

IMAGINE THE POSSIBILITIES...

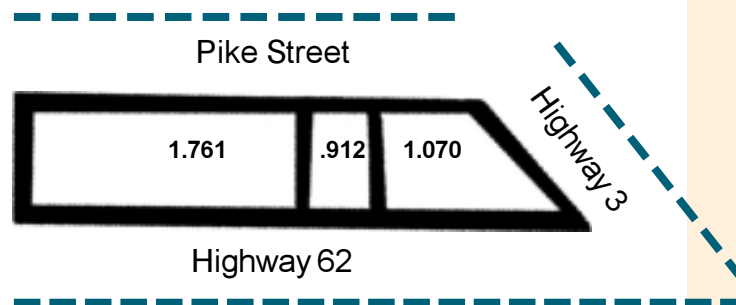
Prime Commercial Real Estate For Sale in Charlestown, Indiana

**Located at the Gateway of the City –
Intersection of Highway 62 and Highway 3**

Approximately 4 acres

Asking \$1,100,000

(includes demolition of existing buildings)



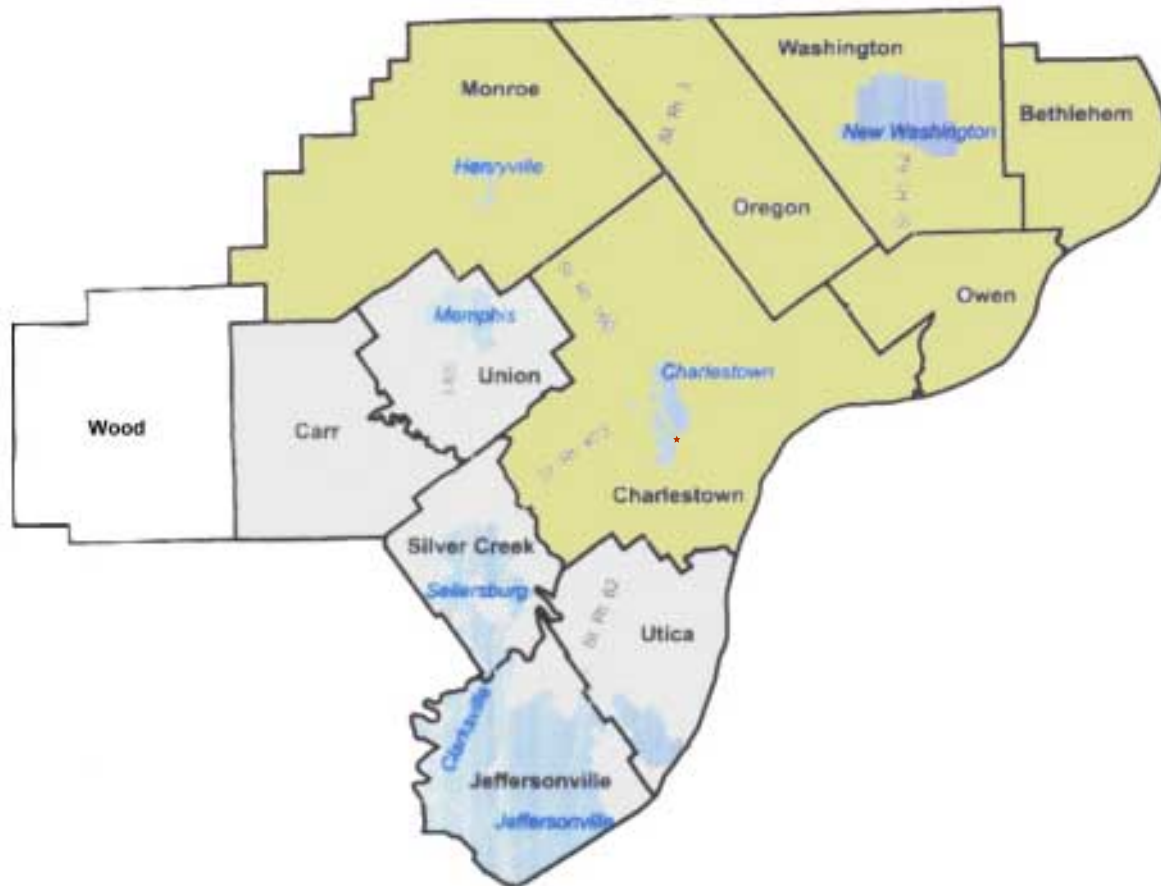
Site Potential...



- ◆ **Office Buildings**
- ◆ **Gas Station**
- ◆ **Retail Shops**
- ◆ **Bank**
- ◆ **...And More**

Interested? Call Donna at (812) 256-3477

Fact Sheet



POPULATION STATISTICS

- City of Charlestown 8,451
- Charlestown Township 12,529
- Monroe Township 5,604
- Owen Township 1,079
- Oregon Township 2,015
- Washington Township 2,141
- Bethlehem Township 557

FACTS ABOUT THE SITE

- Located next to the City's Industrial Park, which employs approximately 900 people.
- Located directly across the street from a 6,000 acre site currently being developed as an industrial park.
- Located approximately 7 miles where the East End Bridge to Louisville is planned.
- There are no gas stations on the corner at this intersection.

CURRENT BUSINESS MIX IN CHARLESTOWN

- 2 Gas Stations
- 4 Mini Marts w/Gas
- 1 Major Grocery Store
- 1 Major Drug Store
- 2 Dollar Stores
- 1 Hardware Store
- 3 Auto Parts Stores
- 1 Feed Store and Nursery
- 1 Farm Store
- 5 Banks
- 2 Video Stores
- Various Other Small Businesses

