34,997	84,722
2018 Other Race	115	1,737	3,147
2018 Multiracial	129	1,070	3,154
2018-2023: Population: Growth Rate	2.25 %	3.25 %	3.35 %

2018 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	79	1,535	4,796
\$15,000-\$24,999	137	1,713	4,635
\$25,000-\$34,999	123	1,541	4,199
\$35,000-\$49,999	187	2,309	6,624
\$50,000-\$74,999	294	3,375	8,442
\$75,000-\$99,999	268	2,102	4,951
\$100,000-\$149,999	365	2,511	5,055
\$150,000-\$199,999	88	708	1,406
\$200,000 or greater	96	469	1,124
Median HH Income	\$74,819	\$55,571	\$50,690
Average HH Income	\$89,781	\$71,314	\$65,683

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,265	14,713	38,658
2010 Total Households	1,583	15,451	39,141
2018 Total Households	1,638	16,263	41,231
2023 Total Households	1,674	16,787	42,624
2018 Average Household Size	2.71	2.46	2.40
2000 Owner Occupied Housing	984	9,861	24,088
2000 Renter Occupied Housing	219	4,072	12,317
2018 Owner Occupied Housing	1,279	11,108	25,919
2018 Renter Occupied Housing	359	5,155	15,312
2018 Vacant Housing	63	869	3,245
2018 Total Housing	1,701	17,132	44,476
2023 Owner Occupied Housing	1,318	11,631	27,273
2023 Renter Occupied Housing	356	5,156	15,351
2023 Vacant Housing	62	894	3,353
2023 Total Housing	1,736	17,681	45,977
2018-2023: Households: Growth Rate	2.20 %	3.20 %	3.35 %

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