

SALE/LEASE

RETAIL



HUNTINGTON FORUM SHOPS



2880 WALMART DR., HUNTINGTON, IN 46750

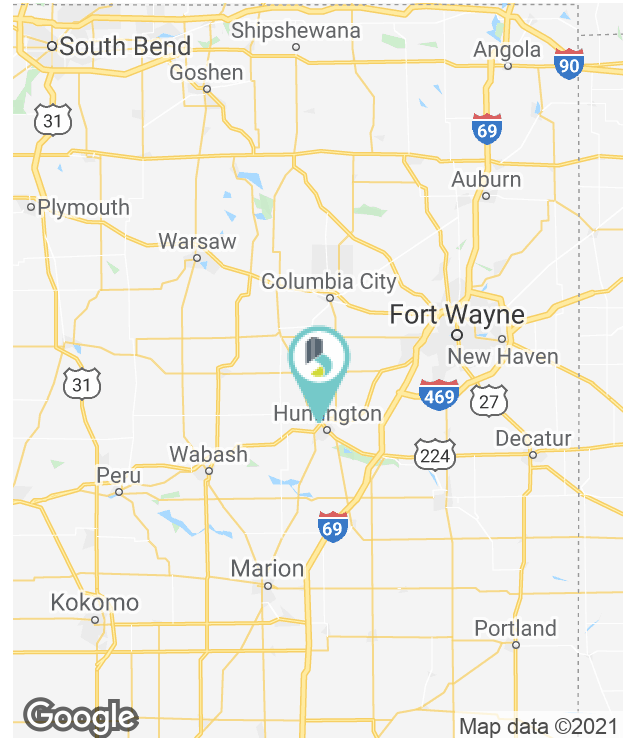
PROPERTY HIGHLIGHTS

- 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

SALE PRICE **\$3,600,000**

LEASE RATE **\$13.00 SF/YR (NNN)**

Available SF: 1,400 SF
Lot Size: 2.72 Acres



BRADLEY COMPANY 127 W. Wayne St., Suite 400 Fort Wayne, IN 46802 260.423.4311

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BRADLEYCO.COM



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PROPERTY

WAL*MART
SUPERCENTER

Great Clips®
PEARLE OOVISION
DOLLAR TREE
SHOE sensation
INDIAN PHYSICAL THERAPY
TERRY JONES
J.J. EST. 1987

Beacon
CREDIT UNION

TACO BELL
Shell
KFC
cricket
Zesto

INDIANA FARM BUREAU
MidWest AMERICA FEDERAL CREDIT UNION
RBC
First Federal Savings Bank

ALDI

Wendy's
Kroger
Pizza Hut
Owen's

AT&T
verizon wireless

WINGS ETC.
BBQ & PUB
ANYTIME FITNESS

HUNTINGTON NORTH H.S.

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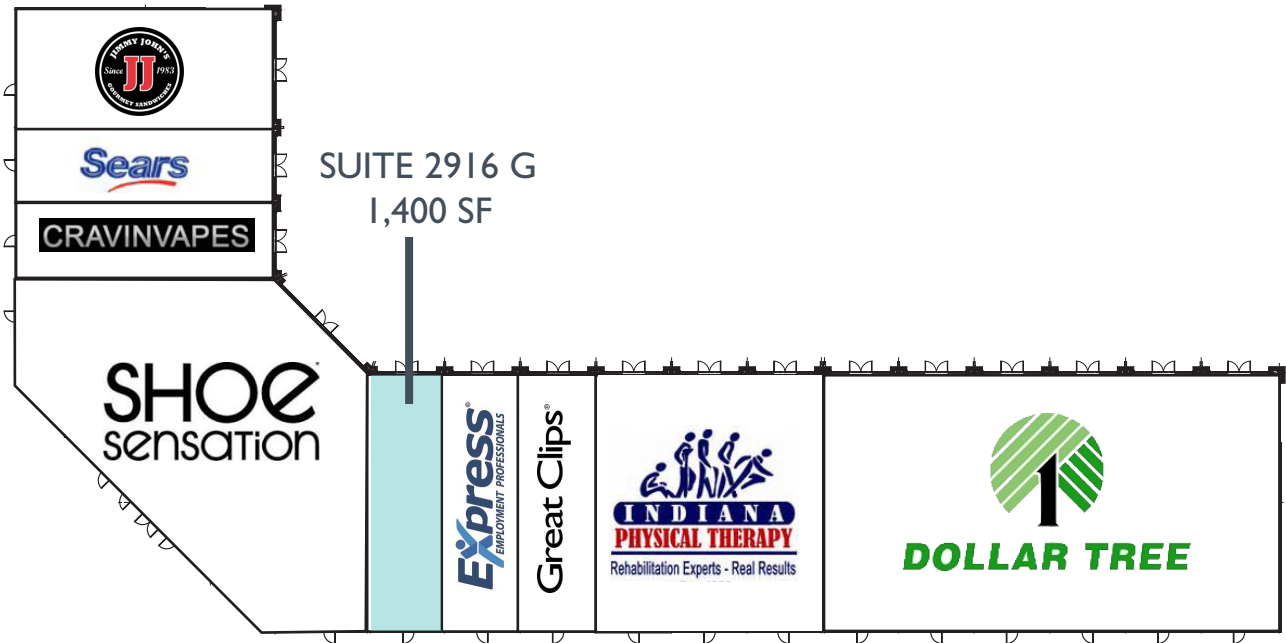
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LOCATION DESCRIPTION

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.

PROPERTY DESCRIPTION

Year Built	2008
Center Total SF	27,793
Acreage	2.72 AC
Zoning	B-2, Commercial
Exterior	Steel frame/Block/Stucco finish
Roof	Built up
Ceiling	10 ft.
Heating System	Gas
A/C System	Electric
Parking	Ample Parking
Utilities	Duke Energy
Natural Gas Source	NIPSCO



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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	16,040 VPD
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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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