



FOR SALE / LEASE

RETAIL PROPERTY

811 W Main St
Peru, IN 46970

3,726 SF Retail Building For Sale Or Lease

About The Property

- Recently constructed in 2023
- Highly visible location on Main St. and premium finishes throughout
- Ideal for medical office, retail, QSR, or personal services
- Drive-thru potential
- Close proximity to Casey's, Arby's, and Wings Etc.
- Lease Rate: Ask Broker
- Sale Price: Ask Broker



the
Zacher
company

EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

MATT BOOKER
Broker Associate
mbooker@zacherco.com
260.422.8474

444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

3,726 SF RETAIL BUILDING FOR SALE OR LEASE

BUILDING LOCATION/SIZE/ZONING

Street Address	811 W Main St
City, State, Zip	Peru, IN 46970
Total Building Size	3,726 SF
Site Acreage	0.48 Acre
Zoning	B-3

PRICE/AVAILABILITY

Sale Price	Ask Broker
Lease Rate	Ask Broker
Lease Type	NNN
Available	Immediately

BUILDING DATA

Date of Construction	2023
Number of Stories	1
HVAC	3 Rooftop Units
Power	120/240V, 400 A, Single Phase (X2)
Lighting	LED
Restrooms	3
Breakroom	Yes
X-Ray Room	Yes

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Common Area Maintenance	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord

POPULATION DEMOGRAPHICS

1 Mile	2,745
3 Miles	13,070
5 Miles	16,938

PROPERTY TAXES

Parcel Number	52-08-33-204-018.000-016
Assessment: Land	\$124,900
Improvements	\$606,300
Total Assessment	\$731,200
Annual Taxes	\$20,118 (\$5.40/SF)
Tax Year	2025 Payable 2026



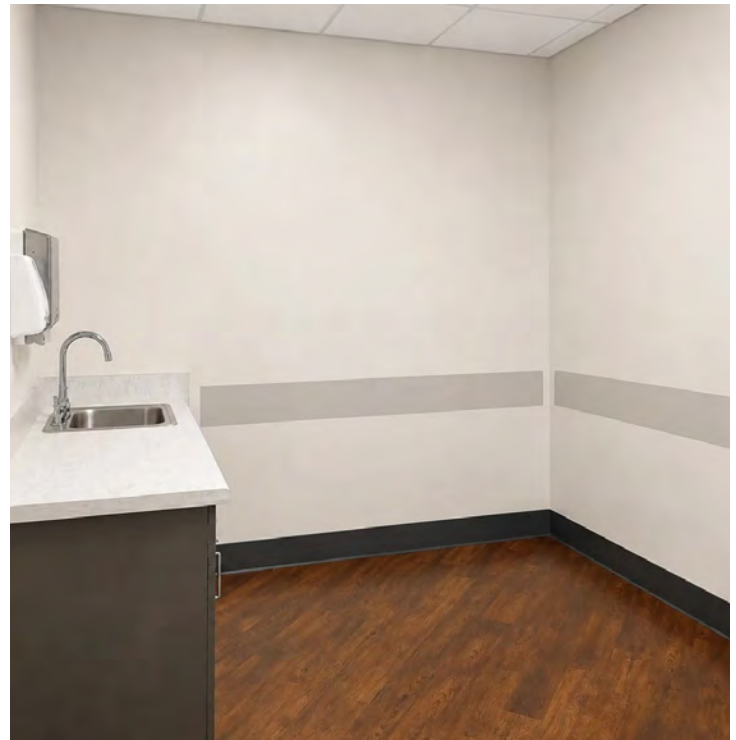
EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

