

Retail Space for Lease

Plaza North Shopping Center 1800 Fort Harrison Road

Terre Haute, Indiana 47804



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Various Suite Sizes Available | Impressive Mix of National and Local Retailers



Snapshot

Building Size:	322,671 SF
Available:	3,439 SF - 25,500 SF
Land:	32 Acres
Parking:	750 Spaces
Year Built:	1965; Remodeled 1997

Property Details

- Impressive mix of national and local retailers including Big Lots, Harbor Freight Tools, Save-A-Lot, Hallmark, Family Dollar, Walgreens and Rent-A-Center, as well as several restaurant and service-oriented tenants including Applebee's, Dairy Queen, KFC, Kool Smiles and First Financial Bank adjacent to Menard's.
- Excellent visibility with 10 access points, high traffic, and abundant pylon signage
- Outlot available
- 3,000 feet of frontage

2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	AVERAGE DAILY TRAFFIC COUNT
POPULATION	4,997	32,926	68,747	• 16,689 on Fort Harrison Rd. • 17,680 on N. 13th St., West of property • 18,091 on Lafayette Ave., East of property
NUMBER OF HOUSEHOLDS	2,094	13,112	28,368	
AVERAGE HOUSEHOLD INCOME	\$57,453	\$49,683	\$56,428	
MEDIAN HOME VALUE	\$76,478	\$81,543	\$99,348	

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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Site Plan

Plaza North



Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
1	(Industrial/Warehouse)	10,000	8	Sally Beauty	3,600	17	Available	5,186
1A	(Industrial/Warehouse)	43,000	9	Wings Etc	7,200	18	Harbor Freight Tools	20,000
2	Trader Buck's Flea Market	47,411	10	Available	7,200	19	Big Lots	34,500
2A	ACS Human Services	15,000	11	Available	3,439	20	Available	25,500
3	Advance America	1,500	12	Glamour Nails	3,600	21	Planet Fitness	18,000
4	American Freight	18,700	13	Hallmark	7,500	22	Dunkin Donuts	8,000
5	State of Indiana	2,830	14	Kool Smiles	7,500	23	Applebee's	4,973
6	Rent-A-Center	3,600	15	Save-A-Lot	15,000			
7	Available	3,600	16	First Financial Bank	6,000			

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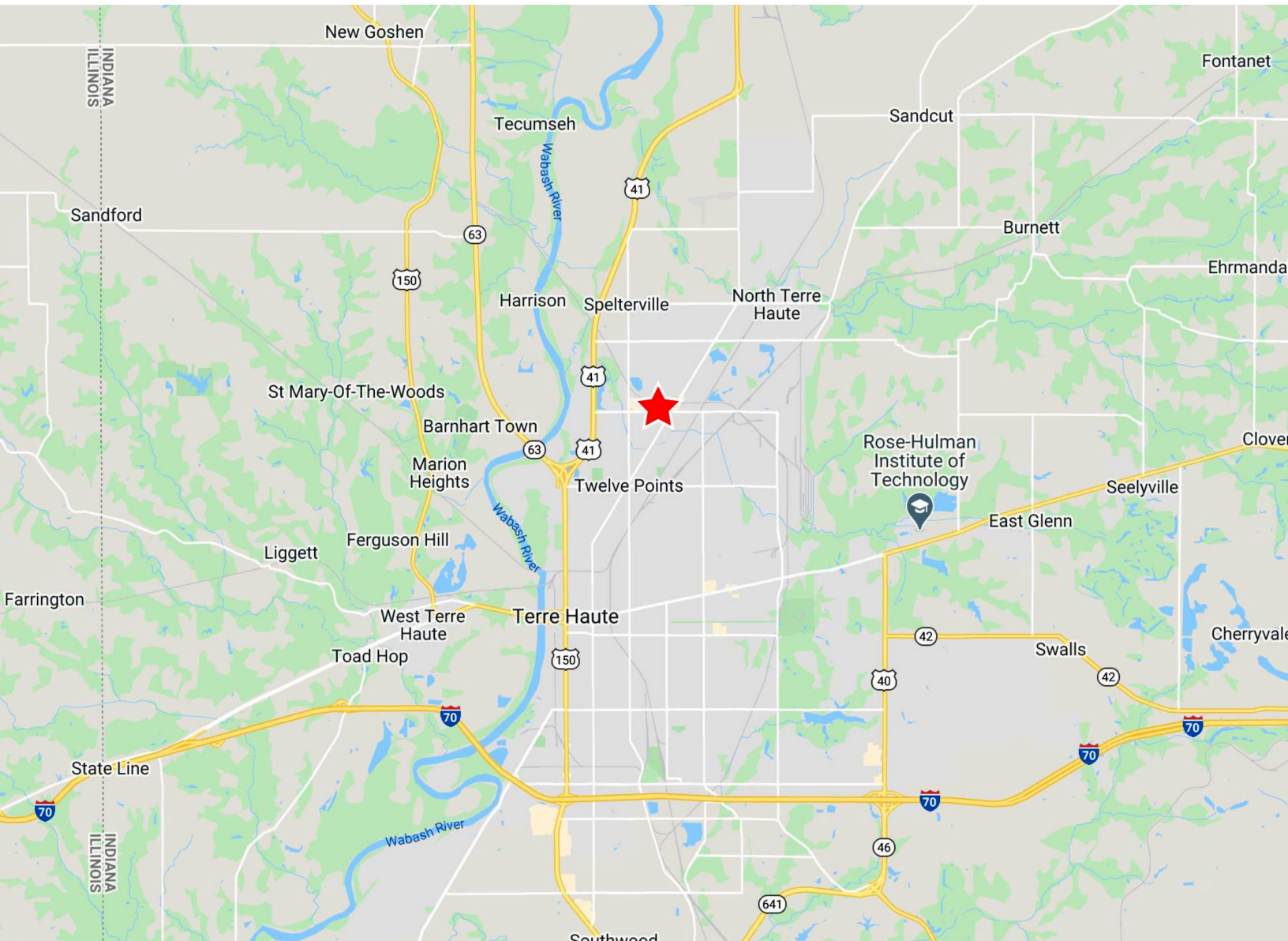
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Located on the North Side of Terre Haute



