

LEASE

RETAIL / OFFICE

THE MEADOWS SHOPPING CENTER



PROPERTY OVERVIEW

Centrally located in Terre Haute with easy access to Indiana State University and downtown. The location has a dense population of over 55,000 people within a 3-mile radius and also has strong daytime traffic counts. Some of the tenants in The Meadows Shopping Center and Offices include: Baesler's Market, Ace Hardware, First Financial Bank, Ivy Tech, MCL, Dollar General and more!

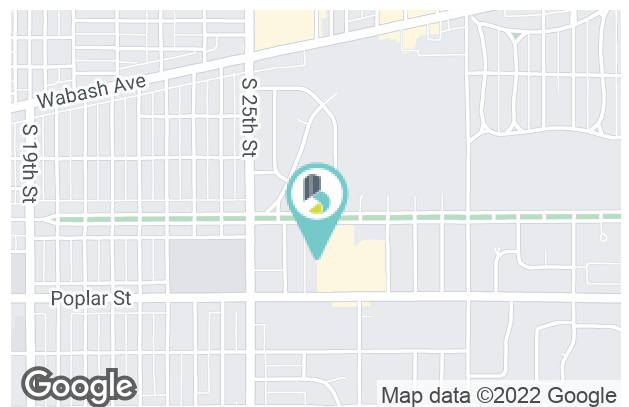
PROPERTY HIGHLIGHTS

- Large parking lot with multiple access points
- Pylon signage available
- Endcap available with potential for outdoor seating
- 1.32 acre outot available for single or multi-tenant development

LEASE RATE

NEGOTIABLE

Available SF:	208 - 9,423 SF
Building Size:	194,233 SF



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DEMOGRAPHICS MAP & REPORT

2800 POPLAR ST., TERRE HAUTE, IN 47803

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,483	51,135	70,999
Average Age	41.8	35.3	36.4
Average Age (Male)	35.2	32.1	32.8
Average Age (Female)	44.1	37.3	38.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,033	23,985	32,697
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$52,579	\$45,648	\$50,508
Average House Value	\$88,236	\$89,624	\$97,732

* Demographic data derived from 2020 ACS - US Census

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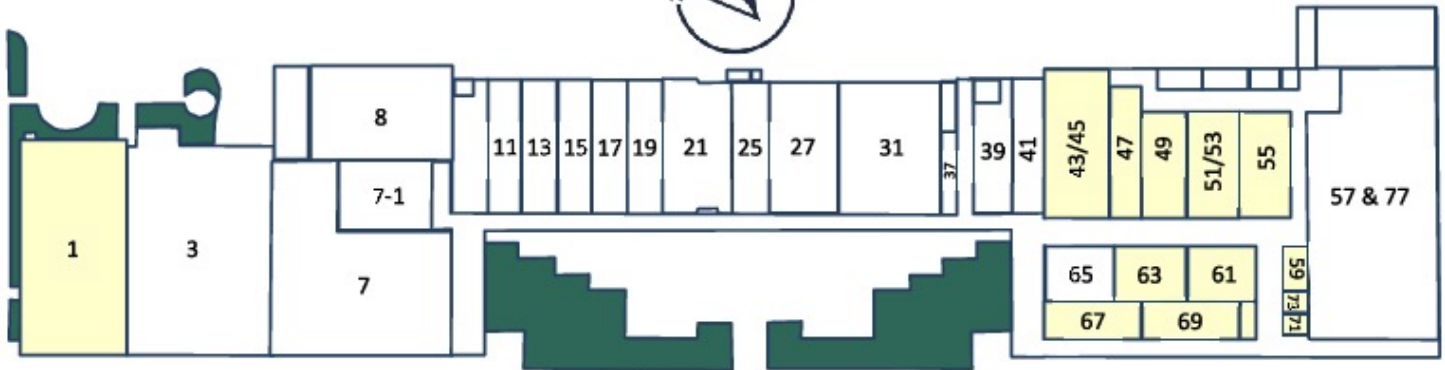
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FLOOR PLAN

FLOOR PLAN

Main Level





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