MATT BOOKER
Broker Associate
mbooker@zacherco.com
260.422.8474

The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

ADDITIONAL PHOTOS

3,726 SF RETAIL BUILDING FOR SALE OR LEASE



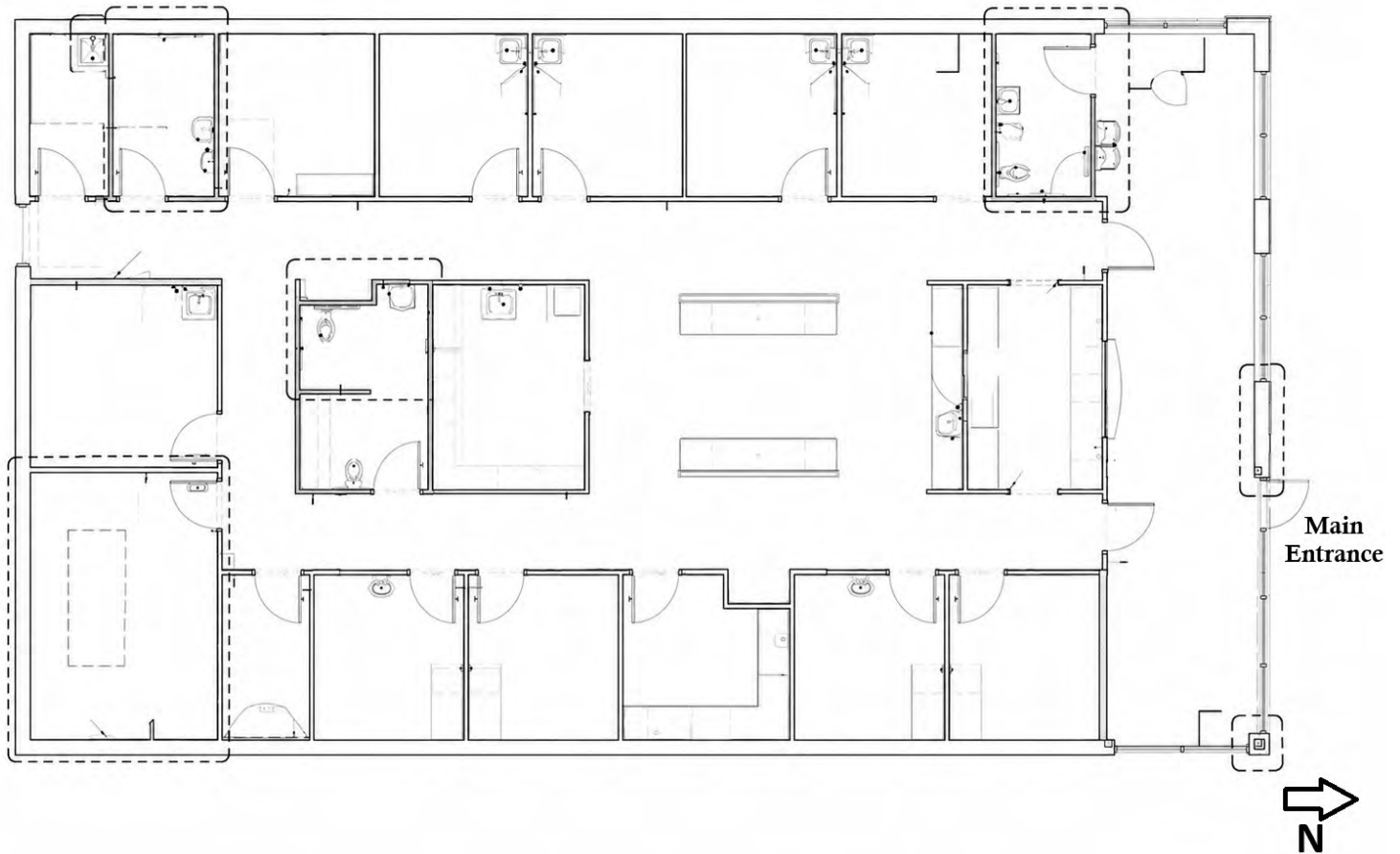
EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

