

**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



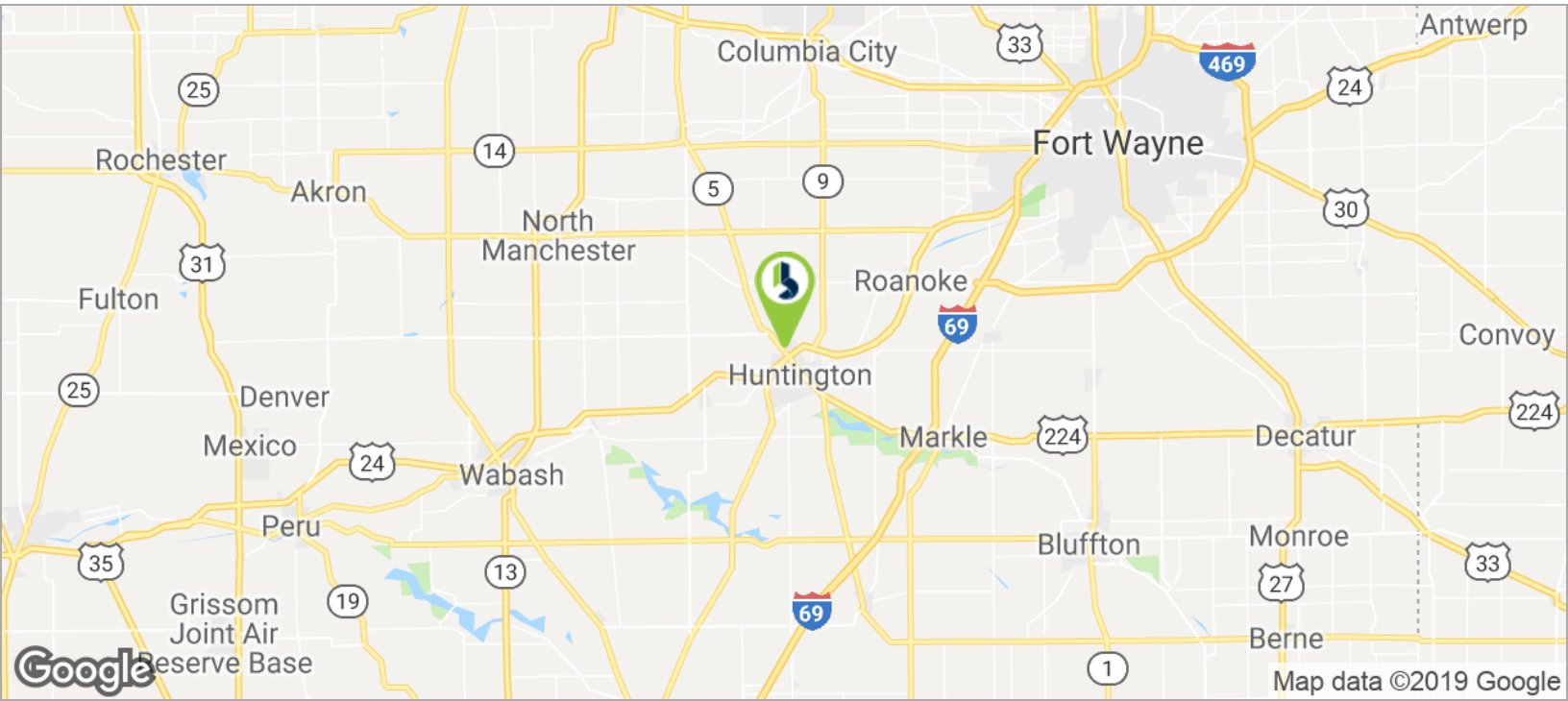
**LEASE RATE** **\$13.00 SF/YR (NNN)**

**AVAILABLE SPACES**

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

# LOCATION DETAILS

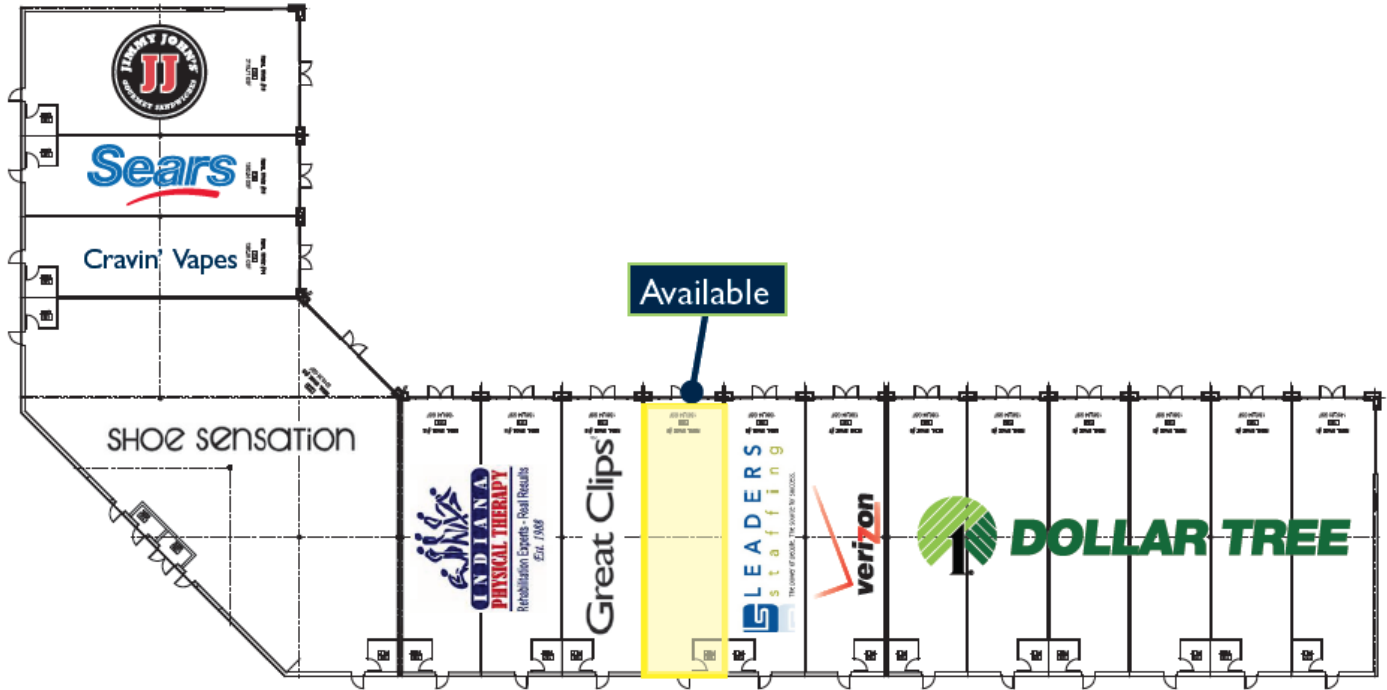
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# SITE PLAN

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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

### 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

Fire & Extended Coverage Insurance	\$0.31 PSF
Common Area Maintenance (CAM)	\$2.61 PSF
Taxes	\$2.16 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	05-05-09-100-778.102-005
Assessment Total	\$1,960,900
Land	\$480,000
Improvements	\$1,470,900

### 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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### TRAFFIC COUNTS

US 24 at SR 5	16,040 VPD
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### OPERATING INFORMATION

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

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	3,386	19,529	23,314
Total Households	1,183	7,412	8,877
Average HH Income	\$63,351	\$53,061	\$56,292