

# For Lease

Retail Property - 12,500 SF Available



## 1709 N Walnut

Hartford City, IN, 47348

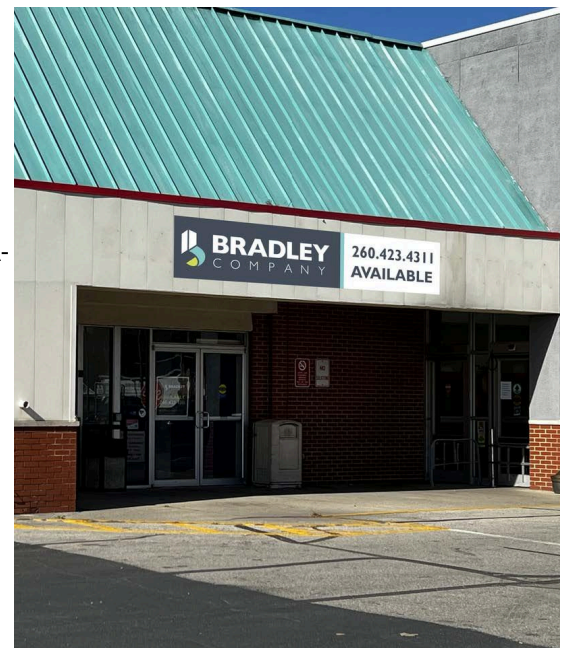
### Highlights

- Former YMCA located less than a mile from IU-Blackford Hospital
- Neighboring tenants include Needler's Fresh Market, Pizza King and Rent-A-Center
- Busy shopping center with ample parking
- Great visibility from N. Walnut St.
- NNN Charges = \$3.50/SF

**Lease Rate**      \$8.50/SF/YR NNN

**Available SF**    12,500 SF

**Building Size**   16,100 SF



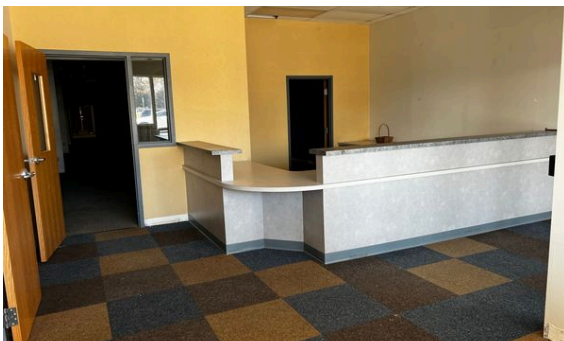
**Chad Voglewede**  
Senior Broker  
cvoglewede@bradleyco.com  
c 260.639.3377