MATT BOOKER
Broker Associate
mbooker@zacherco.com
260.422.8474

The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

FLOOR PLAN

3,726 SF RETAIL BUILDING FOR SALE OR LEASE



EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

MATT BOOKER
Broker Associate
mbooker@zacherco.com
260.422.8474

The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

AERIAL MAP

3,726 SF RETAIL BUILDING FOR SALE OR LEASE



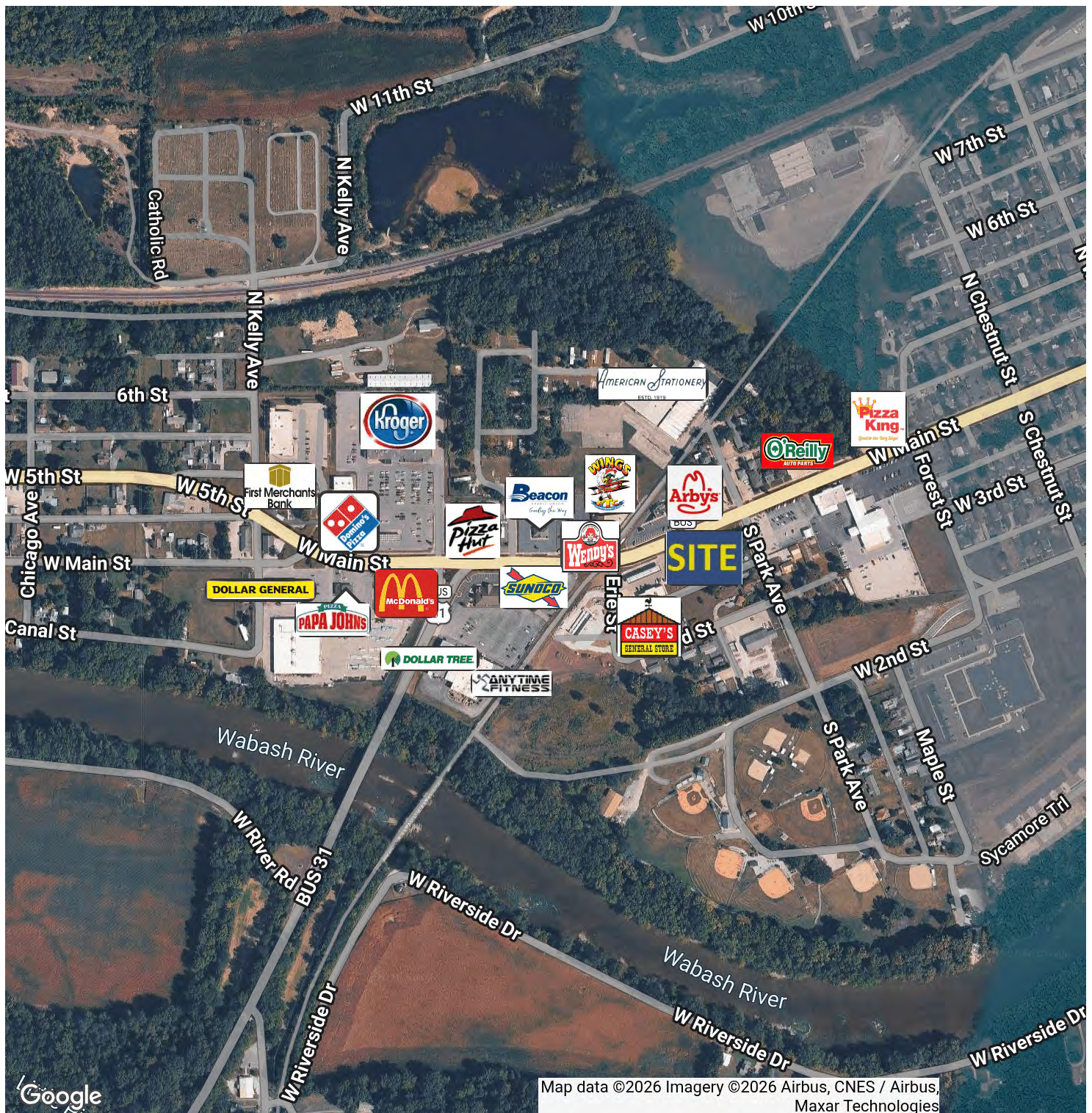
EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

