FOR LEASE

RETAIL PROPERTY



HUNTINGTON FORUM SHOPS 2880 WALMART DR., HUNTINGTON, IN 46750

PROPERTY HIGHLIGHTS

- 1,400 SF Available
- Adjacent to new Walmart Supercenter
- Close to new residential area
- Traffic count of 16,040 VPD on US 24 and SR 5
- Neighborhood stores include Walmart, Dollar Tree, Verizon, Great Clips, Sears Optical and Shoe Sensation

LEASE RATE

\$13.00 SF/YR (NNN)

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
2908 D	\$13.00 SF/yr	1,400 SF





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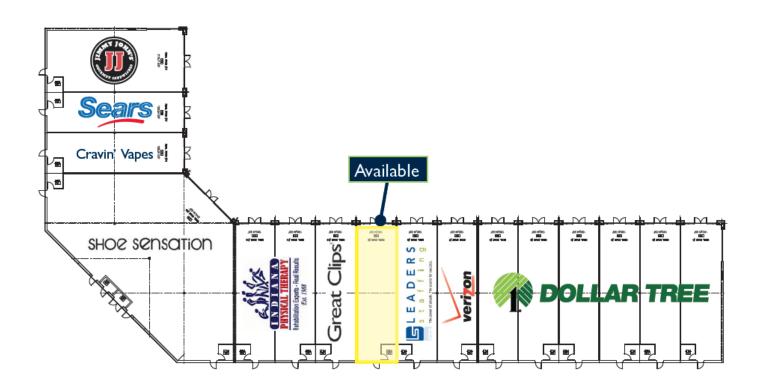






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GENERAL INFORMATION

Building SF/Total	27,744 SF
Number of Buildings	One (1)
Number of Stories	One (1)
Condition	Excellent
Year Built	2008
Property Type	Retail

SITE INFORMATION

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

STRUCTURAL INFORMATION

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

MECHANICAL INFORMATION

Roof Top Unit
Roof Top Unit
Yes

OPERATING INFORMATION

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

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

TENANT EXPENSES

Fire & Extended Coverage Insurance	\$0.31 PSF
Common Area Maintenance (CAM)	\$2.61 PSF
Taxes	\$2.16 PSF

PROPERTY TAXES

Parcel Number	05-05-09-100-778.102-005
Assessment Total	\$1,960,900
Land	\$480,000
Improvements	\$1,470,900

TRANSPORTATION

Nearest Highway

US 24 - 0.5 Miles

TRAFFIC COUNTS

US 24 at SR 5

Average HH Income

16,040 VPD

8,877

\$56,292

DEMOGRAPHICS I Mile 3 Miles 5 Miles **Total Population** 3,386 19,529 23,314 Total Households 7,412 1,183

\$63,351

\$53,061



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