

FOR LEASE

CLASS A RETAIL PROPERTY



MEADOWBROOK SHOPPING CENTER
910 LINCOLN HWY. W., NEW HAVEN, IN 46774

PROPERTY HIGHLIGHTS

- 900 - 10,700 SF available for Lease
- 1.98 AC developable land available for Sale
- .5 AC (Approx.) outlot available for Ground Lease
- Quality location with signaled entrance
- Located across from Kroger-anchored shopping center
- Anchor tenants include Big Lots, Rent-A-Center, 24/30 Surplus and Dollar Tree
- Great visibility from SR 930

RETAIL LEASE RATE **\$3.00 - \$15.00 SF/YR NNN**

LAND FOR SALE (1.98 AC) **\$225,000**

OUTLOT GROUND LEASE (0.5 AC) **SEE BROKER**



AERIAL MAP

MEADOWBROOK SHOPPING CENTER | 910 LINCOLN HWY. W., NEW HAVEN, IN 46774 | FOR LEASE

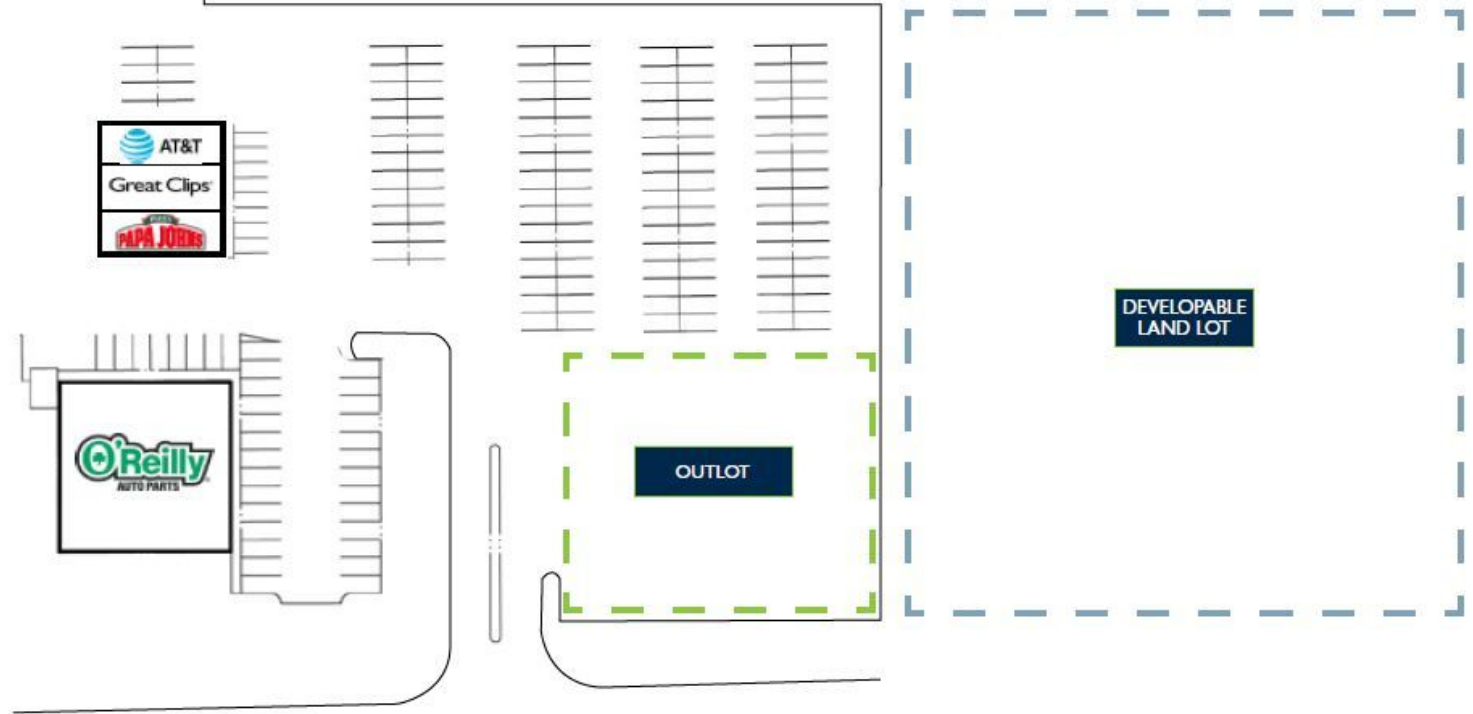


SITE PLAN

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AVAILABILITY		
SUITE/LOT	SIZE	PRICE
Suite C (Lease)	10,700 SF	\$15.00 PSF
Suite D (Lease)	900 SF	\$15.00 PSF
Suite E (Lease)	3,600 SF	\$3.00 PSF
Outlot (Ground Lease)	0.5 AC (Approx.)	See Broker
Developable Land Lot (Sale)	1.98 AC	\$225,000



ADDITIONAL PHOTOS

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SPECIFICATIONS

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GENERAL INFORMATION

Building SF/Total	69,500 SF
Number of Stories	One (1)
Condition	Good
Building Class	C
Year Built	1967, 2011
Property Type	Shopping Center
Signage	Pylon & Building

SITE INFORMATION

Shopping Center Site Acreage	9.61 AC
Developable Land Lot	1.98 AC
Outlot Ground Lease	0.5 AC (Approx.)
Zoned	CM-2

STRUCTURAL INFORMATION

Construction	Steel Frame & Block
Roof	Built-up
Ceiling Height	10 ft.
Loading Dock (Deliveries)	1 - Covered, Side

MECHANICAL INFORMATION

Sprinklers	Yes
Heating System	Gas Forced Air
A/C System	Electric

OPERATING INFORMATION

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

EXPENSES

Utilities	Tenant
Lawn & Snow	Tenant (pro-rated share)
Real State Taxes	Tenant (pro-rated share)
Building Insurance	Tenant (pro-rated share)

TENANT EXPENSES

CAM	\$0.97 PSF
Taxes	\$0.64 PSF
Insurance	\$0.21 PSF

PROPERTY TAXES

Parcel Number	02-07-24-451-007.000-073
Tax Year	2017 Payable 2018
Annual Taxes	\$21,980.40

TRANSPORTATION

Nearest Highway	On SR 930
Fort Wayne International Airport	18 Miles

TRAFFIC COUNTS

SR 930 & Hartzell Rd.	30,000 VPD
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	3,396	34,718	118,471
Total Households	1,392	13,968	45,399
Average HH Income	\$46,312	\$57,857	\$52,557



LUCAS DEMEL STANLEY C. PHILLIPS
Broker Executive Vice President
260.755.7835 260.423.4311
ldemel@bradleyco.com sphillips@bradleyco.com