

3,000 SQ. FT. TO 13,000 SQ. FT. RETAIL SPACE AVAILABLE



1643 S. Harrison Plaza, Bluffton, IN 46714

- Conveniently located on Highway 1
- Anchored by Kroger
- Co-tenants include: Label Shopper, Mariachi Loco Mexican Grill
- Highly visible with pylon signage available
- Lease rate \$6.00 - \$8.00 SF/yr, NNN lease



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PROPERTY INFORMATION

BUILDING LOCATION/ZONING/SIZE

Building Name	Harrison Plaza
Street Address	1643 S. Harrison Plaza
City, State, Zip	Bluffton, IN 46714
County/Township	Wells/Harrison
City Limits	Inside
Zoning	B-3/General Business
Total Building Size	123,235 SF

PRICE/AVAILABILITY

Suite	Size	Base Rent
Suite B	13,000 SF	\$6,500.00 (\$6.00 SF/yr)
Suite C	3,000 SF	\$2,000.00 (\$8.00 SF/yr)
Lease Type		NNN
Availability		Immediately

BUILDING DATA

Date of Construction	1989
Type of Construction	Masonry Block Brick
Heat/Air Conditioning	Forced Air/Central

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes*	Tenant
Property Insurance*	Tenant
Common Area Maintenance*	Tenant
Non Structural Maintenance	Tenant

**Pro-rata share based on SF/area*

POPULATION DEMOGRAPHICS

1 Mile	1,244
5 Miles	8,814
10 Miles	20,167

UTILITIES

Electric Supplier	Bluffton City Utilities
Natural Gas Source	NIPSCO
Water & Sewer	Bluffton City Utilities

PARKING/TRANSPORTATION

Parking Lot	Asphalt
Parking Spaces	+/- 500, Ample Storefront, Lighted
Major Road Nearest Site	State Road 1

OPERATING COSTS

	Cost (SF)
Taxes	\$0.13
Insurance	\$0.14
CAM	\$0.75
Total	\$1.03

PROPERTY TAXES

Parcel Number	90-08-09-400-032.000-004
Additional Parcel Number	90-08-09-400-031.000-004
Assessment: Land	\$229,700
Improvements	\$637,300
Total Assessment	\$867,000
Annual Taxes	\$16,300.32 (\$0.13 psf)
Tax Year	2019 payable 2020

