



## 2806 Theater Avenue

Huntington, IN 46750

### Property Highlights

- 9,184 SF total building size
- Well maintained building
- Professionally managed property

### Features

Available:	Suite B approx. 1,100 SF
Land:	0.78 AC
Zoning:	BP
Lease Rate:	\$18.50 PSF MG

200 E. Main Street, Suite 580  
Fort Wayne, IN 46802 USA  
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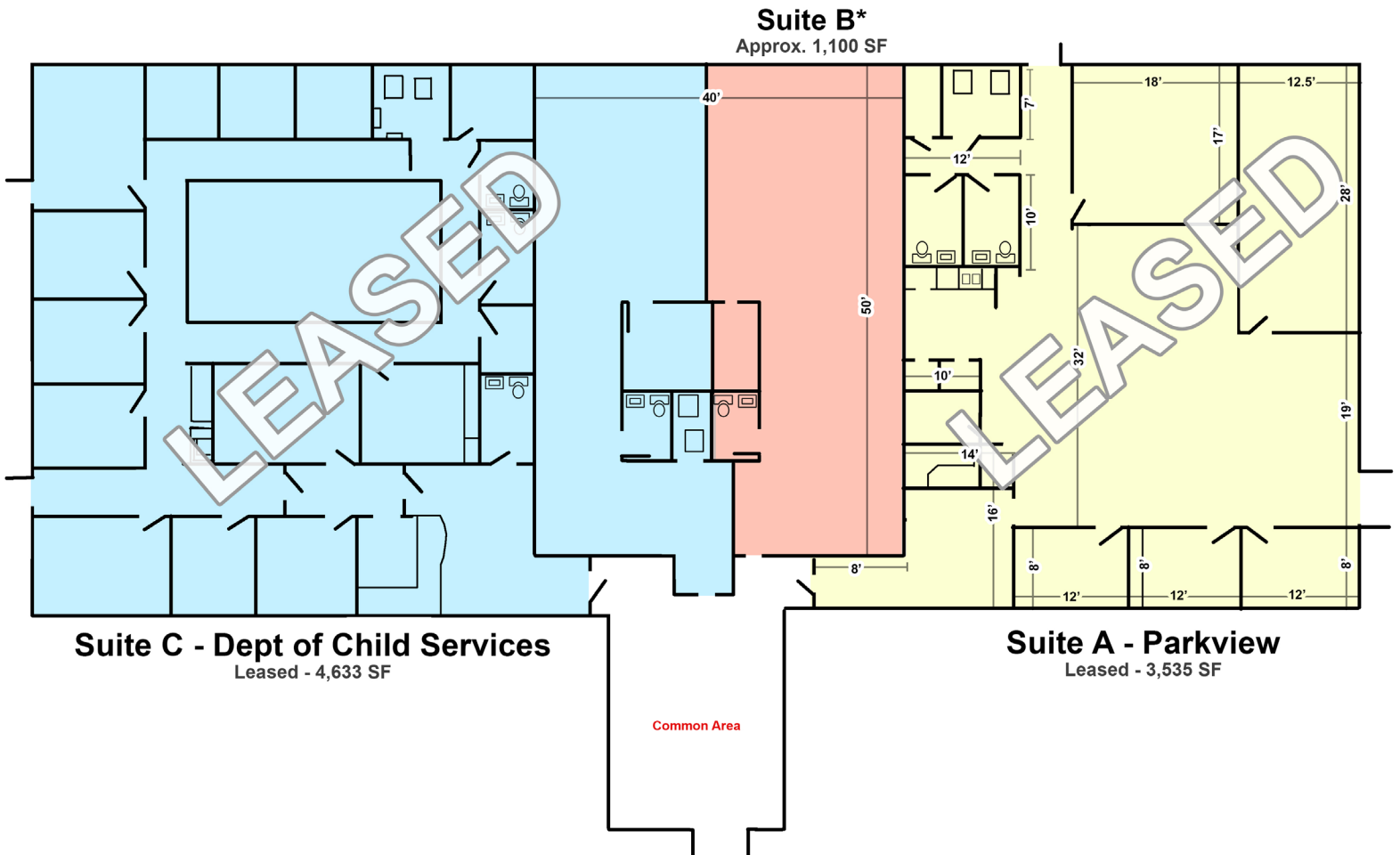
General Property Information			
<b>Name</b>	2806 Theater Avenue	<b>Parcel Number</b>	35-05-09-200-780.015.005
<b>Address</b>	2806 Theater Avenue	<b>Total Building SF</b>	9,184SF
<b>City, State, Zip</b>	Huntington, IN 46750	<b>Acreage</b>	0.78 AC
<b>County</b>	Huntington	<b>Year Built</b>	2001
<b>Township</b>	Huntington	<b>Zoning</b>	BP
<b>Parking</b>	Asphalt lot	<b>Parking Spaces</b>	Ample
Property Features			
<b>Construction Type</b>	Brick	<b>Number of Floors</b>	One
<b>Roof</b>	Asphalt shingles	<b>Foundation</b>	Slab
<b>Lighting</b>	Fluorescent	<b>Sprinklers</b>	TBD
<b>Electrical</b>	Standard	<b>Restrooms</b>	Five total; Two in available lease space
<b>Heating</b>	Gas forced air	<b>Central Air</b>	Central air
Utilities		Major Roads	
<b>Electric</b>	Vectren Energy	<b>Nearest Interstate</b>	I-69
<b>Gas</b>	Duke Energy	<b>Distance</b>	Approximately 11.5 miles
<b>Water/Sewer</b>	Huntington City Utilities	<b>Nearest Highway</b>	Hwy 24 & 224
		<b>Distance</b>	Approximately 1.6 miles
Lease Information			
<b>Available SF</b>	Suite B approx. 1,100 SF	<b>Lease Rate</b>	\$18.50 PSF / Year
		<b>Lease Type</b>	Modified Gross
Expenses			
<b>Type</b>	<b>Price per SF (estimate)</b>	<b>Responsible Party (Landlord/Tenant)</b>	
<b>Taxes</b>	\$8,334	Landlord	
<b>CAM Fee</b>	\$1.43/PSF	Tenant	
<b>Insurance</b>	\$3,813	Landlord	
<b>Utilities</b>	TBD	Tenant	
<b>Roof /Structure</b>		Landlord	

