



PEACOCK
COMPANIES
commercial real estate

FOR LEASE

QUICK SERVE RESTAURANT SPACE

3,037± SF AVAILABLE | 4,605± SF TOTAL

Huntington County | SEQ of US 24 & SR 5 (N. Jefferson St)

2207 N. Jefferson St | Huntington, IN 46750

DRIVE-THRU WITH AMPLE PARKING

3,037± SF TOTAL QUICK SERVE RESTAURANT SPACE WITH DRIVE-THRU



EXCELLENT LOCATION NEAR WALMART, HUNTINGTON NORTH HIGH SCHOOL & HUNTINGTON UNIVERSITY



PEACOCK
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FOR LEASE | QSR SPACE WITH DRIVE-THRU

3,037± SF AVAILABLE CO-TENANT WITH SUBWAY | 4,605± SF TOTAL

SEQ of US 24 & SR 5 (N Jefferson St) | 2207 N Jefferson St | Huntington, IN 46750 | Huntington County

EXCELLENT LOCATION NEAR WALMART & HUNTINGTON NORTH HIGH SCHOOL

PROPERTY FEATURES:

- **FOR LEASE: 3,037± SF TOTAL and former Hardee's with drive-thru.**
- **Adjacent to Subway (1,568± SF)**
- **Access to outdoor seating for both**
- Ideal location for quick serve restaurants with several traffic generators in the area—Huntington North High School, Walmart Supercenter, Comfort Inn, Huntington University all within 1/2 mile of site.
- Closest retail trade corridor to Parkview Hospital and YMCA.
- Nearby national quick serve tenants include: Pizza Hut, Starbucks, Taco Bell, KFC, Zesto, Popeye's, Wings Etc, Arby's, Culver's, McDonald's, Papa John's and Applebee's.
- National tenants in area include: Walmart Supercenter, Kroger, Tractor Supply Co, Aldi, Harbor Freight, Bealls and more.
- Excellent traffic counts with combined total of 57,195 AADT at the intersection of US 24 and N. Jefferson St—closest major intersection.
- 24' highly visible monopole sign available
- Great visibility from N. Jefferson Street with access at light-controlled intersection

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
	ESTIMATED TOTAL POPULATION 2025		
	6,733	19,718	23,013
	ADJUSTED DAYTIME DEMOS (16+)		
	3,957	14,901	16,468
	PROJECTED ANNUAL GROWTH (2025-2030)		
	-0.2%	-0.4%	-0.3%
	ESTIMATED HOUSEHOLDS 2025		
	2,122	7,964	9,286
	AVERAGE HOUSEHOLD INCOME 2025		
	\$83,266	\$74,798	\$79,293
	MEDIAN AGE		
	35.9	37.6	38.2
	ANY COLLEGE (SOME COLLEGE OR HIGHER)		
	53.7%	47.7%	48.9%



Total GLA: 4,605± SF
Available Space: 3,037± SF
Site: .99± Acres
Parking : 48 spaces

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TRADE AERIAL:



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