

# FOR SALE

## Danville - Indiana

Investment/Owner Occupied opportunity  
Zoned Central Business District Primary



Traffic Count: 17,415 cars daily  
Source: INDOT 2017

Built in 1955 as Beachum's department store - Currently used as Professional Office space- Across the street from Courthouse

## List Price:

**Danville Population:**  
9819 (2017 est.)

**Center Twp Population:**  
13,635 (2017 est.)

**Median Age:**  
34.3 years old

**Household Income:**  
\$54,677 year

**Family Median Income:**  
\$68,074

Source: U.S. Census

Located 1/2 Block from Historic  
Courthouse Square

Located within Downtown  
Danville Partnership target area

Danville is the seat of the  
Hendricks County Government

Hendricks Regional Health is  
headquartered in Danville

Major Highways in Danville:

U.S. Highway 36  
State Highway 39  
State Highway 236

**Central Business District  
uses allowed include:**

Bank, Dance studio, Night Club,  
Nursery, Playhouse, Offices,  
Bakery, Coffee Shop,  
Restaurant, Beauty Shop,  
Meat Market, Grocery,  
Delicatessen, Liquor Store,  
Drug Store, Toy Store,  
Antique Shop, Variety Store,  
Convenience Store

Many other uses allowed. Zoning  
ordinance provided upon request.



**VORNHOLT**  
& ASSOCIATES

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## Our Partnership

*The Downtown Danville Partnership is a volunteer non-profit organization whose mission is to develop, promote and sustain Danville's historic courthouse square as "Hendricks County's Downtown"; the county's gathering place and its retail, civic, entertainment and government center.*

### ATTRACTING VISITORS

The following events are organized and promoted by the DDP and would not be possible without the efforts of our tireless volunteers ...

- **First-Friday Cruise-ins**  
Attendees: 1,200+ Dates: May-October
- **Summer Sounds Concert Series**  
Attendees: 3,000+ Dates: June-September
- **Sweet Saturday**  
Attendees: 500 Dates: February 10, 2018
- **Mayberry in the Midwest**  
Attendees: 6,000+ Dates: May
- **Scarecrow Displays**  
Attendees: 1,000+ Dates: October
- **Christmas on the Square**  
Attendees: 1,000+  
Dates: November, Friday after Thanksgiving

### ENHANCING THE SQUARE

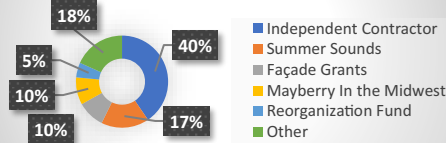
#### Facade Grants

Two Guys Pies	\$1,884.46
Wright Realtors	\$1,084.11
The Old Washboard	\$1,076.00
Abstract & Title	\$ 768.15

#### Main Street Beautification :

Households directly affected : 150+ we purchased and delivered over 150 geraniums to Main Street residences and businesses from Town Hall to Mary Queen of Peace to promote and encourage property owners to "spruce up" for spring, summer and fall events. We delivered additional geraniums donated by the town.