MATT BOOKER
Broker Associate
mbooker@zacherco.com
260.422.8474

The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

RETAILER MAP

3,726 SF RETAIL BUILDING FOR SALE OR LEASE



the
Zacher
company



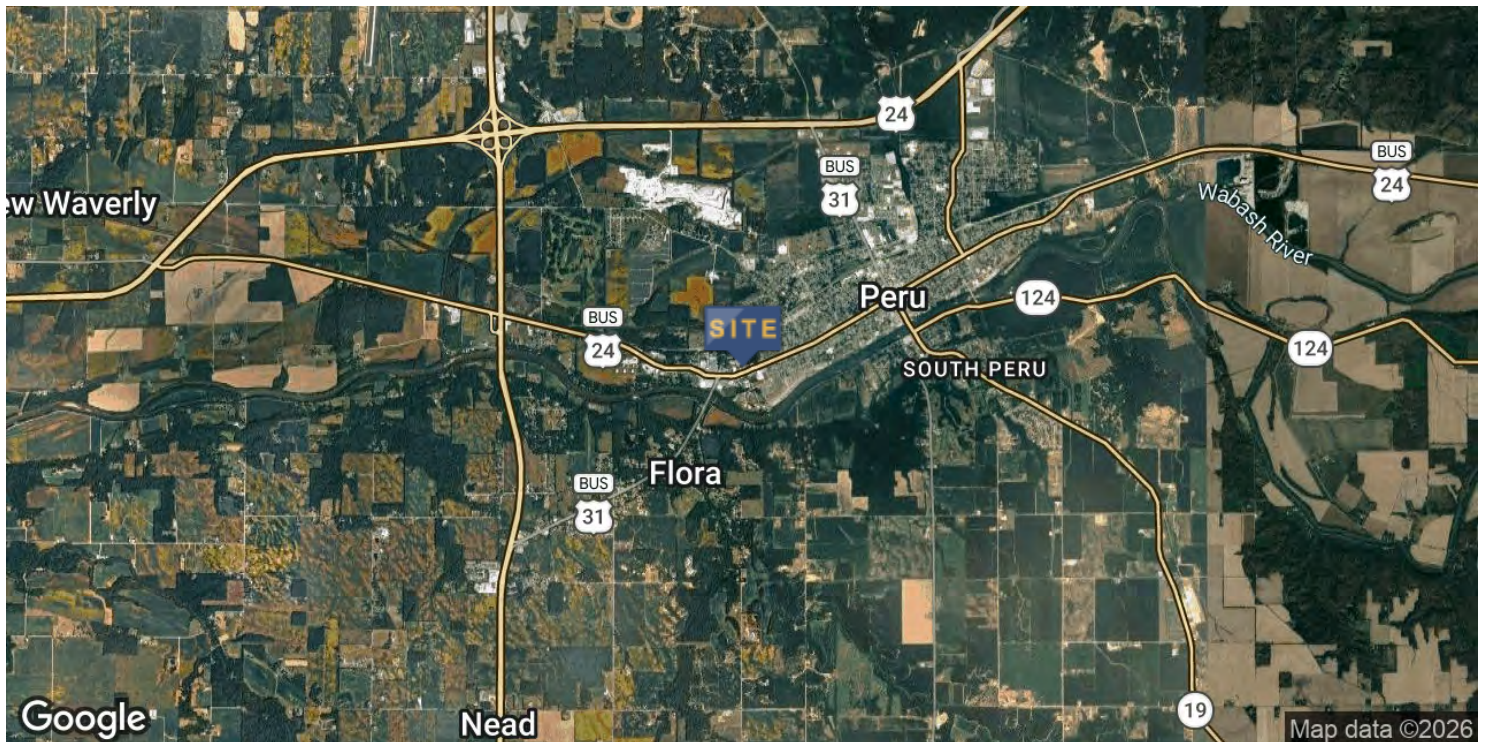
EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

