

# FOR SALE MIXED-USED BUILDING

Offering Price:

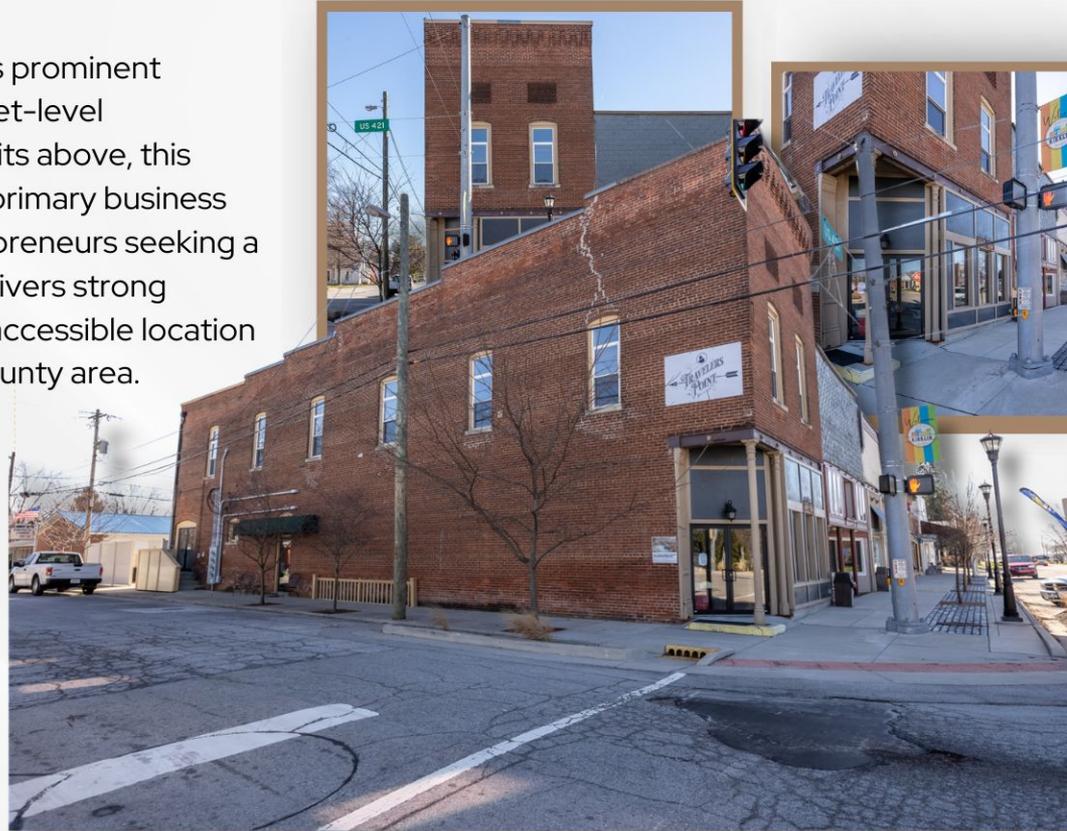
**\$610,000**



101 S Main Street  
Kirklin, IN 46050

Discover a rare opportunity in the heart of Kirklin with this prominent mixed-use property at 101 S Main Street. Combining street-level commercial space with income-generating residential units above, this building offers both visibility and versatility in the town's primary business corridor. Perfect for investors, business owners, or entrepreneurs seeking a foothold in a historic small-town setting, the property delivers strong potential for retail, office, or rental income, all in a highly accessible location near Frankfort, Lebanon, and the surrounding Clinton County area.

- Prime Main Street location with commercial storefront and high visibility
- Income-generating residential units above, creating multi-use potential
- Well-maintained structure with updates including electrical rewiring and modern rubber roof system



CONTACT US

317-902-8622



ANNIE SCOTT  
REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company

# MIXED-USED OPPORTUNITY!

ADDRESS	101 S Main Street Kirklin, IN 46050
LOT SIZE	0.05 Acre
BUILDING SIZE	4,884 SF
TYPE	MIXED-USED
APN	12-15-12-427-001.000-007
STORY	3 Stories
FRAMING	Wood And Steel
<b>TAX YEAR</b>	<b>TAX</b>
2024	\$1,432.90
2023	\$1,616.44
2022	\$1,772.34
2021	\$1,666.00
2020	\$1,635.10





## THE OFFERING

Mixed-use commercial building located on the south side of Main Street in the center of Kirklin. The property contains approximately 4,884 square feet and includes ground-level commercial space with multiple residential units above, offering a combination of retail and residential use within one structure.

The street-level commercial space is currently occupied by an antique shop, providing storefront visibility along Kirklin's primary commercial corridor. The upper level contains multiple apartment units, creating additional income potential within the building.

