

**2101 S. 3RD ST.**

Terre Haute, IN 47802

**FOR LEASE**

**Available**



## PROPERTY HIGHLIGHTS

- Join RNR Tire Express at this newly constructed strip center
- Three (3) spaces available, including an endcap w/ drive-thru capability
- 1,650 - 6,000 SF available
- Pylon signage available
- Close to I-70 & Indiana State University

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,650 - 6,000 SF
Building Type:	Retail/New Construction
Building Size:	11,800 SF

**KRISTEN BERRY**

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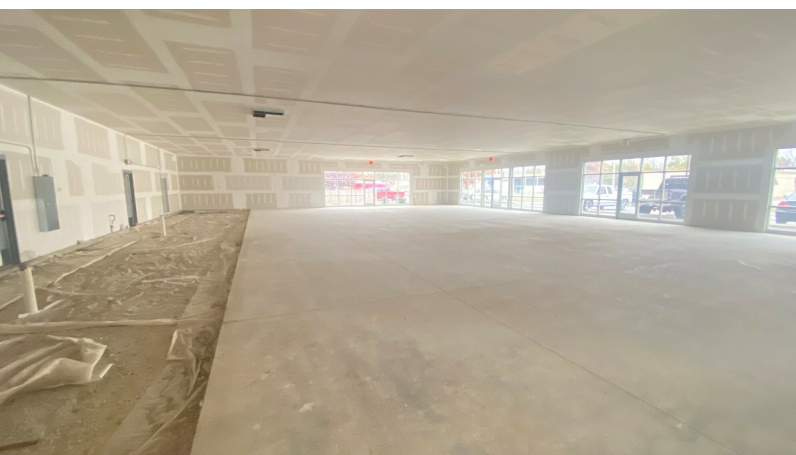
**PETE ALVEAL**

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## PROPERTY DESCRIPTION

Experience the epitome of modern convenience at this newly constructed strip center, featuring three available spaces that cater to a variety of business needs. Embrace the opportunity to join RNR Tire Express. Build-to-suit opportunities from 1,650 SF to up to 6,000 SF are available, with a coveted endcap space offering drive-thru capability; this property is designed to maximize visibility & accessibility. Surrounded by an array of amenities, less than a mile to I-70, & only a three-minute drive to Indiana State University, this location offers prime exposure & unparalleled convenience. Unlock the full potential of your business with a space designed for success & positioned for prominence.

## LOCATION DESCRIPTION

Located directly on US 150, just south of Downtown Terre Haute, IN. Take advantage of the area's close proximity to the Wabashiki Fish and Wildlife Area, perfect for outdoor enthusiasts seeking relaxation & recreation. With its central location, the area offers easy access to banking services, fitness centers, & retail shops, providing a well-rounded experience for retail tenants. Embrace the dynamic energy & diverse amenities that complement the professional opportunities available at this newly constructed retail center.

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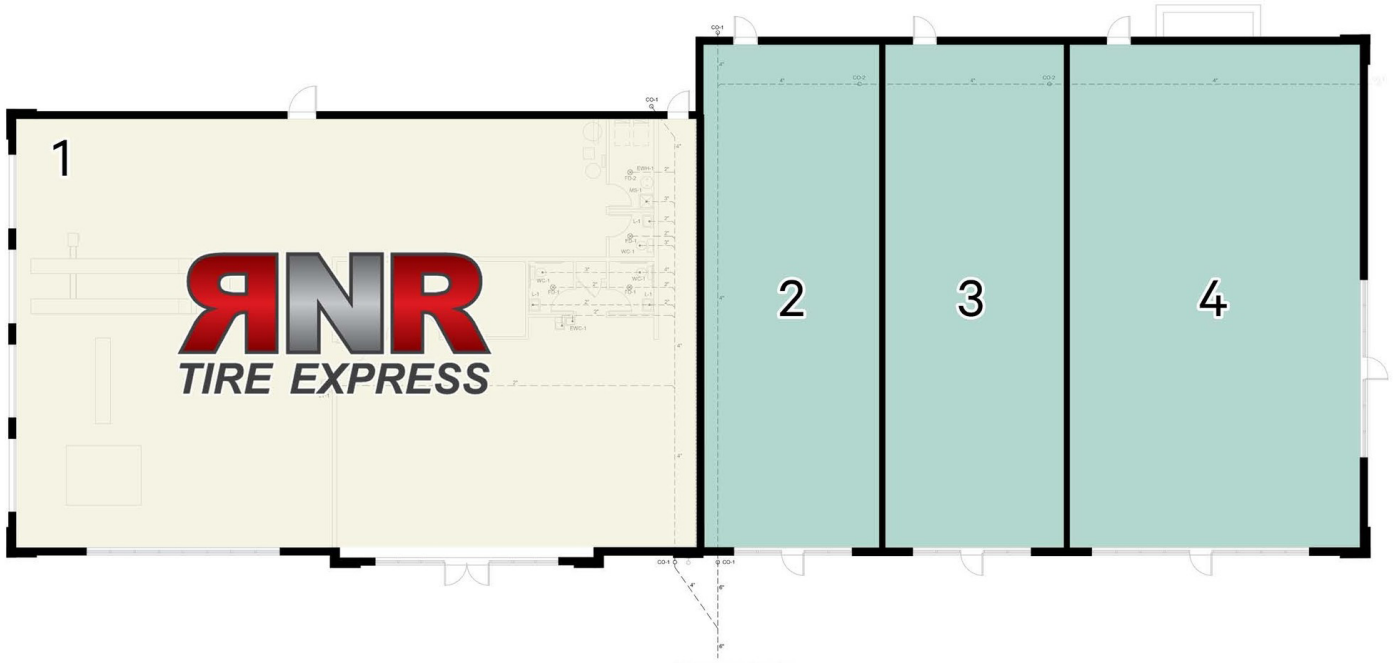
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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 2	Available	1,650 - 6,000 SF	NNN	Negotiable	-
Suite 3	Available	1,650 - 6,000 SF	NNN	Negotiable	-
Suite 4	Available	2,700 - 6,000 SF	NNN	Negotiable	Drive-thru Capabilities

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