Location

Located in Vigo County approximately 65 miles southwest of Indianapolis, Terre Haute is one of Indiana's major cities. Home to Indiana State University and prestigious Rose-Hulman Institute of Technology and major employers Union Health System, Sony and Bemis, hometown to Indianapolis Motor Speedway founders, the Hulman family, Terre Haute is also one of Indiana's most diverse and vibrant economies.

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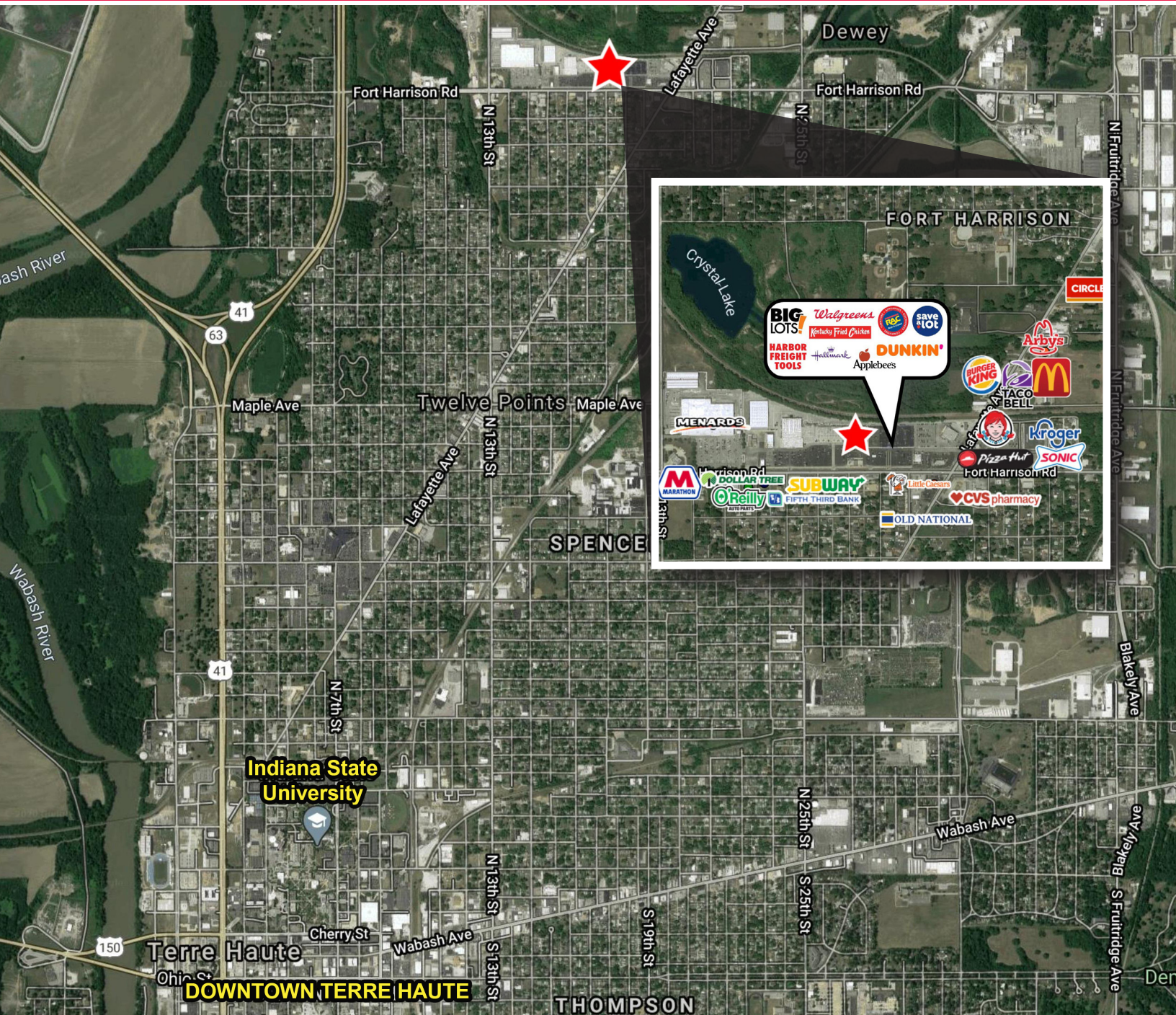
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