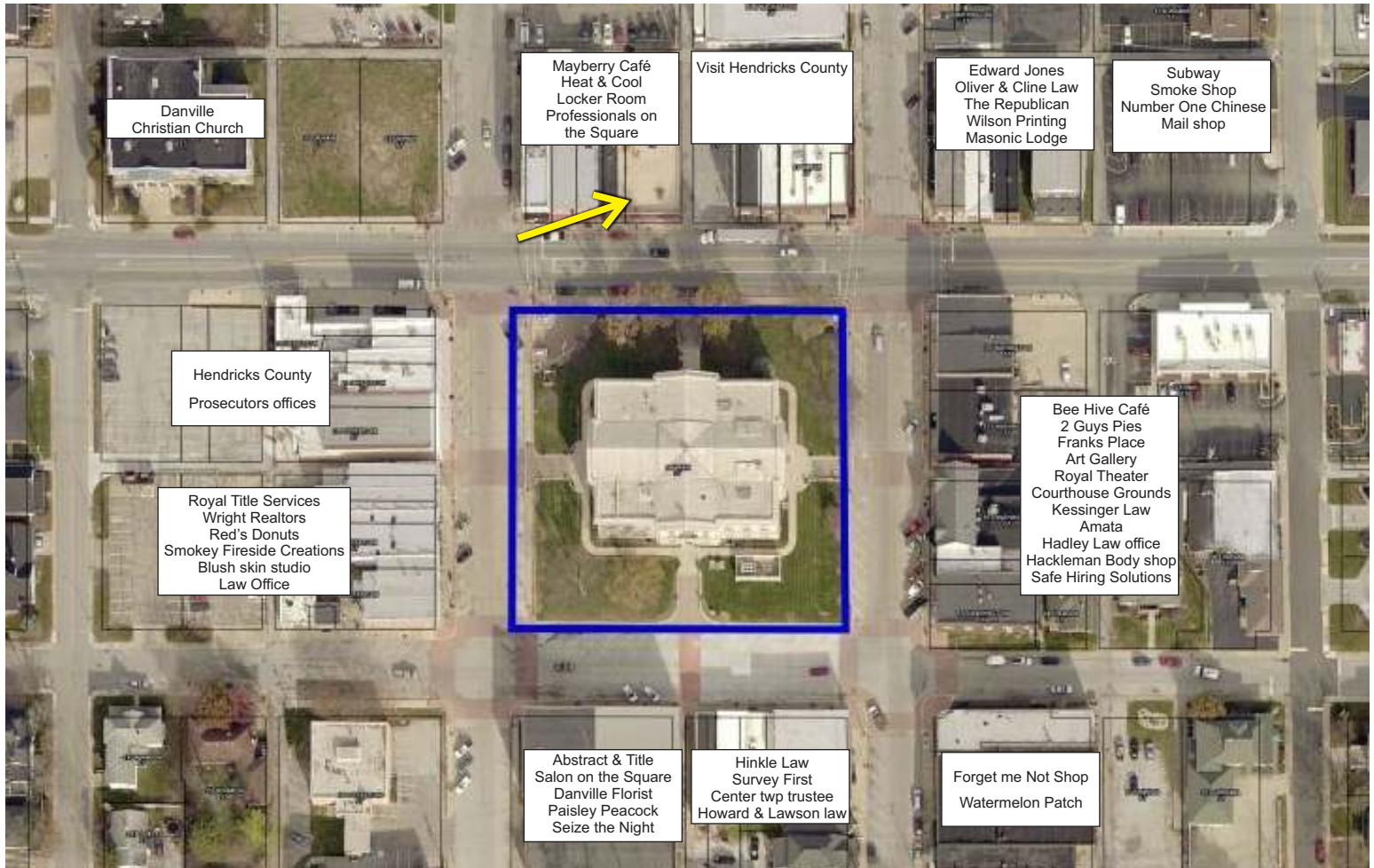
### DDP Budget 2019



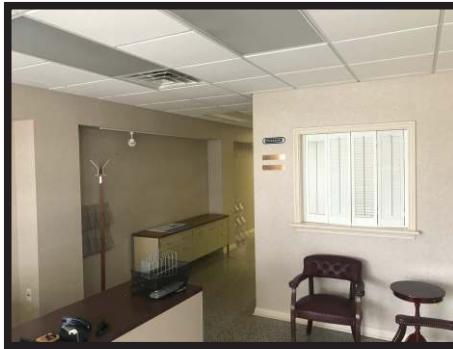
### SUPPORTING LOCAL EVENTS

The following events are planned and promoted by other local organizations and are supported by the DDP through funding, volunteers and other areas of support.

- **Ladies Night Out (Downtown Merchants)**  
500+ attendees
- **Night Out Against Crime (Danville P.D.)**  
500+ attendees
- **Arists Paint the Town (Downtown Merchants)**  
An event created by Gallery on the Square
- **Fair on the Square/Half Marathon/ 5K (Parks/HRH)**  
500+ attendees
- **Winterland (Danville Chamber and Parks)**  
1000+ attendees