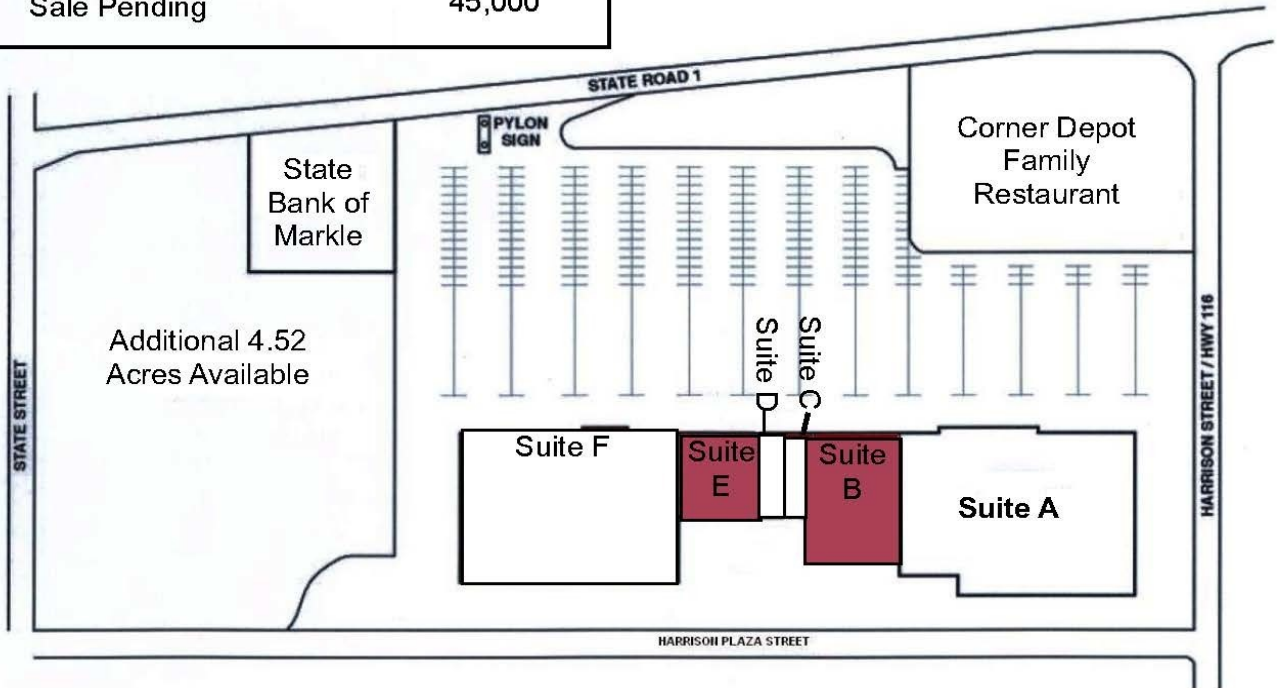


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FLOOR PLAN

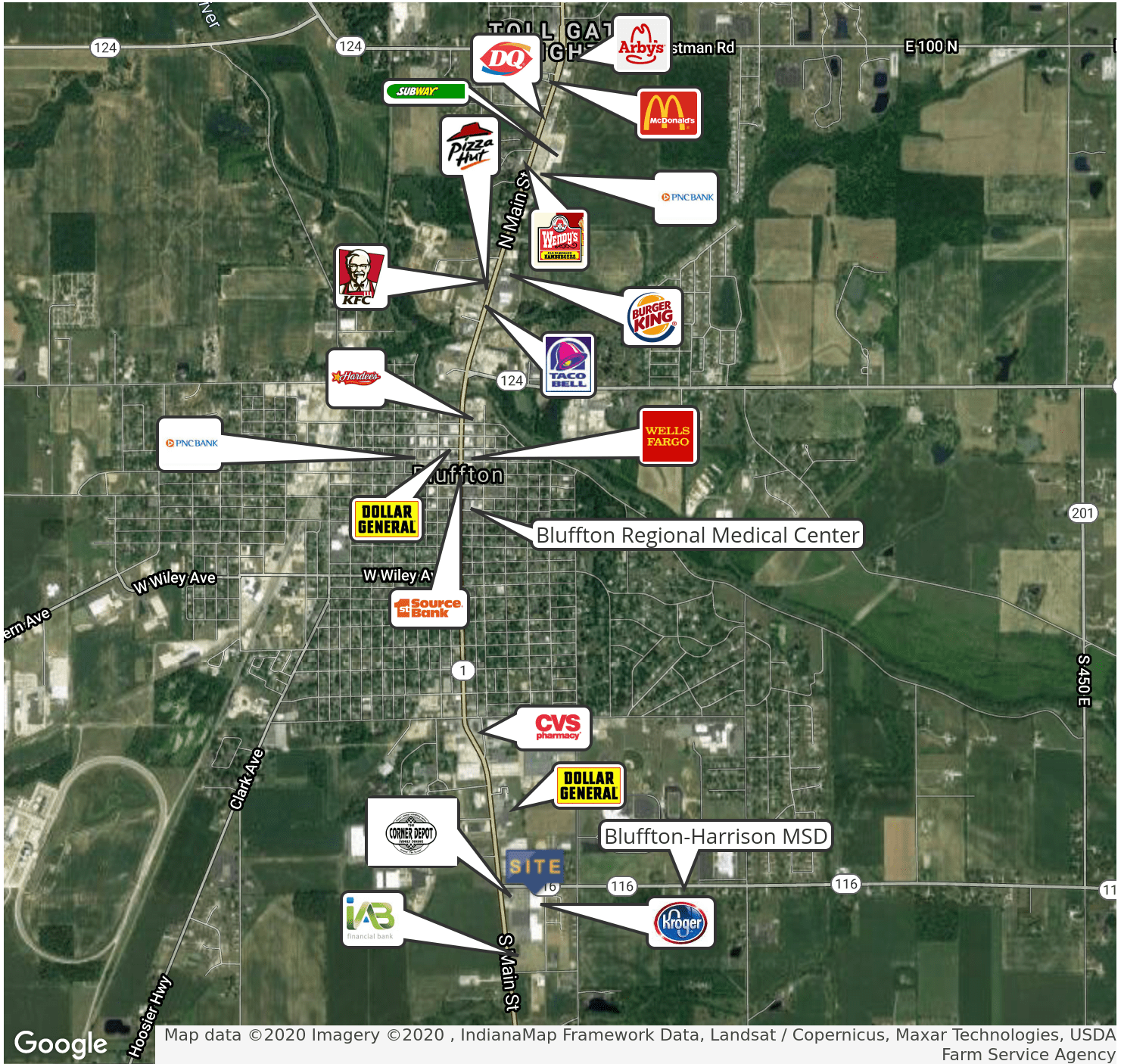
Harrison Plaza Bluffton, IN 46714		
Suite	Tenant	SF
A	Kroger	50,235
B	Available 100' x 130'	13,000
E	Available 30' x 100'	3,000
C	Mariachi Loco	4,200
D	Label Shopper	7,400
F	Sale Pending	45,000



