

# Monticello Plaza

828-834 N. Main St.  
Monticello, IN 47960  
White County



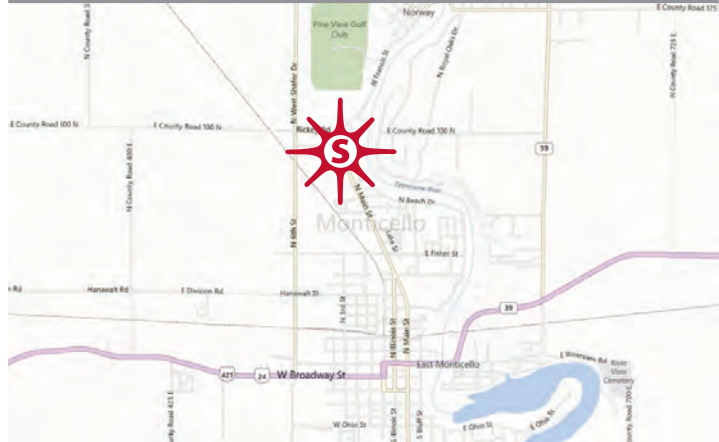
## key features

- surrounded by many local and national retailers such as Arby's, Kroger, Ace Hardware, and Rural King
- anchored by Dollar General
- highly visible and accessible from Main and Fisher Streets

## demographics

	1 mile	3 miles	5 miles
population	4,002	8,742	11,701
households	1,754	3,660	4,897
avg. household income	\$70,642	\$83,311	\$84,292
daytime population	5,713	8,697	13,027

2023 Estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography



100% leased

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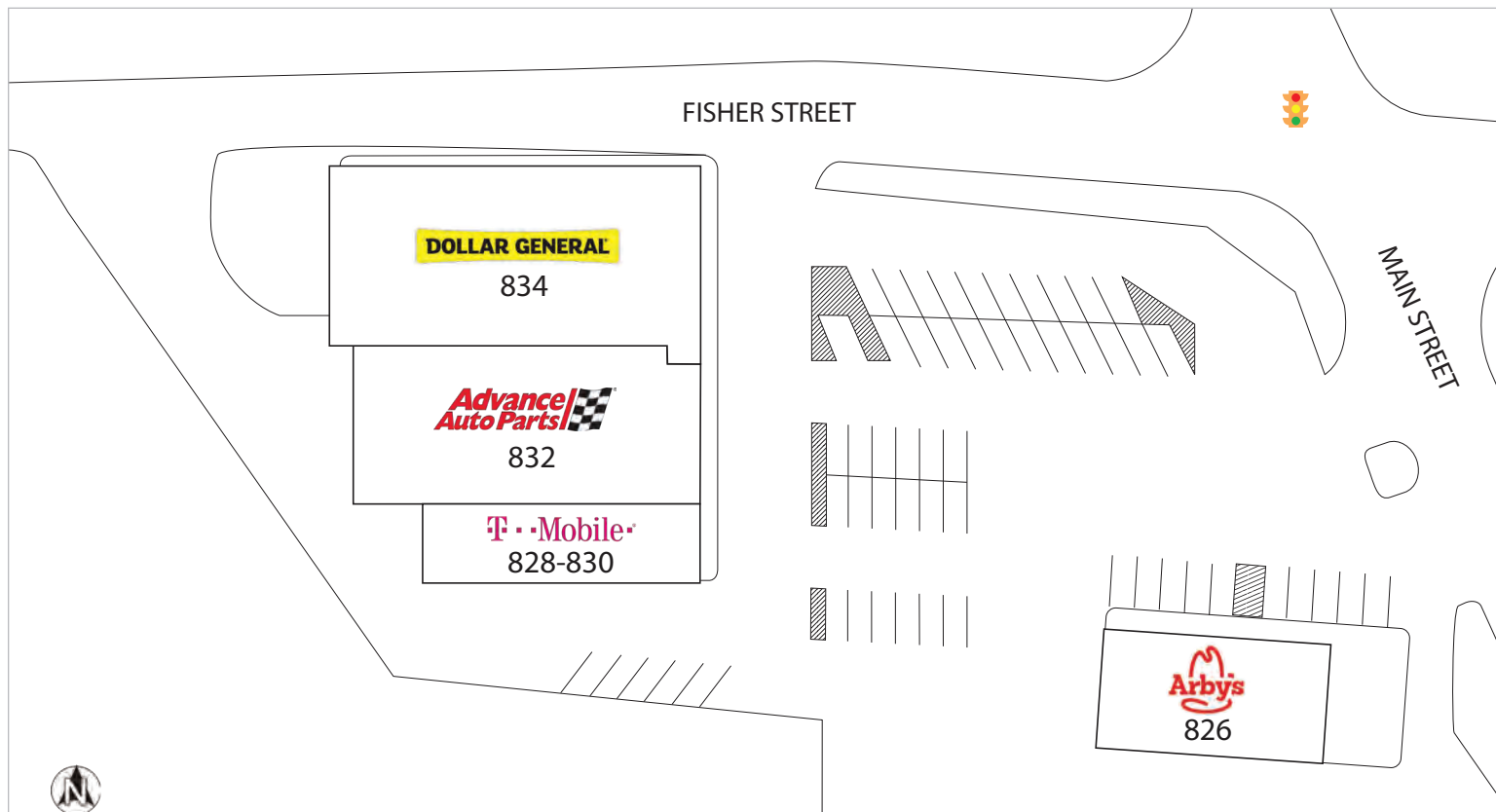
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UNIT	TENANT	DIMS.	S.F.
828-30	T-MOBILE	30 x 100	3,015
832	ADVANCE AUTO PARTS	60 x 125	7,500
834	DOLLAR GENERAL	68 x 133 IRR	9,072



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