

18.17 ± Acres
Zoned
General Commercial

Schrieber Rd

Highway US 150

Old Vincennes Rd

Tuscany Dr

17,639 VPD (22)

6,352 VPD (23)

Lawrence Banet Rd

Highway US 150

Spring Hill
Subdivision
76 ± Proposed
Single Family Lots

The Highlands Subdivision
137 ± Single Family Lots

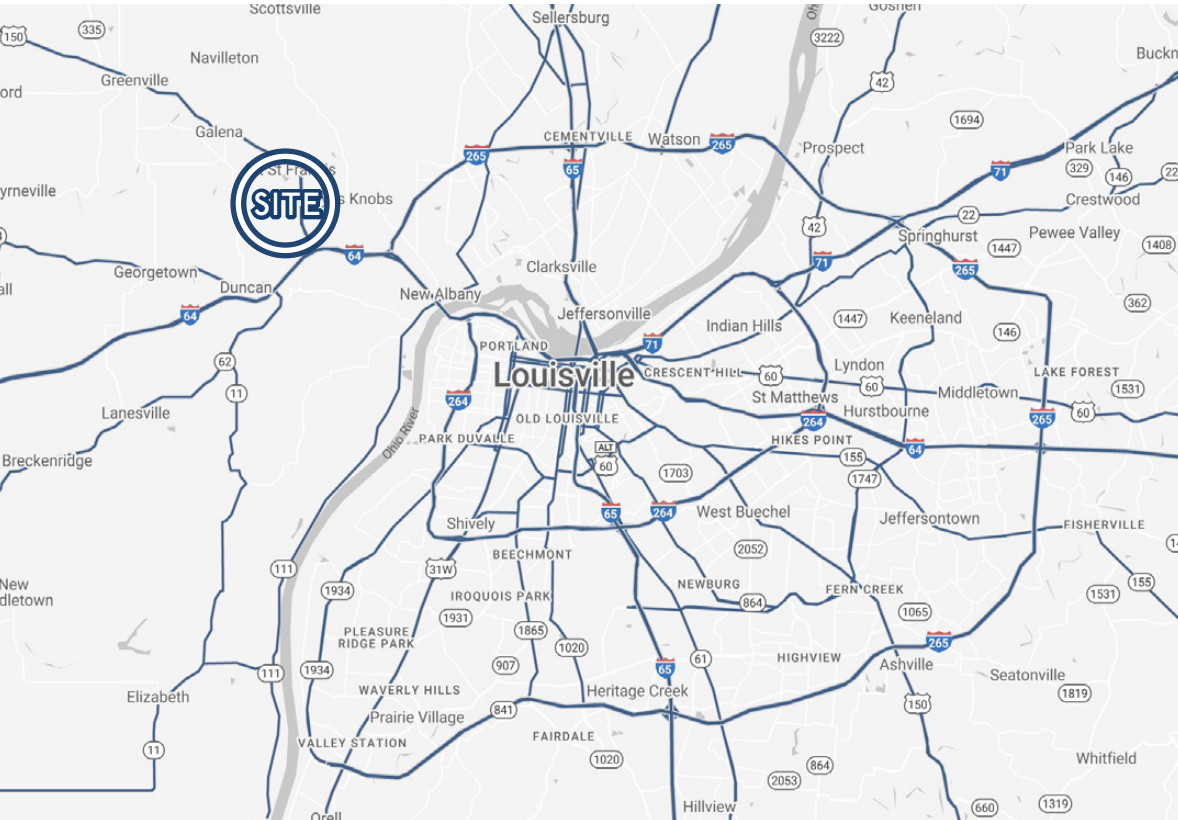
FOR SALE

5102 OLD VINCENNES RD
FLOYDS KNOBS, INDIANA

HOGAN
REAL ESTATE

PROPERTY DESCRIPTION

5102 OLD VINCENNES RD
FLOYDS KNOBS, INDIANA



Features



Near Highway 150 intersection, and less than one mile from the I-64 interchange



Property would be a natural fit for a mixed-use development for office, restaurant, and retail



The immediate area users include Jay C Food Store, Walgreen's, Chase Bank, WesBanco, Dairy Queen, McDonald's, and a host of several other retailers, restaurants, small offices, and medical offices



