

HIGHLY VISIBLE 12,040 SF COMMERCIAL BUILDING



325 Hauenstein Road, Huntington, IN 46750

- Property is 2.34 acres, room for expansion
- Retail dense area
- Great visibility from Highway 24
- Newer, well maintained building
- I1/Industrial zoning
- Paved parking



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PROPERTY INFORMATION

BUILDING LOCATION/ZONING

Building Name	Homier Retail Store
Street Address	325 Hauenstein Road
City, State, Zip	Huntington, IN 46750
County/Township	Huntington/Huntington
City Limits	Yes
Site Acreage	2.34 Acres
Zoning	I1/Industrial

PRICE/AVAILABILITY

Sale Price	\$595,000 (\$49.42 psf)
Lease Rate	\$6.50/SF/yr.
Base Rent	\$6,521.67/mo.
Lease Type	NNN
Date Available	Immediately
Divisible	Yes - Depending on Lease Terms

BUILDING DATA

Total Building Area	12,040 SF
Retail Area	11,011 SF
Storage Area	1,029 SF
Date of Construction	2000
Type of Construction	Steel Frame
Roof Type	Steel
Siding	Steel & Masonry
Floor	Concrete
HVAC	Fully Air Conditioned, Gas Heat
Restroom	1
Lighting	Fluorescent
Overhead Doors	1-8' x 10'
Security System	Yes

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes (\$1.25 psf)	Tenant
Property Insurance (\$0.10 psf)	Tenant
Common Area Maintenance (\$0.25 psf)	Tenant
Phone & Internet	Tenant
Janitorial	Tenant
Roof & Structure	Landlord

UTILITIES

Electric Supplier	Duke Energy
Natural Gas Source	Vectren
Water & Sewer	City of Huntington

PROPERTY TAXES

Parcel Number	35-05-09-400-740.304-005
Assessment: Land	\$296,300
Improvements	\$190,400
Total Assessment	\$486,700
Annual Taxes	\$14,601 (\$1.21 psf)
Tax Year	2019 Payable 2020

PARKING/TRANSPORTATION

Parking	35 Spaces/Asphalt Lot
Major Road Nearest Site	U.S. Highway 24 at S.R. 5
Distance to Interstate	I-69 - 10 Miles
Average Daily Traffic Counts	U.S. Hwy 24 - 15,058 S.R.5 - 13,176

