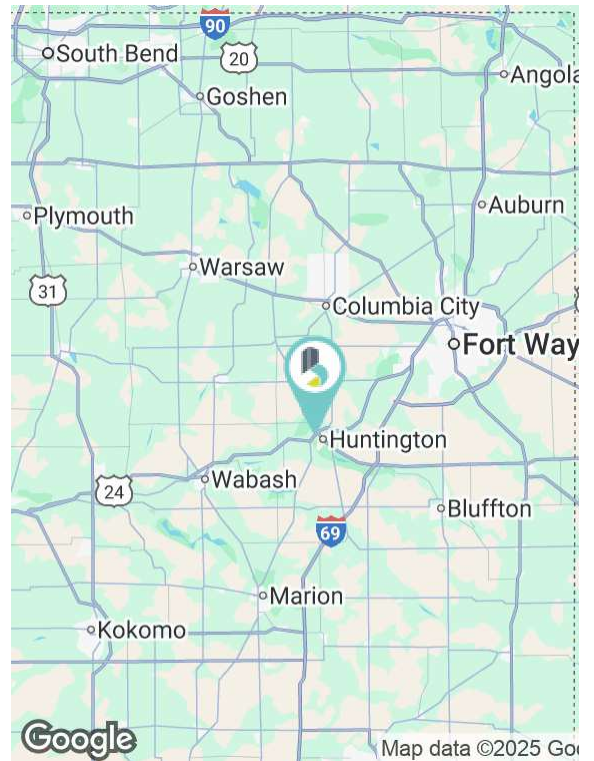




2750 WALMART DR., HUNTINGTON, IN 46750

PROPERTY HIGHLIGHTS

- Neighborhood stores include Dollar Tree, Verizon, Lutheran Hospital Medical Clinic, Great Clips, Pearl Vision, Shoe Sensation, and Indiana Physical Therapy
- Up to 11,100 SF available for lease
- Multiple entrances to center and outlots
- Multiple drive-thru options available
- Shadow anchored by Walmart Supercenter
- Highly traveled retail and residential corridor; traffic count of 16,040 VPD on U.S. 24 and S.R. 5
- Excellent daytime demographics



SALE PRICE **\$500,000**

LEASE RATE **CONTACT BROKERS FOR DETAILS**

Available SF:	11,100 SF
Lot Size:	1.1 Acres

BRADLEY COMPANY
 127 W. Wayne St., Suite 400
 Fort Wayne, IN 46802
 260.423.4311

CONNER CALL
 Broker | Market Research Analyst
 260.241.6892
 ccall@bradleyco.com

STANLEY C. PHILLIPS
 Senior Broker
 260.466.5950
 sphillips@bradleyco.com

BRADLEYCO.COM



2750 WALMART DR., HUNTINGTON, IN 46750

SALE/LEASE

RETAIL



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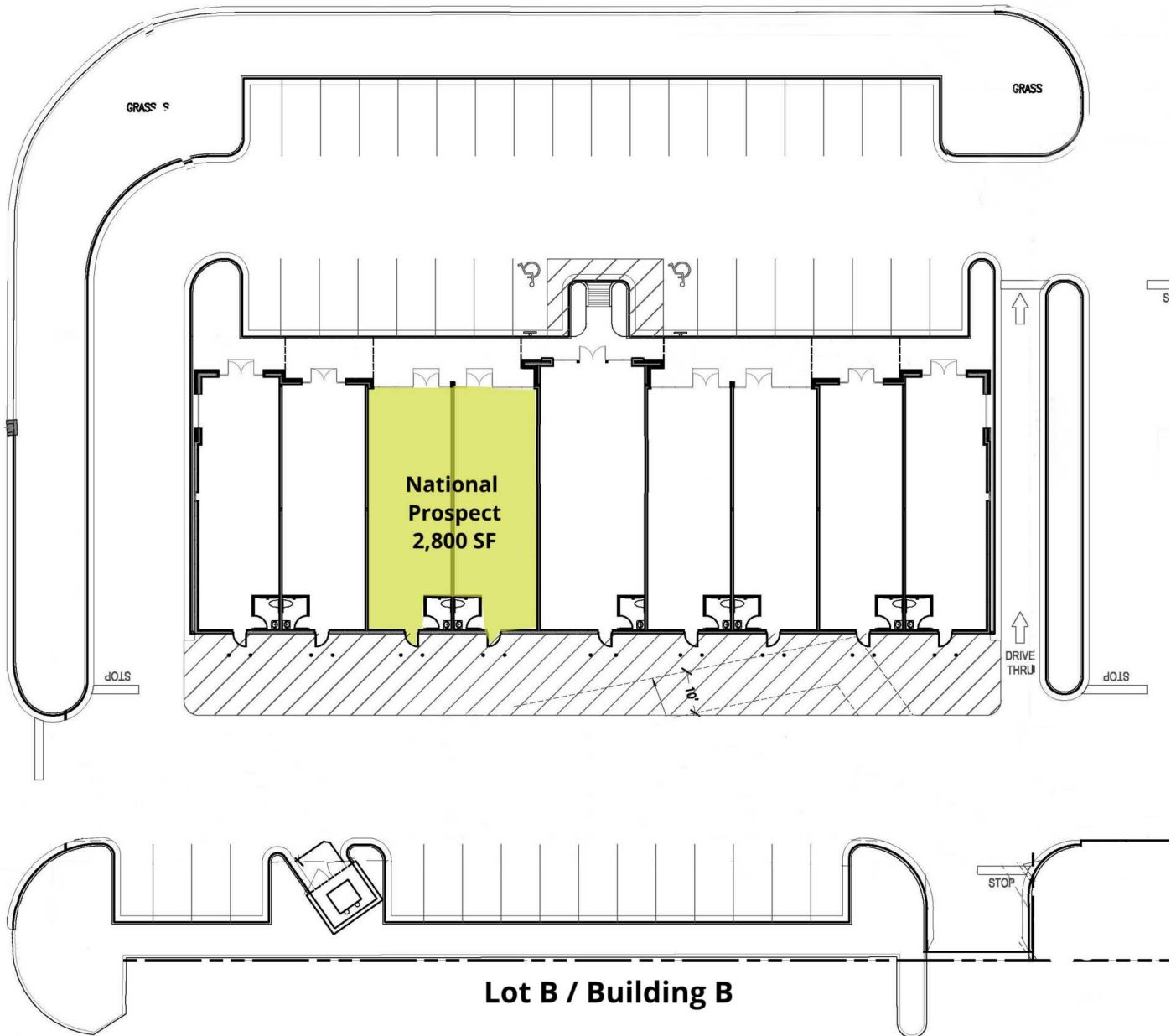


