

# RETAIL SUITES FOR LEASE

1305 N. Cass Street | Wabash, IN 46992



SHOOK



## AVAILABLE SUITES

Suite 1347	7,500 SF
Suite 1371	12,500 SF
Suite 1379	2,675 SF

## LEASE RATE

\$6-\$8 /SF/YR

## HIGHLIGHTS

Professionally managed and maintained retail center, anchored by Kroger and Tru Value located within Wabash's commerce corridor. Both national and local retailers make this one of Wabash's premiere retail locations. Center offers abundant parking, excellent visibility and high traffic volumes along the Hoosier Heartland Highway.

## LOCATION INFORMATION

Located in Wabash Indiana, 2014 Indiana Steller Community designee along US Hwy 24/ Hoosier Heartland Highway. Approximately 30 miles East of Logansport and 20 miles West of Huntington.



## STEPHEN SHOOK

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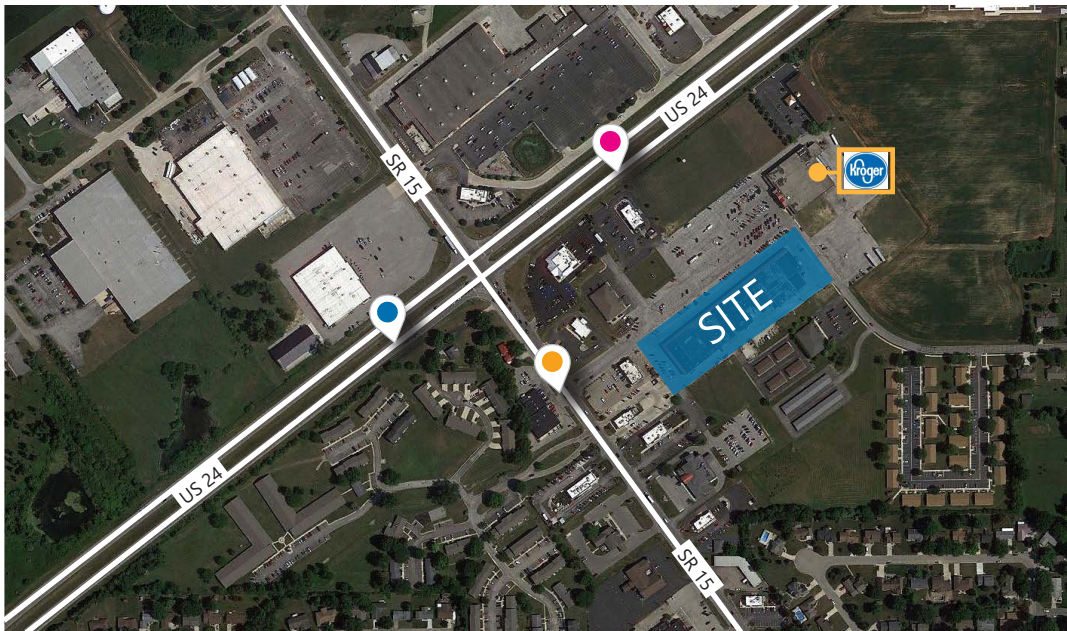


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● **10,497** cars per day  
US 24 1.66 mi. E of  
SR 15

● **9,389** cars per day  
US 24 0.10 mi. E of  
SR 15

● **12,912** cars per day  
SR 15 S of US 24

\* Traffic data found and collected from Indiana Department of Transportation website. Figures based on 2017 traffic records.



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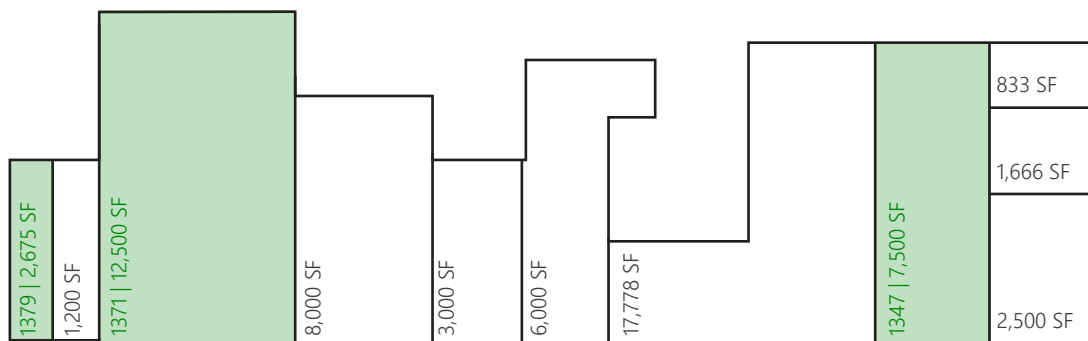
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## WABASH VILLAGE INFORMATION

Property Name: Wabash Stations  
Address: 1305 N. Cass Street  
City, State, Zip: Wabash, Indiana 46992  
County: Wabash  
Township: Noble

## RESPONSIBILITIES

Utilities:	Tenant
Lawn & Snow:	Tenant
Property Taxes:	Tenant
Maintenance & Repairs:	Tenant
Common Area Maintenance:	Tenant
Roof & Structure:	Landlord
Janitorial:	Tenant

## LOCATION INFORMATION

Lease Rate: \$6.00-\$8.00 /SF/YR  
Lease Type: Triple Net  
Terms: Negotiable

## SITE DATA

Site Acreage:	13.80 acres
Zoning Description:	GB, General Business
Parking Description:	Surface
# Parking Spaces:	275 (approx)

## AVAILABLE SQUARE FOOTAGE

Building Size: 96,683 SF  
Total Available: 22,675 SF  
Max Contiguous: 12,500 SF  
Min. Divisible: 1,500 SF

## UTILITY INFORMATION

Electric:	Duke Energy of Indiana
Natural Gas:	NIPSCO
Water & Sewer:	Public

## BUILDING INFORMATION

Property Type: Retail  
Year Built: 1965  
No. of Stories: One  
Sprinkled: Partially

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