

LEASE

RETAIL



HUNTINGTON FORUM SHOPS



2880 WALMART DR., HUNTINGTON, IN 46750

PROPERTY HIGHLIGHTS

- 2,800 SF Available (Divisible)
- Adjacent to new Walmart Supercenter
- Close to new residential area
- Traffic count of 16,040 VPD on U.S. 24 and S.R. 5
- Neighborhood stores include Walmart, Dollar Tree, Verizon, Great Clips, Pearl Vision and Shoe Sensation
- Only one suite available - 1,400 SF
- Newest neighborhood center in the city
- Adjacent to the new Walmart Supercenter
- Close to higher-end residential communities
- Well maintained center
- Traffic count of 16,040 VPD on U.S. 24 and S.R. 5
- Neighborhood stores include Walmart, Dollar Tree, Verizon, Great Clips, Pearl Vision, and Shoe Sensation



BRADLEY COMPANY **STANLEY C. PHILLIPS** **DAVE HORACEK**

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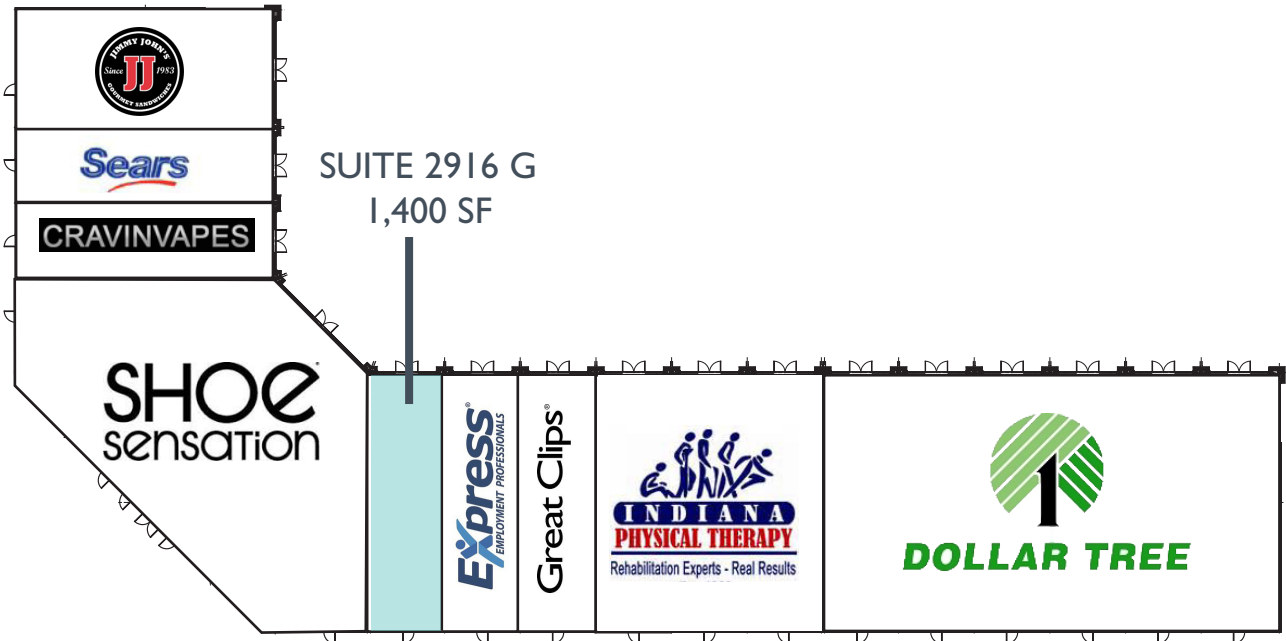
BRADLEYCO.COM



2880 WALMART DR., HUNTINGTON, IN 46750

SALE/LEASE

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GENERAL INFORMATION

Building SF/Total	27,793 SF
Number of Buildings	One (1)
Number of Stories	One (1)
Condition	Excellent
Year Built	2008
Property Type	Retail

EXPENSES

Utilities	Tenant
Lawn & Snow	Tenant
Real State Taxes	Tenant
Building Insurance	Tenant
Maintenance & Repairs	Tenant
Roof & Structure	Landlord

SITE INFORMATION

Site Acreage	2.72 AC
Zoned	B-2
Parking Lot	Paved
Parking Spaces	Ample

TENANT EXPENSES (2020)

Fire & Extended Coverage Insurance	\$0.40 PSF
Common Area Maintenance (CAM)	\$1.93 PSF
Taxes (Estimated)	\$1.94 PSF

STRUCTURAL INFORMATION

Construction	Steel Frame
Roof	EPDM
Ceiling Height	10 ft.
Site Dimensions	20 ft. x 70 ft.
Deliveries	At Rear

PROPERTY TAXES

Parcel Number	35-05-09-100-778.102-005
Assessment Total	\$1,794,200
Land	\$432,000
Improvements	\$1,362,000

MECHANICAL INFORMATION

Heating System	Roof Top Unit
A/C System	Roof Top Unit
Sprinklers	Yes

TRANSPORTATION

Nearest Highway	US 24 - 0.5 Miles
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OPERATING INFORMATION

Electricity Source	AEP
Natural Gas Source	NIPSCO
Water/Sewer Source	Municipal

TRAFFIC COUNTS

US 24 at SR 5	16,040VPD
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	3,226	19,675	23,473
Total Households	1,111	7,428	8,883
Average HH Income	\$71,254	\$57,321	\$59,845

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