

SALE/LEASE

OFFICE



1129 FIRST ST.



1129 FIRST ST., HUNTINGTON, IN 46750

PROPERTY HIGHLIGHTS

- In the heart of the residential community
- One block from Old U.S. 24
- 10 office parking spots

OFFERING SUMMARY

Sale Price:	\$136,000
Lease Rate:	\$11.00 SF/yr (NNN)
Available SF:	2,256 SF
Lot Size:	0.2 Acres
Building Size:	2,256 SF



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LOCATION DESCRIPTION

Huntington County comprises the Huntington, IN Metro Statistical Area and is included in the Fort Wayne-Huntington-Auburn, IN Combined Statistical Area. Huntington County has a population of 36,239 people living in the area. Huntington University, Bendix, UT Electronics, United Methodist Memorial Home, and Transwheel Corporation all have a presence in Huntington County. The City of Huntington is located 20 minutes south of Fort Wayne in Huntington County. Huntington is known for its historic downtown.

The City of Huntington is conveniently located along I-69 and just minutes from Fort Wayne - Indiana's second largest city. 4 major highways serve the city: U.S. Route 24, U.S. Route 224, State Road 5, and State Road 9. Approximately 762 businesses are located within the city limits, which employ roughly 8,148 workers. The manufacturing industry accounts for approximately 27 percent of the workers.

BUILDING INFORMATION

Building SF	2,256 SF
Building Class	C
Number of Floors	1
Number of Buildings	1
Primary Use	Office
Year Built	1966
Roof Type	Built-up

SITE INFORMATION

Land Size	0.2 Acres
Zoning	B-2, Business

ANNUAL TAXES

2020 Pay 2021	\$2,190
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,641	19,355	23,271

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	3,444	7,393	8,902
Average HH income	\$53,449	\$58,717	\$23,786

* Demographic data derived from 2010 US Census

TRAFFIC COUNTS	
U.S. 24	6,160 VPD
First St.	4,573 VPD



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