The property has seen several updates over time, including electrical rewiring, and a rubber roof system installed over the original roof structure. Windows throughout the building include a mix of original and replacement units.

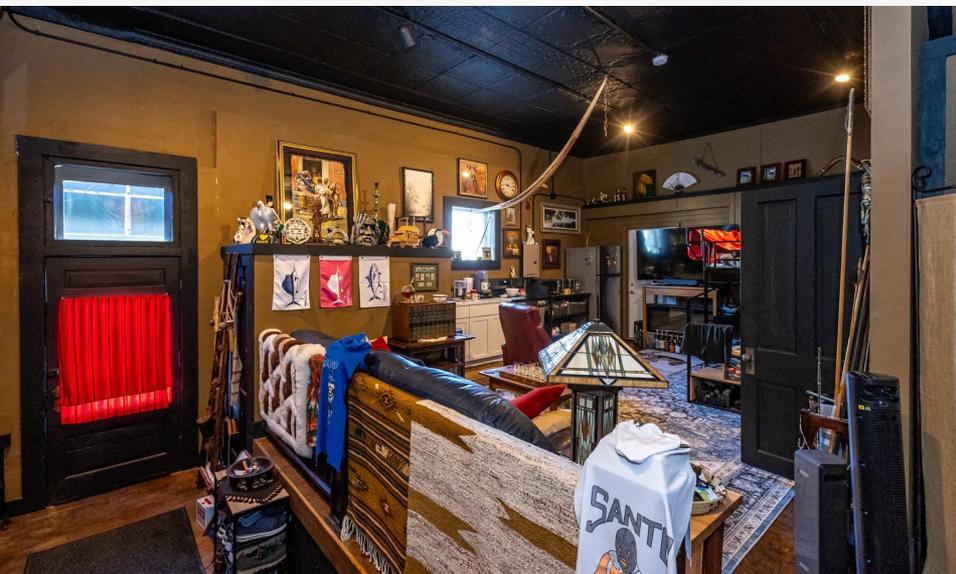
Situated at the corner of Main Street and Madison Street, the building benefits from prominent visibility within the center of town and convenient access to nearby communities including Frankfort, Lebanon, and surrounding Clinton County markets. This property presents an opportunity to acquire a Main Street mixed-use building in a historic small-town setting with both commercial frontage and residential space.

PROPERTY PHOTOS



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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NEIGHBORHOOD MAP



# KIRKLIN OVERVIEW

## KIRKLIN

Kirklín is a small town located in Clinton County in central Indiana, approximately 35 miles north of Indianapolis and within commuting distance of Lebanon, Frankfort, and the northwest Indianapolis suburbs. The town has a population of just under 800 residents, offering a quiet, rural setting with convenient access to larger employment centers via State Road 38 and Interstate 65. Kirklín is part of the Frankfort Micropolitan Statistical Area and benefits from its proximity to major distribution corridors that connect to Indianapolis and Lafayette. The community is known for its small-town charm, agricultural surroundings, and affordable housing options, making it attractive for residents seeking lower density living while remaining connected to regional.

## ECONOMY

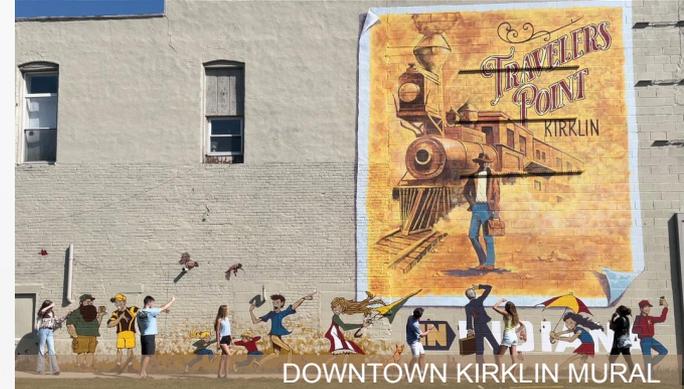
Kirklín's local economy is primarily supported by agriculture, small businesses, and regional manufacturing and logistics employers located throughout Clinton County and nearby communities such as Frankfort and Lebanon. Clinton County has historically maintained a strong agricultural base, complemented by food processing, advanced manufacturing, and distribution operations. The town's location provides convenient access to Interstate 65, a critical north-south corridor linking Indianapolis to Chicago, enhancing its appeal for commuters and businesses requiring regional connectivity. Many residents commute to larger employment centers in Indianapolis and surrounding suburban markets, contributing to stable household income levels while retaining Kirklín's lower cost of living profile.

