



FOR **LEASE** OFFICE
PROPERTY



3140 E State Road 124
Bluffton, IN 46714

Office Space For Lease

About The Property

- 3,068 Square Feet on Two Floors
- 5 Private offices
- Conference room upstairs
- Kitchenette on each level
- 2 open work spaces
- Lease rate: \$10.00psf/yr/NNN (\$2,556.67/month)



the
Zacher
company

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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

OFFICE SPACE FOR LEASE

LOCATION/ZONING/SIZE

Street Address	3140 E State Road 124
City, State, Zip	Bluffton, IN 46714
County/Township	Wells/Harrison
Zoning	I1
Total Building Size	8,758 SF
Site Acreage	13.82

PRICE/AVAILABILITY

Available Space	3,068 SF
Lease Rate	\$10.00 SF/yr (\$2,556.67/month)
Lease Type	NNN
Date Available	Immediately

BUILDING DATA

Year Built	1995
Building Type	Office
Restrooms	Two
Sprinklers	No
Elevator	No

FINANCIAL RESPONSIBILITIES

Utilities *	Tenant
Property Taxes *	\$0.50/sf/yr Tenant
Property Insurance *	Tenant
Lawn & Snow *	Tenant
Maintenance & Repairs*	Tenant
Roof & Structure	Landlord
Phone & Internet	Tenant

*Pro-rata share based on SF/area

POPULATION DEMOGRAPHICS

1 Mile	4,888
3 Miles	12,056
5 Miles	14,069

TRANSPORTATION

Major Road Nearest Site	Hwy 124
Parking Lot	Asphalt
Parking Spaces	25

PROPERTY TAXES

Parcel Number	90-08-03-200-014.000-004
Assessment Land	\$213,500
Improvements	\$1,271,700
Total Assessment	\$1,485,200
Annual Taxes	\$20,905.88(\$2.39/sf)
Pro Rated based on Sf/area	\$1,535.02
Tax Year	2025 payable 2026

ADDITIONAL INFORMATION

5 Private offices
 Kitchenette on each level
 Open work areas
 Conference room on second floor
 Ample storage, including walk-up attic

UTILITIES

Electric Supplier	City of Bluffton
Natural Gas	NIPSCO
Water & Sewer	City of Bluffton



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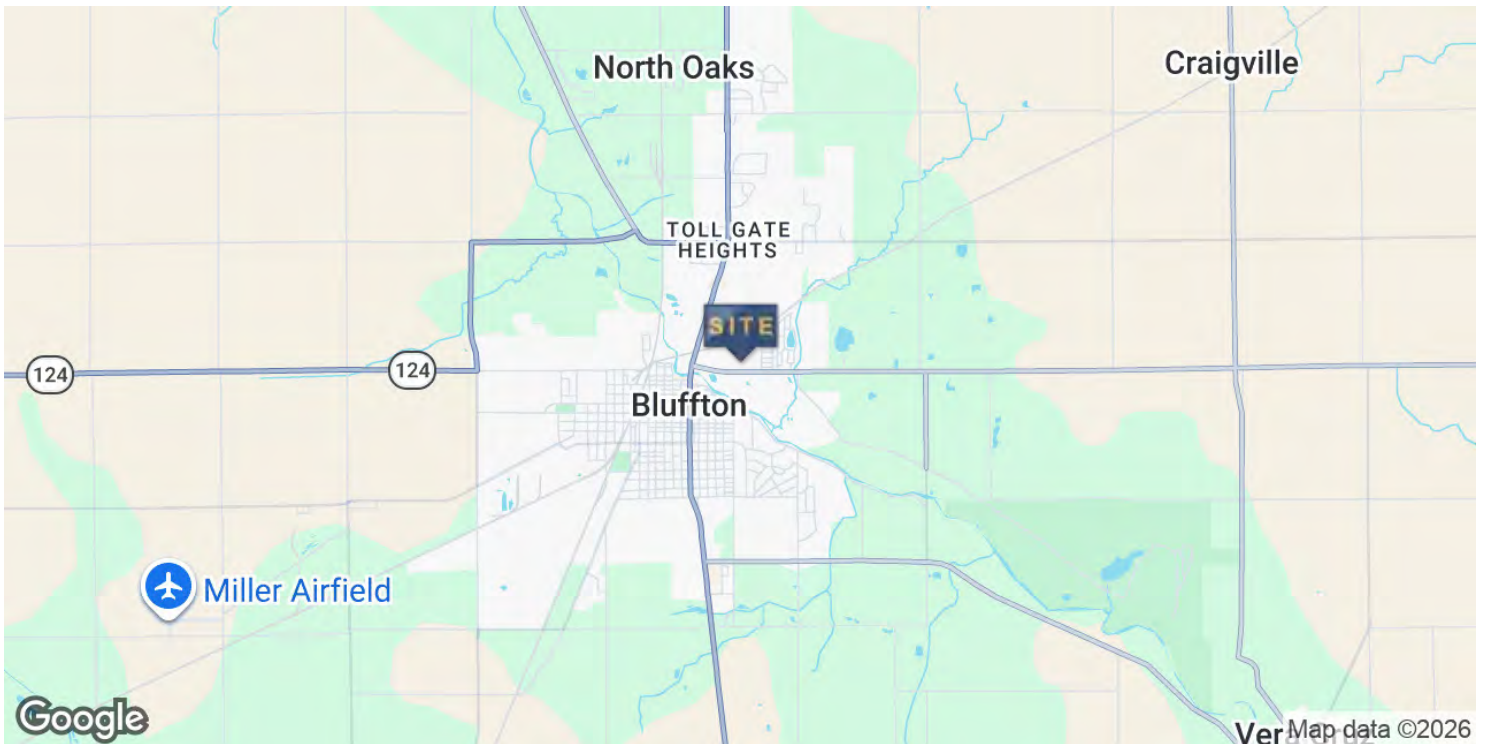
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LOCATION MAP

