

Sycamore Plaza

22 N. 5th Street

Terre Haute, IN 47807



**18,784 SF Retail Opportunity Adjacent to Indiana State University
Former Barnes & Noble**

David Singh, Owner

602-380-8080

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Fernando Pedraza, Administrator

480-201-8653

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HIGHLIGHTS

Prime Location & Accessibility

- Situated at the walking epicenter of the city with high pedestrian traffic from all directions.
- Central position with direct access to ISU campus and US-41 (3rd Street).
- Excellent visibility with nearly 40,000 daily vehicle count on nearby thoroughfares.
- Easy access to interstates and major state arterials.
- Convenient on-site parking with 48 spaces (1.25 per 1,000 SF).

Building Quality & Features

- Class "A" building constructed in 2011, offering modern amenities and design.
- Benefits from strong daytime population driven by:
 - Indiana State University
 - Downtown employers
 - Convention Center visitors

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Average Household Income	\$26,303	\$43,166	\$50,814
Median Household Income	\$14,566	\$30,906	\$34,870
Total Population	10,566	52,762	75,291
Total Households	3,464	20,917	28,967

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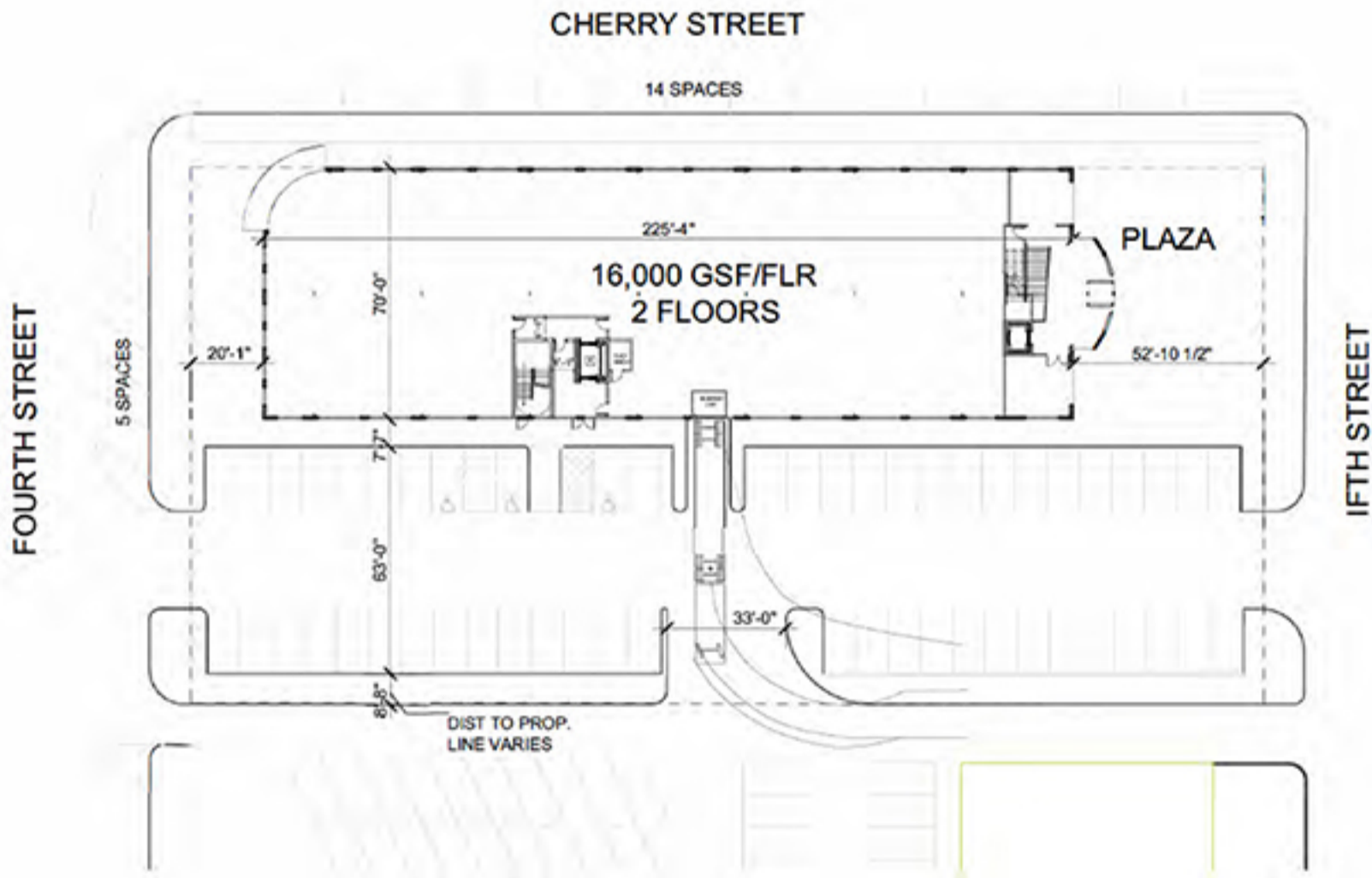
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SITE PLAN

22 North 5th St

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