## DEVELOPMENTS

While Kirklín itself remains largely residential and agricultural in character, the surrounding region has experienced steady industrial and commercial growth. Nearby Lebanon has seen significant large-scale investment, including the Eli Lilly and Company manufacturing campus, which is expected to bring substantial job creation and economic activity to Boone County and surrounding areas. Additionally, continued infrastructure investment along the I-65 corridor and expanding industrial parks in Clinton and Boone counties support long-term regional growth. Kirklín benefits indirectly from these developments, positioning the town as an affordable residential alternative for workers employed throughout the greater north Indianapolis corridor.



KIRKLAND MARINA PARK



DOWNTOWN KIRKLIN MURAL



KIRKLIN PUBLIC LIBRARY

# DEMOGRAPHIC SUMMARY

101 S Main St, Kirklin, Indiana, 46050 2

Rings: 1, 3, 5 mile radii

## KEY FACTS

2,189

Population



850

Households



44.3

Median Age

\$61,102

Median Disposable Income

## EDUCATION

7.9%

No High School Diploma



38.4%

High School Graduate



23.0%

Some College/ Associate's Degree



30.7%

Bachelor's/ Graduate/ Prof Degree

## INCOME



\$79,349

Median Household Income



\$39,942

Per Capita Income



\$306,348

Median Net Worth

## ANNUAL HOUSEHOLD SPENDING



\$1,976

Apparel & Services



\$173

Computers & Hardware



\$3,256

Eating Out



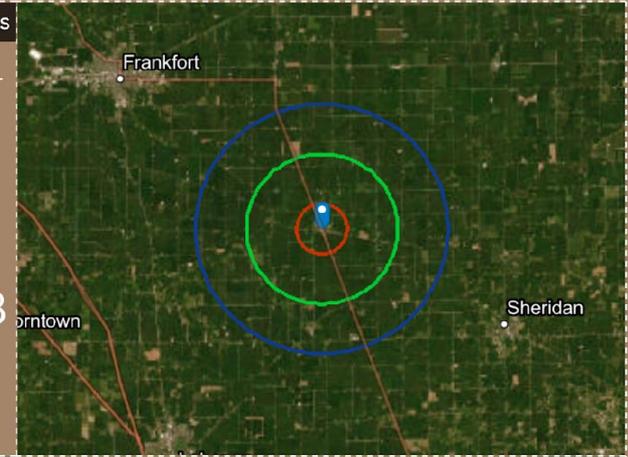
\$6,655

Groceries



\$7,666

Health Care



## BUSINESS



54

Total Businesses



240

Total Employees

Variables	1 mile	3 miles	5 miles
2023 Total Population	734	1,128	2,189
2023 Household Population	734	1,128	2,189
2023 Family Population	604	946	1,864
2028 Total Population	723	1,126	2,245
2028 Household Population	723	1,126	2,245
2028 Family Population	591	940	1,903