2750 WALMART DR., HUNTINGTON, IN 46750

SALE/LEASE

RETAIL

(Not to Scale)



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SALE/LEASE

RETAIL

ESTIMATED NET CHARGES

Fire & Extended Coverage Ins.	\$0.40/SF
Common Area Maintenance	\$2.25/SF
Taxes	TBD

EXPENSES

Utilities	Tenant
Lawn & Snow	Tenant
Real Estate Taxes	Tenant
Building Insurance	Tenant
Maintenance & Repair	Tenant
Roof & Structure	Landlord

PROPERTY INFORMATION

Property Type	Retail Strip Center
Zoning	B2, General Business
Cross Street	Hauenstein Rd.
Number of Entrances	4

BUILDING INFORMATION

Tenancy	Multiple
Construction Status	Ground Breaking 2024
Building B/Lot B	11,100 SF
Drive Thru Option	Buildings B

PARKING & TRANSPORTATION

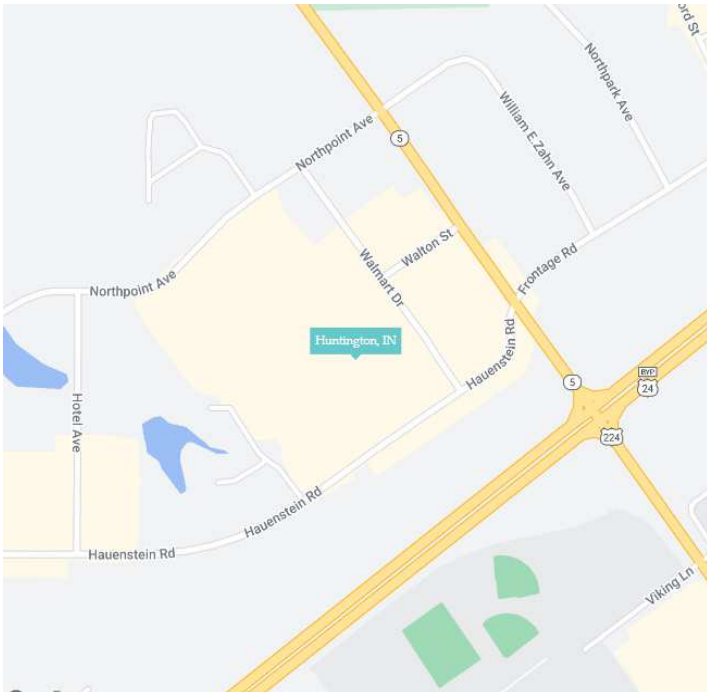
Parking Type	Surface
Parking Spaces	69
Nearest Highway	US-24

UTILITIES

Water/Sewer Source	Municipal
Gas Source	NIPSCO
Electricity Source	AEP

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	3,850	19,854	22,598
Average Age	41	41	41
Average Age (Male)	39	39	40
Average Age (Female)	42	42	42
Total Households	1,439	8,106	9,214
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$81,926	\$72,922	\$ 75,635
Average House Value	\$185,886	\$154,397	\$ 164,573



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