POPULATION DEMOGRAPHICS

1 Mile	4,389
3 Miles	16,840
5 Miles	28,860



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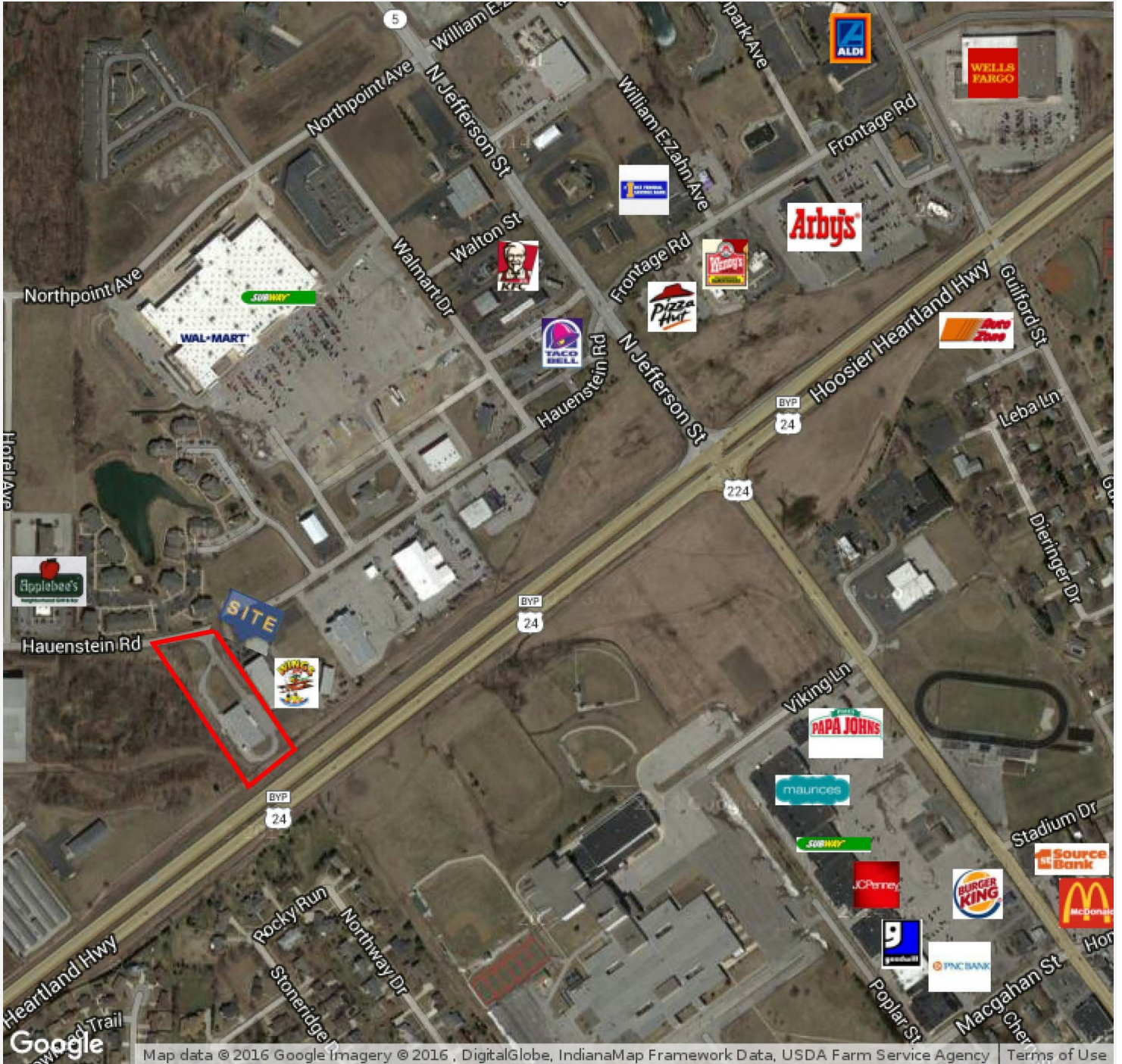
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ADDITIONAL PHOTOS



RETAILER MAP



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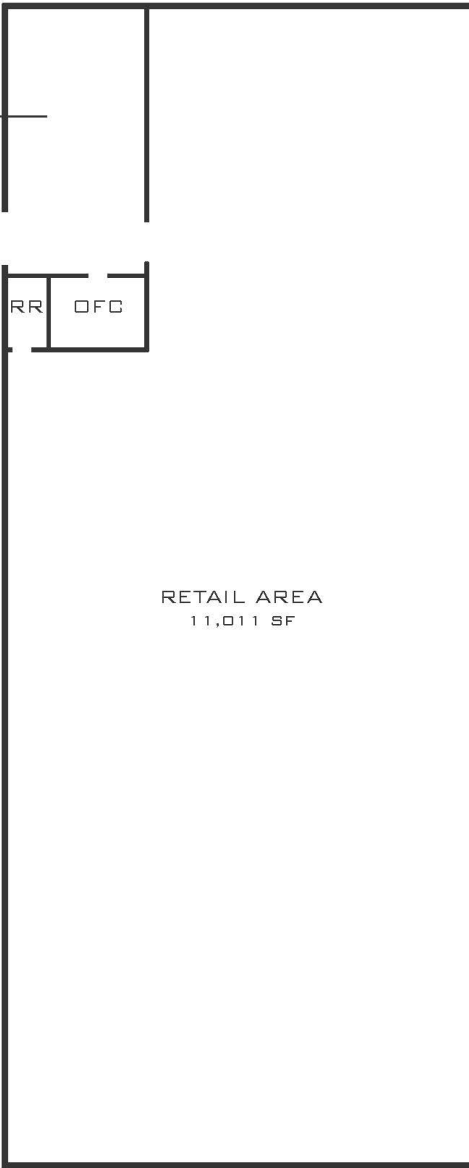
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FLOOR PLAN