MATT BOOKER
Broker Associate
mbooker@zacherco.com
260.422.8474

The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

LOCATION MAP

3,726 SF RETAIL BUILDING FOR SALE OR LEASE



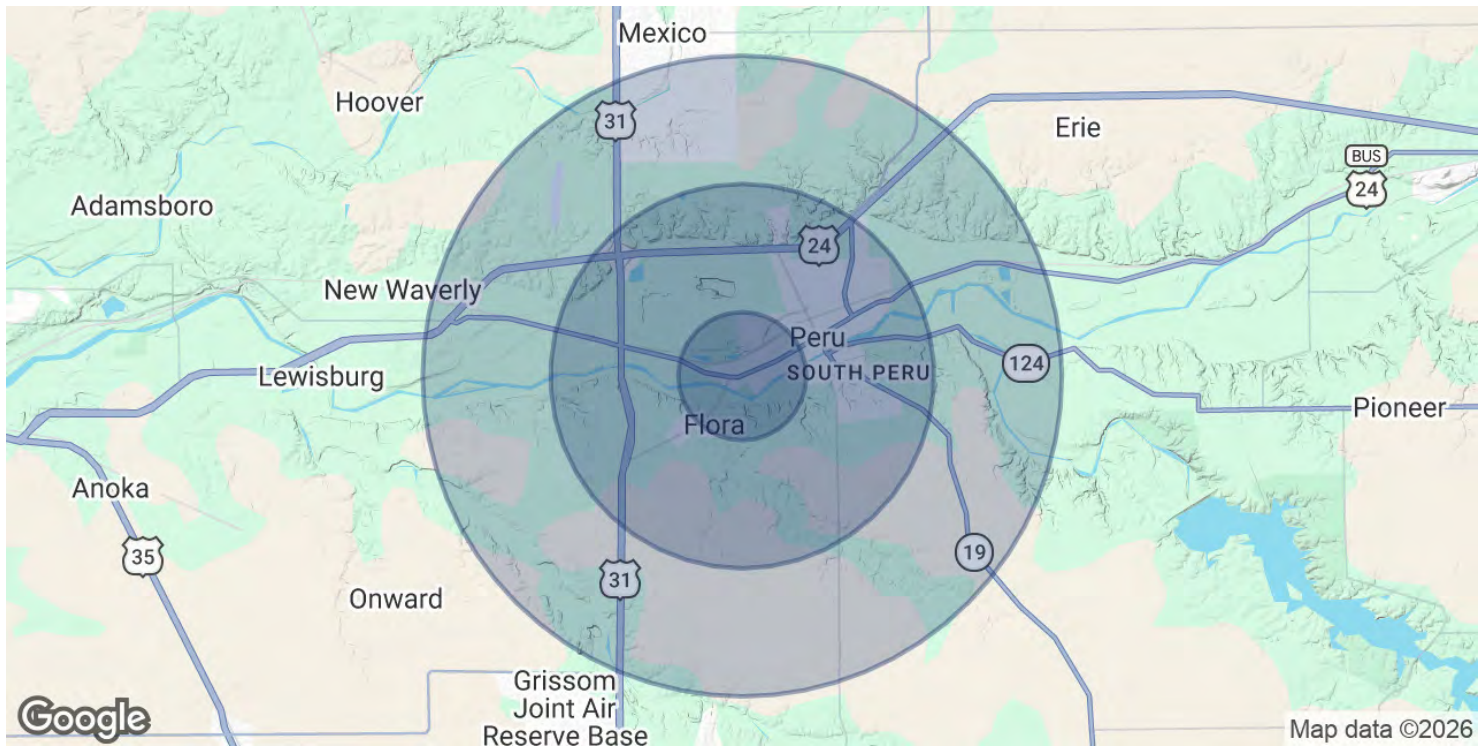
EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

MATT BOOKER
Broker Associate
mbooker@zacherco.com
260.422.8474

The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

DEMOGRAPHICS MAP & REPORT

3,726 SF RETAIL BUILDING FOR SALE OR LEASE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,745	13,070	16,938
Average Age	38.6	42.0	42.7
Average Age (Male)	31.2	39.3	40.6
Average Age (Female)	43.5	44.2	45.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,029	5,251	6,682
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$60,517	\$65,361	\$68,261
Average House Value	\$99,413	\$105,486	\$113,966

2023 American Community Survey (ACS)



EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

MATT BOOKER
Broker Associate
mbooker@zacherco.com
260.422.8474

The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.