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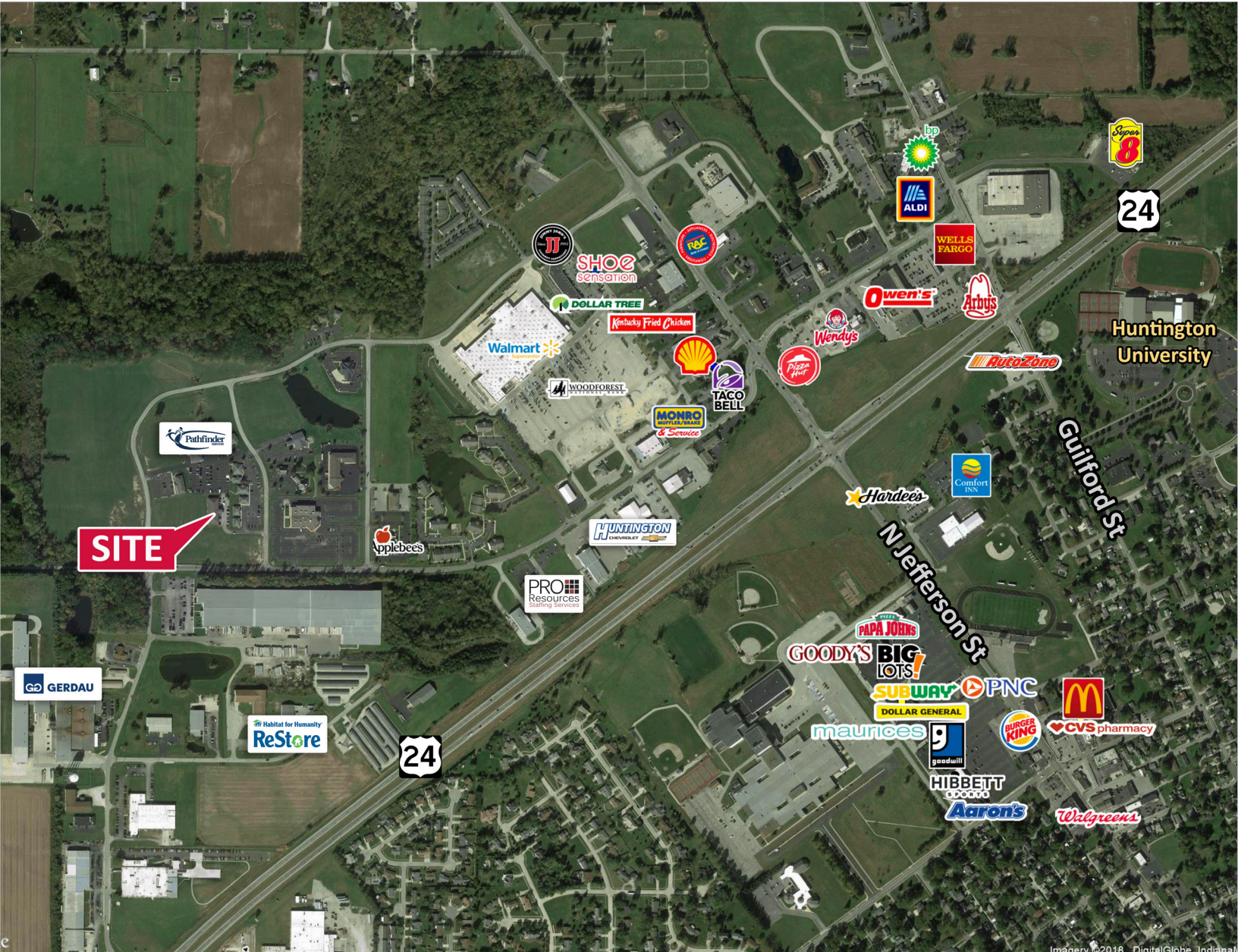
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# NAI Hanning & Bean