FLOOR PLAN
NOT TO SCALE

STORAGE, OFFICE,
RESTROOM
1,029 SF



PARKING LOT

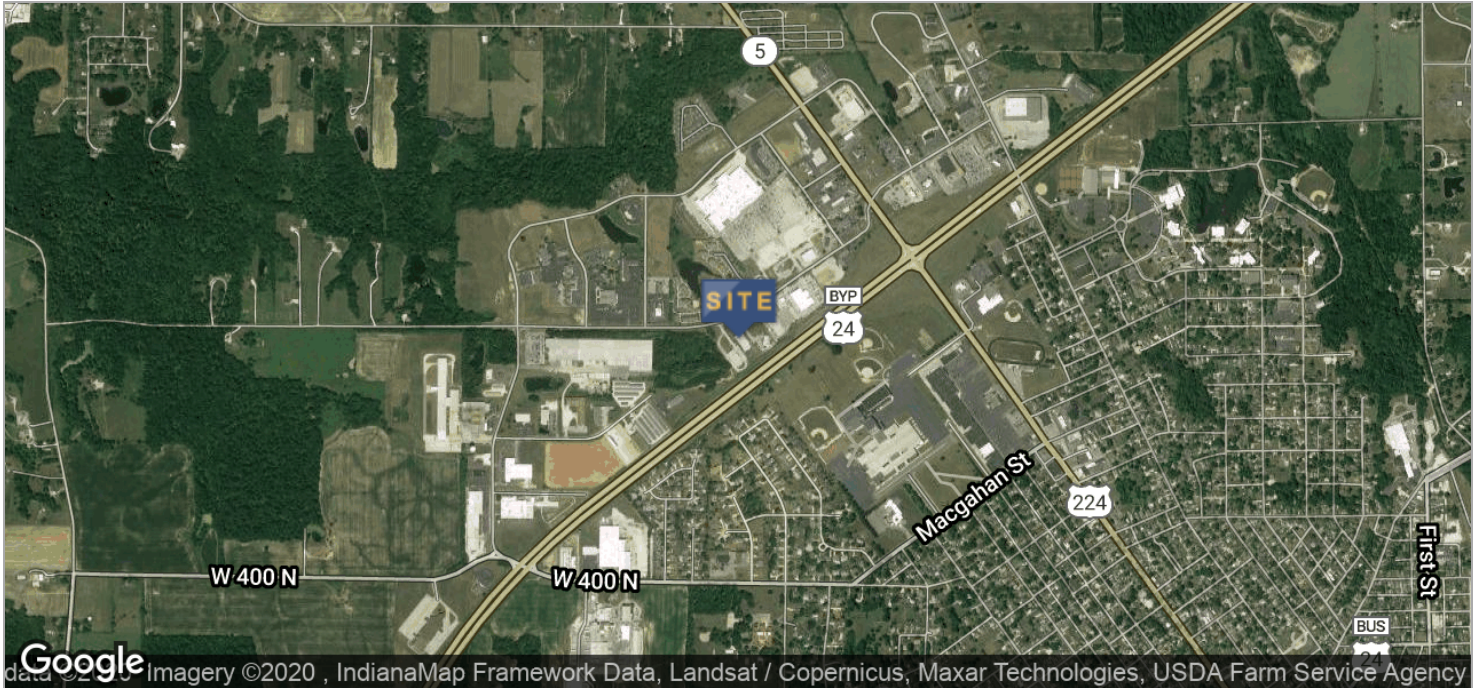


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LOCATION MAPS



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