OFFICE SPACE FOR LEASE



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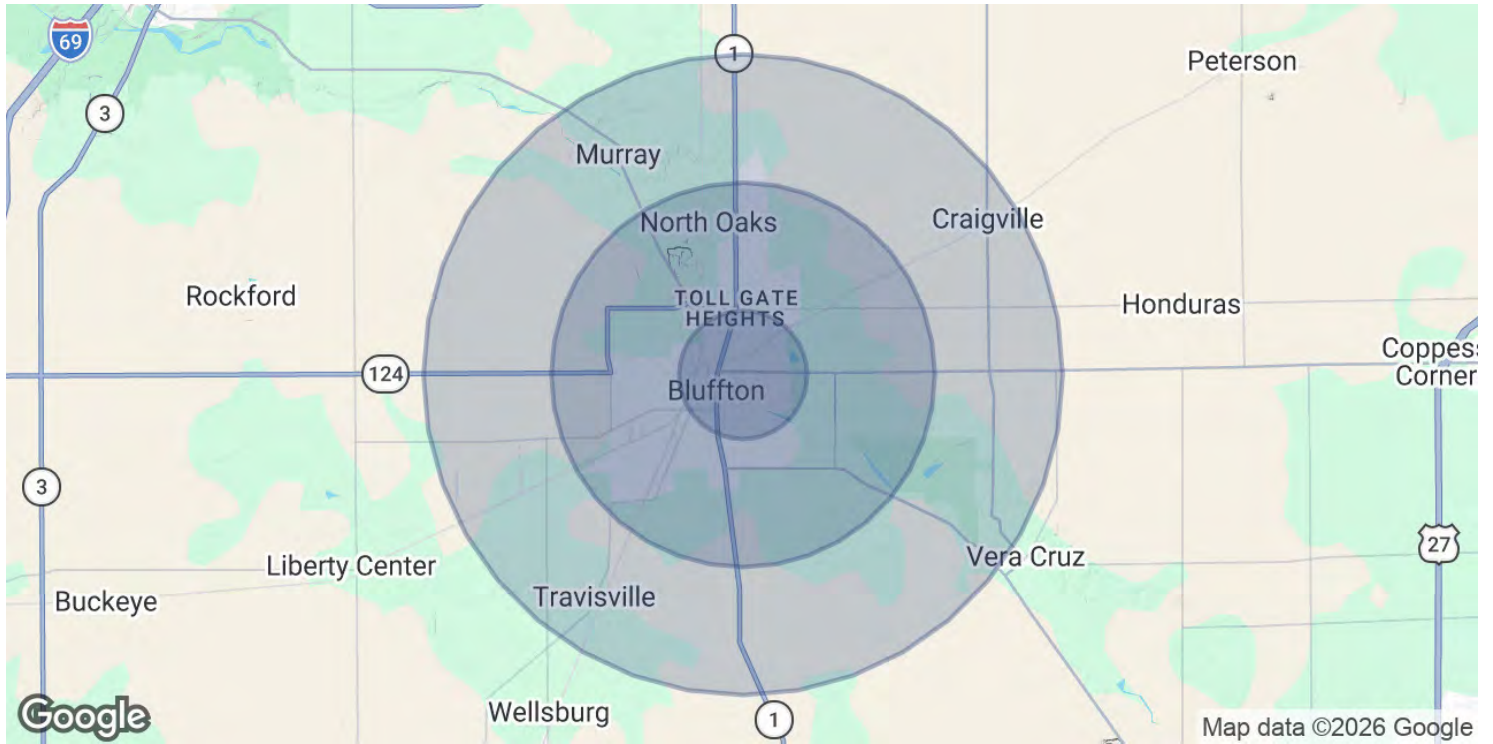
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DEMOGRAPHICS MAP & REPORT

OFFICE SPACE FOR LEASE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,888	12,056	14,069
Average Age	39	41	41
Average Age (Male)	37	39	39
Average Age (Female)	40	43	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,059	4,969	5,721
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$67,264	\$85,068	\$88,477
Average House Value	\$125,043	\$178,529	\$192,163

2020 American Community Survey (ACS)



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