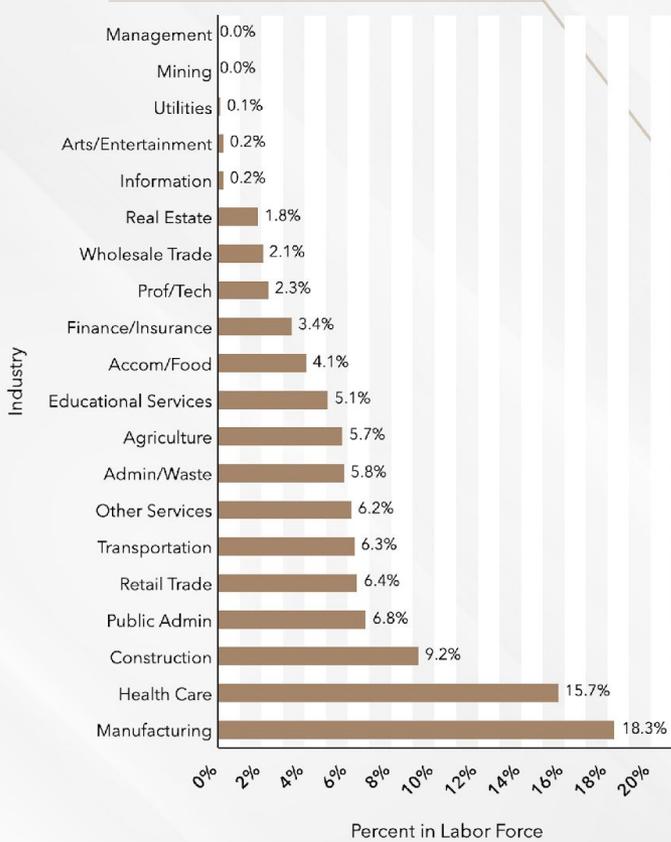
# Economic Development Profile

101 S Main St, Kirklin, Indiana, 46050 2

Ring of 5 miles

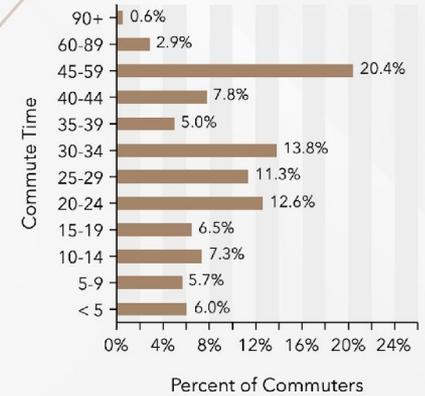


## Labor Force by Industry



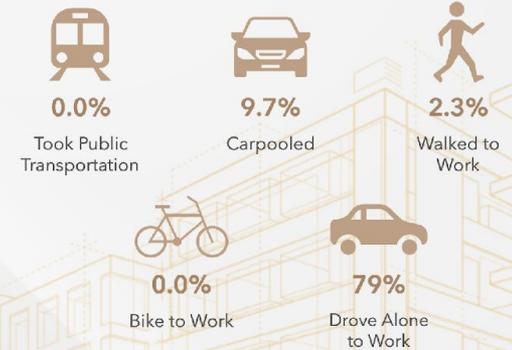
## Employment

## Commute Time: Minutes



# Workforce Overview

## Transportation to Work



## Businesses



Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023).

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# COMMUTE PROFILE

101 S Main St, Kirklin, Indiana, 46050 2  
Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

## WORKERS



1,179

ACS Workers Age 16+



79.0%

Drove Alone to Work

## TRANSPORTATION TO WORK



0.0%

Took Public Transportation



9.7%

Carpooled



2.3%

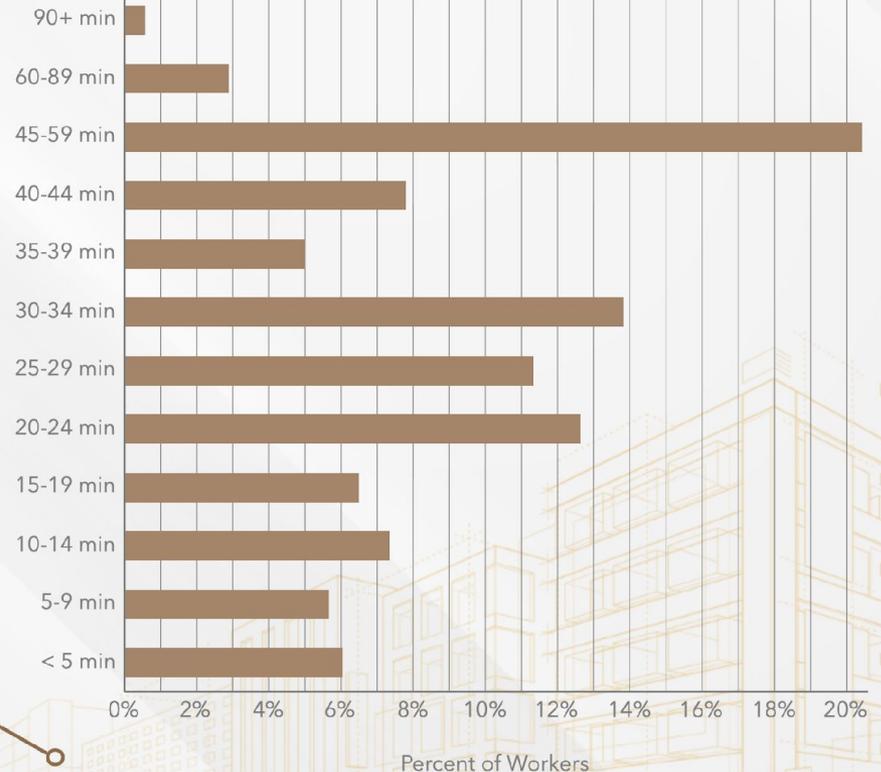
Walked to Work



0.0%

Bike to Work

## TRAVEL TIME TO WORK



# OFFICE MARKET PROFILE

101 S Main St, Kirklin, Indiana, 46050 2  
Ring of 5 miles

This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)



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## PROJECTED ANNUAL GROWTH RATE



0.51%  
Population



0.38%  
Generation X



-0.70%  
Generation Z



1.32%  
Millennial

## INTERNET ACCESS (INDEX)



100

Access to Internet at home



101

Internet at home via high speed connection

## LIFESTYLE SPENDING (INDEX)



79

Meals at  
Restaurants



93

Entertainment/  
Recreation



93

Retail Goods



81

Apparel & Services



89

Home Services

*MIXED-USED COMMERCIAL FOR SALE*

# 101 S MAIN ST.

KIRKLIN, IN 46050

*EXCLUSIVELY LISTED BY:*

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