Also nearby is Floyd Central High School and Highland Hills Middle School



Located within a high income area



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GENERAL COMMERCIAL
zoned property



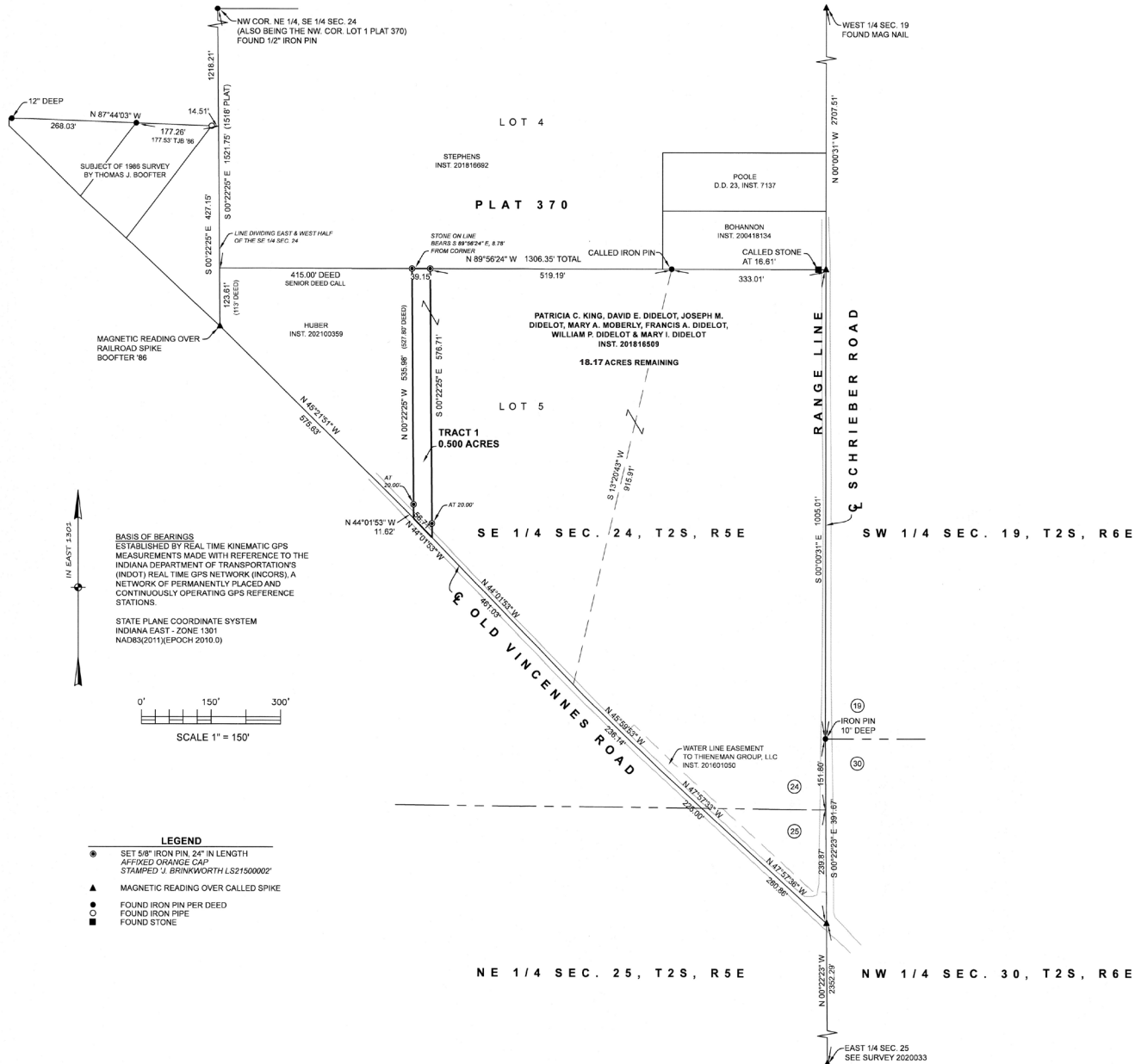
Located in HIGH GROWTH AREA
with new residential surrounding the site