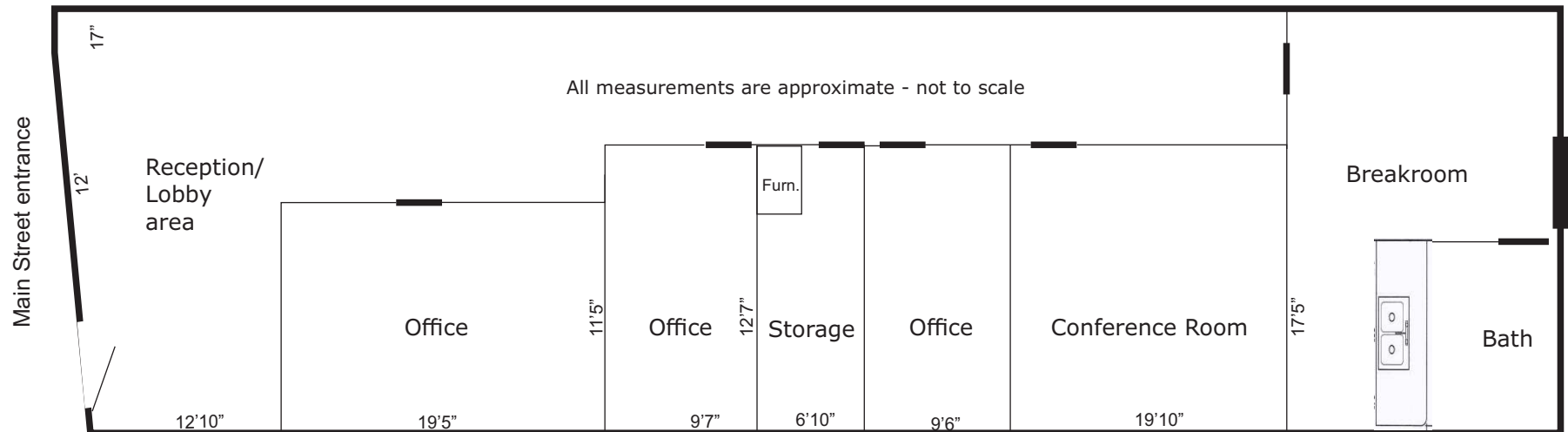


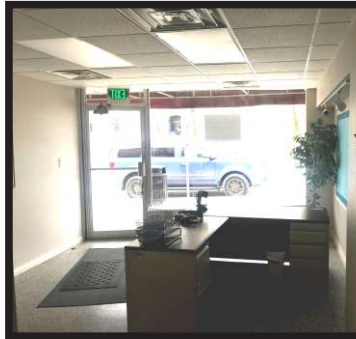




### Main level - West

1700 s.f.  
 3 offices  
 Conference Room  
 Restroom  
 Terrazzo Floors  
 Front entrance on Main St.  
 Private back entrance  
 Separate elec. & gas meters  
 Concrete ceilings

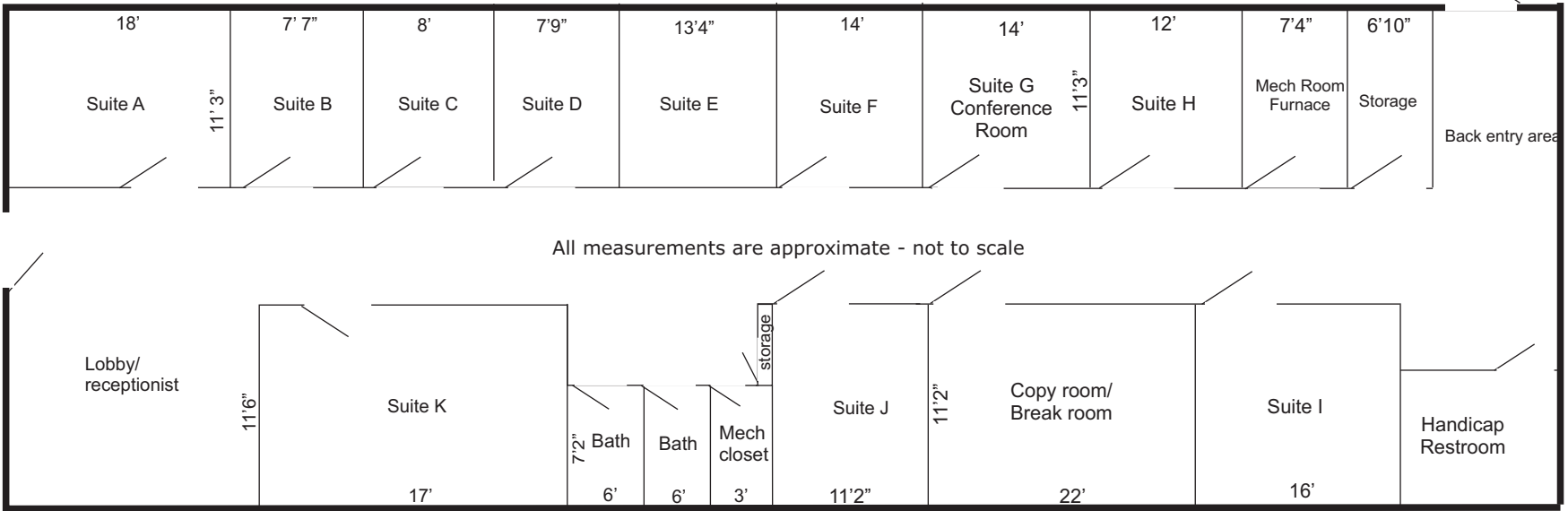




**Main level - East**  
 3750 s.f.  
 9 offices  
 Conference Room  
 3 Restrooms  
 Terrazzo Floors  
 Front entrance on Main St.  
 Private back entrance  
 Separate elec. & gas meters  
 Concrete ceilings



Main Street entrance





**LOWER LEVEL**  
 4758 s.f.  
 Currently 8 offices  
 All rooms connected  
 2 Restrooms  
 Storage rooms  
 Concrete floors & ceilings  
 Entrance from Main Street  
 Back entrance



Main Street entrance