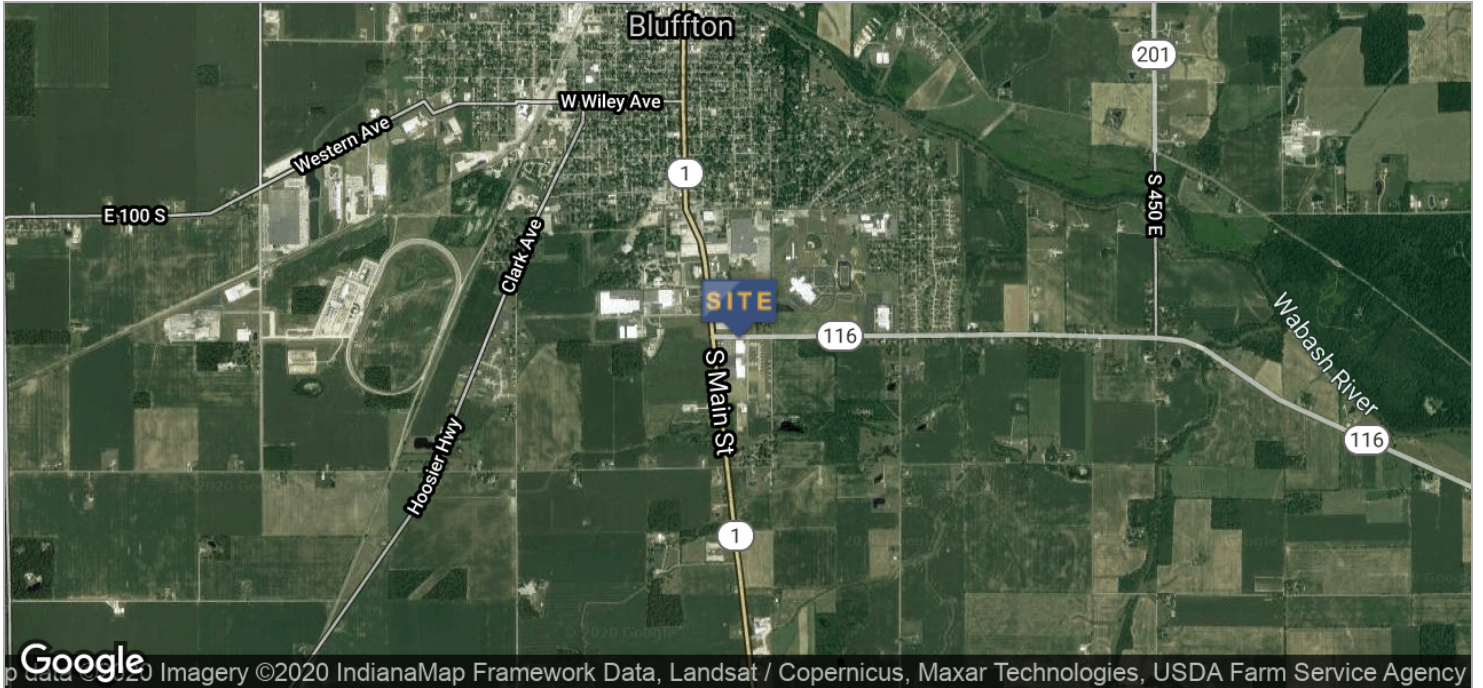
ADDITIONAL PHOTOS



RETAILER MAP



LOCATION MAPS



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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,244	8,814	20,167
MEDIAN AGE	34.8	36.6	37.2
MEDIAN AGE (MALE)	33.6	36.1	36.3
MEDIAN AGE (FEMALE)	36.3	37.4	38.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	481	3,288	7,287
# OF PERSONS PER HH	2.6	2.7	2.8
AVERAGE HH INCOME	\$49,083	\$60,427	\$63,795
AVERAGE HOUSE VALUE	\$90,689	\$116,509	\$130,060

* Demographic data derived from 2010 US Census



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