Demographics

	1 Mile	3 Miles	5 Miles
Population	1,142	14,454	45,335
Median Household Income	\$120,026	\$106,473	\$74,924

SITE PLAN

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IMMEDIATE AREA AERIAL

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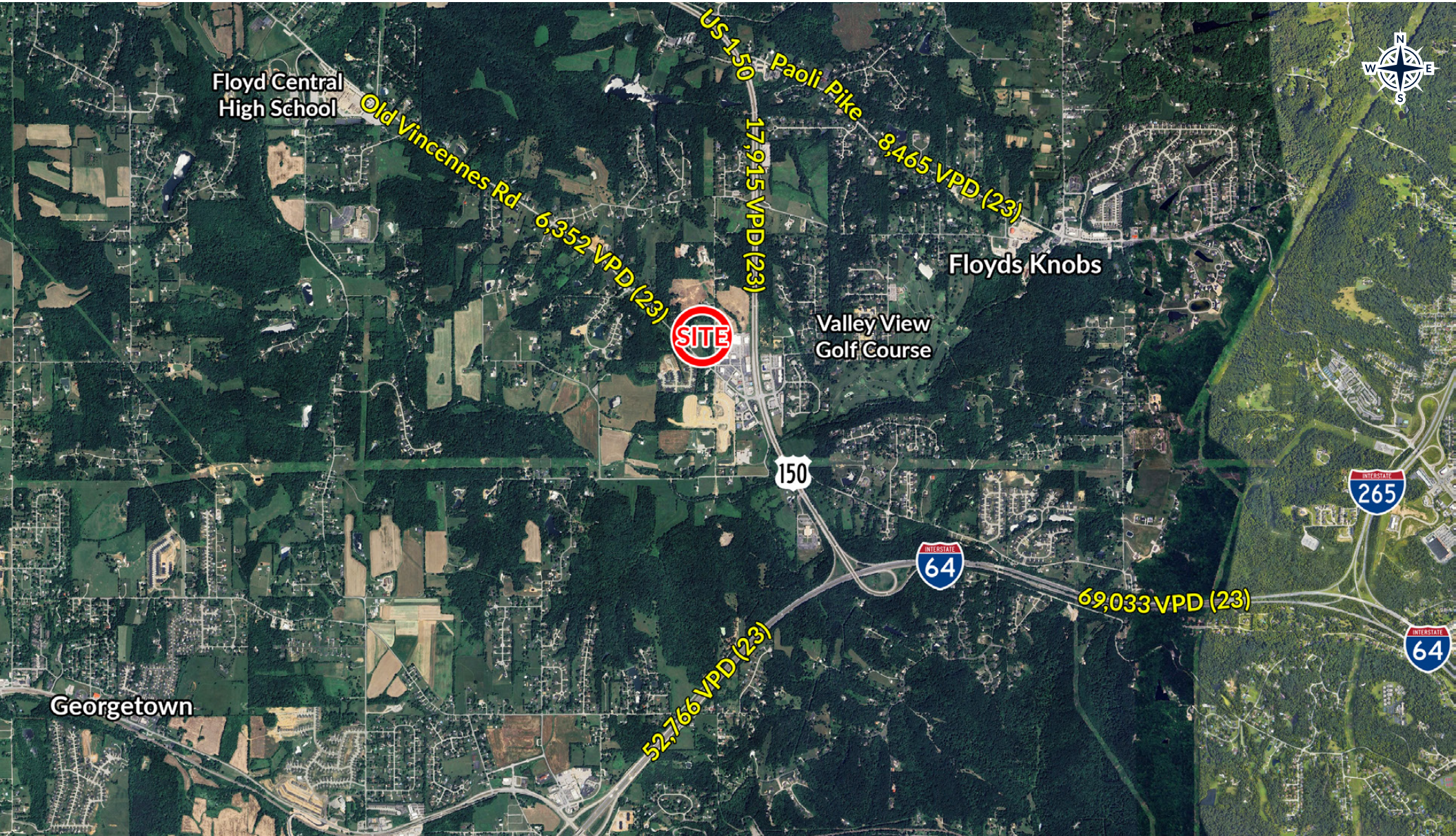
6,352 VPD (23)

Lawrence Banet Rd

Highway US

TRADE AREA AERIAL

5102 OLD VINCENNES RD
FLOYDS KNOBS, INDIANA



HOGAN REAL ESTATE

PROPERTY CONTACT

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