

# For Lease

Retail Plaza - 15,300 SF Available



## 1204 S.R. 114 W. / North Manchester Plaza

North Manchester, IN, 46962

### Highlights

- Anchor tenants with over 20 years of occupancy
- Only general merchandising and grocery destination in North Manchester
- North Manchester University just minutes away
- Great visibility on the main thoroughfare, Highway 114

Lease Rate                \$4.00-\$8.00 SF/YR (NNN)

Available SF             7,060-15,300 SF

Building Size            64,600 SF



### Conner Call

Broker | Market Research Analyst

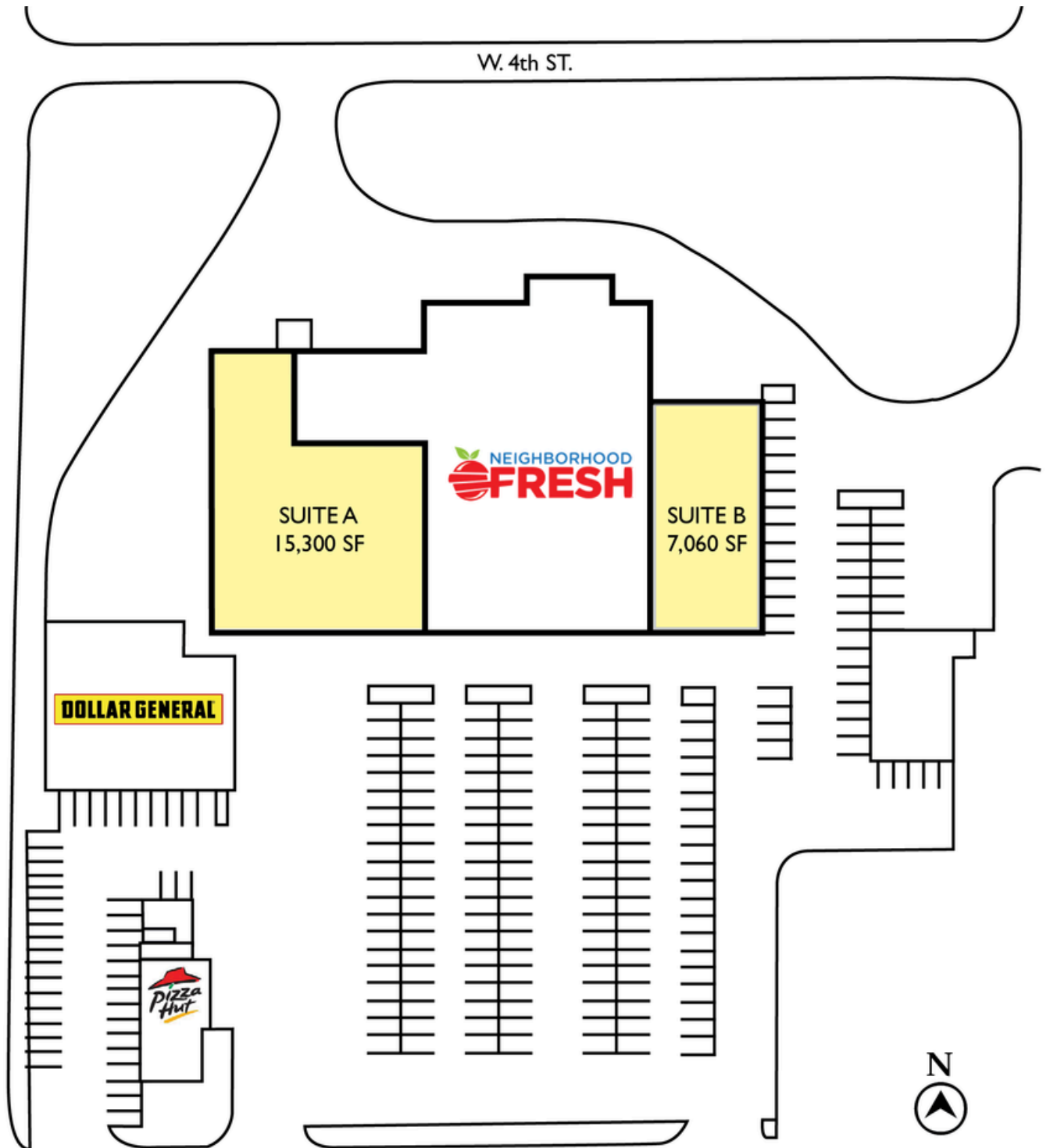
ccall@bradleyco.com

c 260.241.6892

[www.bradleyco.com](http://www.bradleyco.com)

# Site Plan

1204 S.R. 114 W., North Manchester, IN 46962



# Area Map

1204 S.R. 114 W., North Manchester, IN 46962



# Property Details

1204 S.R. 114 W., North Manchester, IN 46962



## Location Information

<b>Building Name</b>	North Manchester Plaza
<b>Street Address</b>	1204 S.R. 114 W.
<b>City, State, Zip</b>	North Manchester, IN 46962
<b>County</b>	Wabash County
<b>Market</b>	Wabash County
<b>Township</b>	Chester
<b>Road Type</b>	Paved
<b>Market Type</b>	Small
<b>Nearest Highway</b>	Highway 114

## Property Information

<b>Property Type</b>	Retail
<b>Property Subtype</b>	Street Retail
<b>Zoning</b>	BG
<b>Lot Size</b>	6.5 Acres
<b>APN #</b>	85-03-31-403-005.000-002, 85-03-31-403-007.000-002
<b>Lot Frontage</b>	575 ft

## Building Information

<b>Building Size</b>	64,600 SF
<b>Occupancy %</b>	63.0%
<b>Tenancy</b>	Multiple
<b>Number of Floors</b>	1
<b>Year Built</b>	1966
<b>Construction Status</b>	Existing
<b>Condition</b>	Good
<b>Roof</b>	EPDM Membrane
<b>Number of Buildings</b>	1
<b>Floor Coverings</b>	Tile

# Demographics

1204 S.R. 114 W., North Manchester, IN 46962



## Demographics

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	2,589	6,724	9,110
<b>Total Households</b>	1,079	2,458	3,347
<b>Average HH Income</b>	\$58,259	\$60,748	\$63,775
<b>Traffic Count</b>			
<b>SR 114/W. Main St.</b>	6,523 VPD		
<b>N. Meridian St.</b>	4,751 VPD		