**Conner Call**  
Broker | Market Research Analyst  
ccall@bradleyco.com  
c 260.241.6892

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

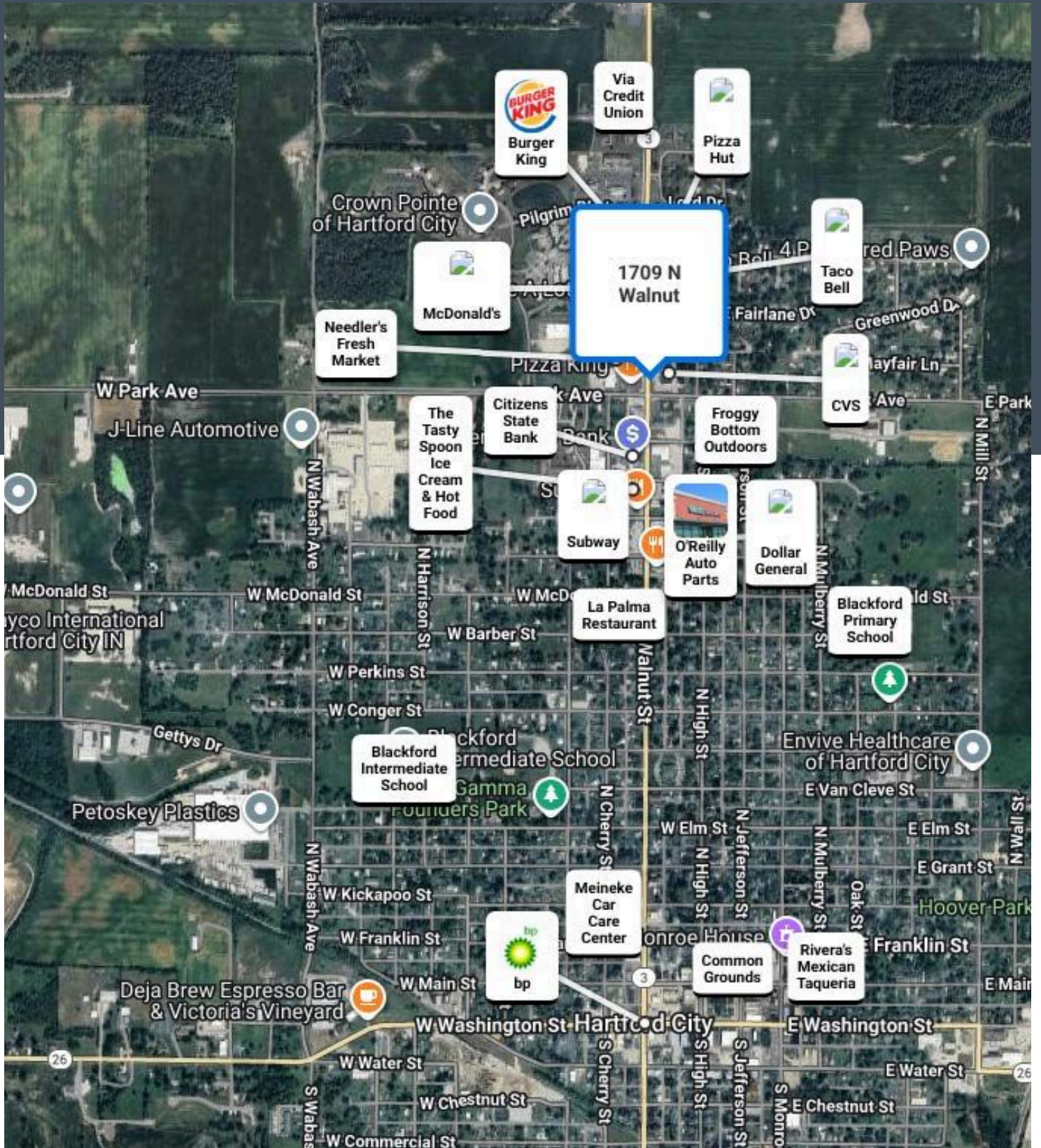
# Photos

1709 N Walnut, Hartford City, IN 47348



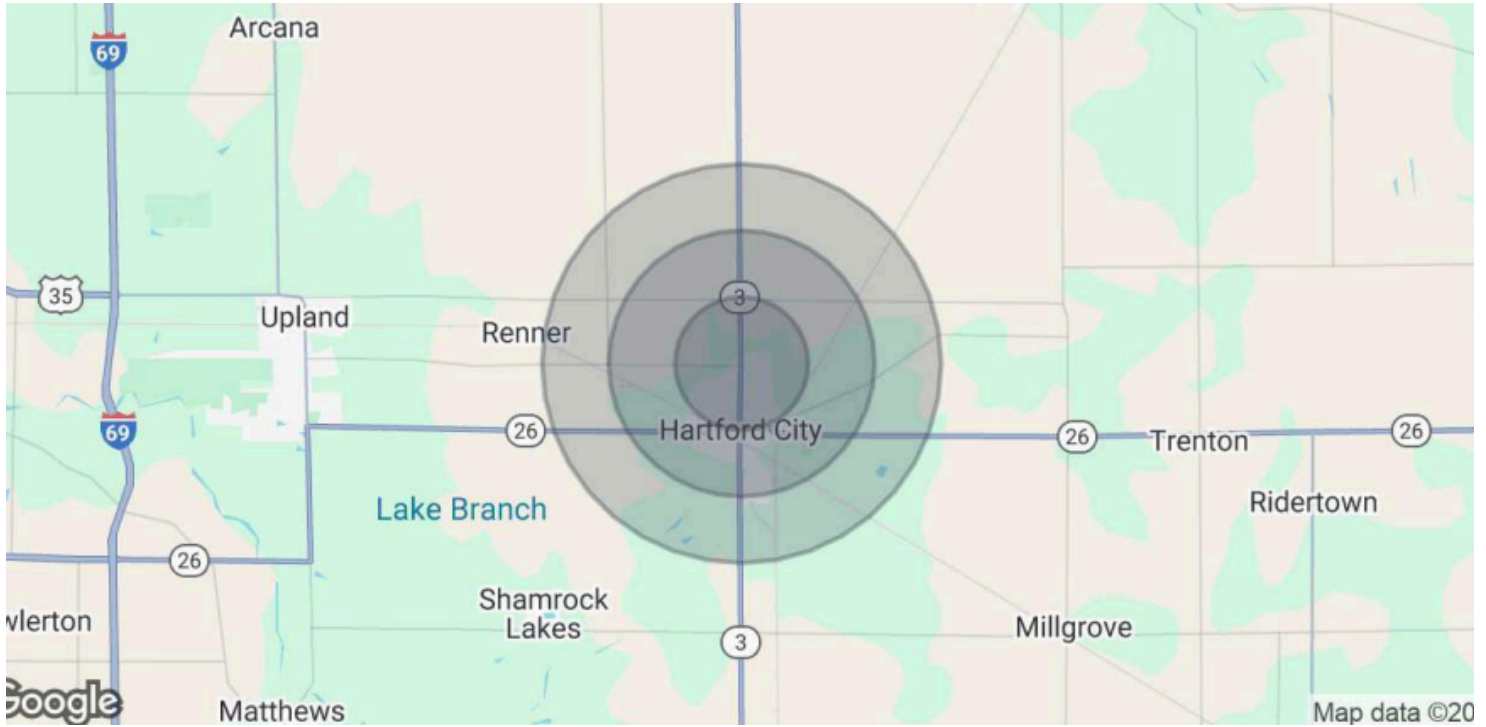
# Aerial Map

1709 N Walnut, Hartford City, IN 47348



# Demographics

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## Demographics

	1 Mile	2 Miles	3 Miles
Total Population	4,375	5,945	6,605
Average Age	38.9	41.5	42.4
Average Age (Male)	35.8	39.0	39.4
Average Age (Female)	41.8	43.3	44.1
Total Households	2,180	2,989	3,324
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$42,702	\$46,465	\$47,604
Average House Value	\$58,048	\$68,965	\$75,036