For Lease  
Office  
Building



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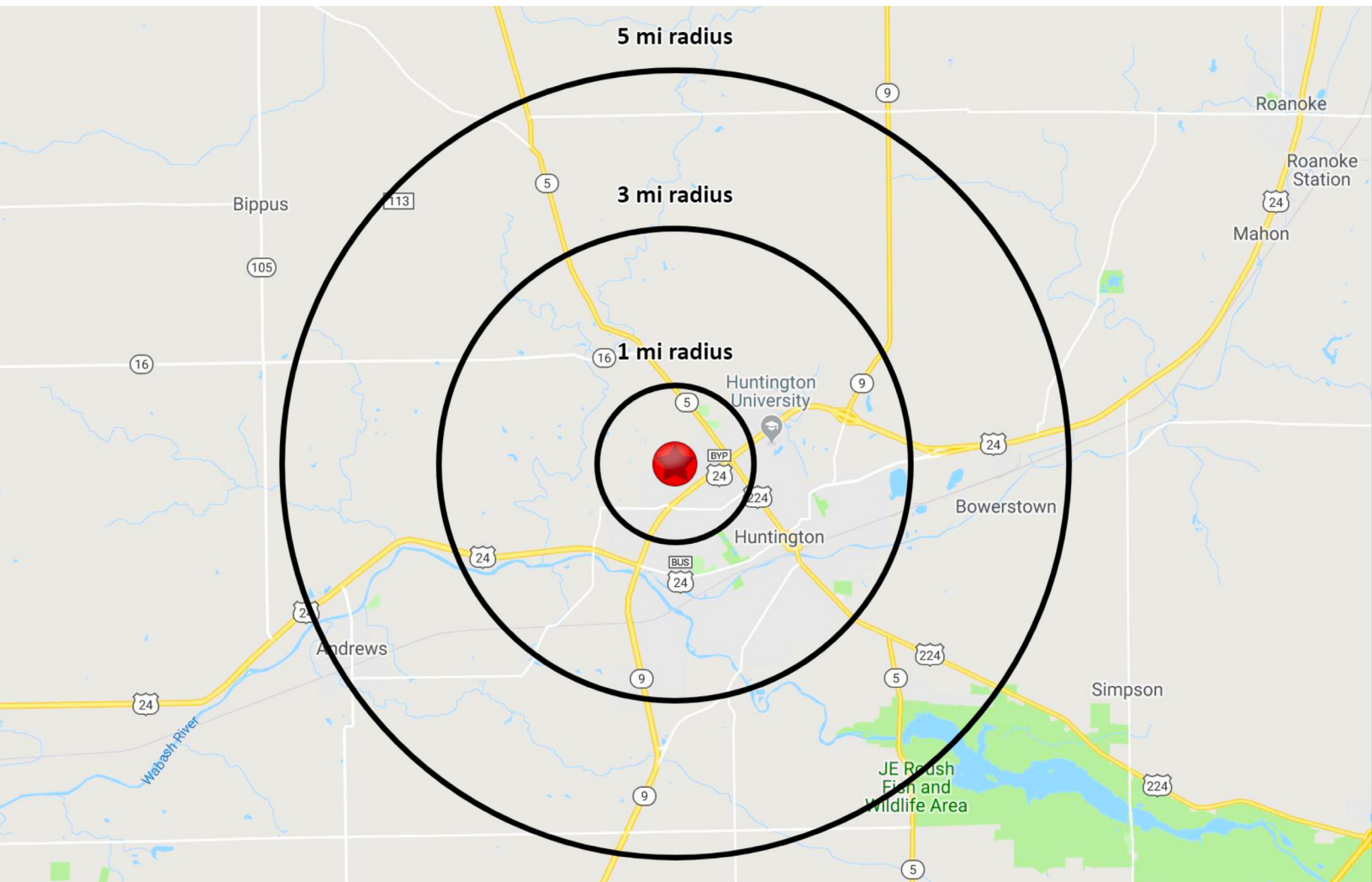
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2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	1,093	19,446	23,173
NUMBER OF HOUSEHOLDS	494	7,885	9,422
AVERAGE HOUSEHOLD INCOME	\$85,480	\$64,122	\$65,472
MEDIAN HOME VALUE	\$129,343	\$100,856	\$110,503
TRAFFIC COUNT	Huntington Ave.		2,891 VPD

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