

LEASE



RETAIL

RIVERFRONT PLAZA



210-240 S. JEFFERSON ST., HUNTINGTON, IN 46750

PROPERTY HIGHLIGHTS

- Variety of spaces available from 1,207 to 24,099 SF
- Minutes away from downtown Huntington
- High visibility and easy access near Downtown Huntington, ensure your business is seen by many
- Flexible lease terms and tenant improvement options available to meet your specific business needs
- Good visibility with multiple access points, quality retail, industrial, office, and residential areas surround the site
- Strong local demographic with 27,018 people living within a 5-mile radius, offering a broad audience for your business

LEASE RATE

\$6.50 - 10.00 SF/YR NNN

Available SF:	1,207 - 24,099 SF
Building Size:	57,318 SF
NNN Charges	\$3.42/SF



BRADLEY COMPANY
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260.423.4311

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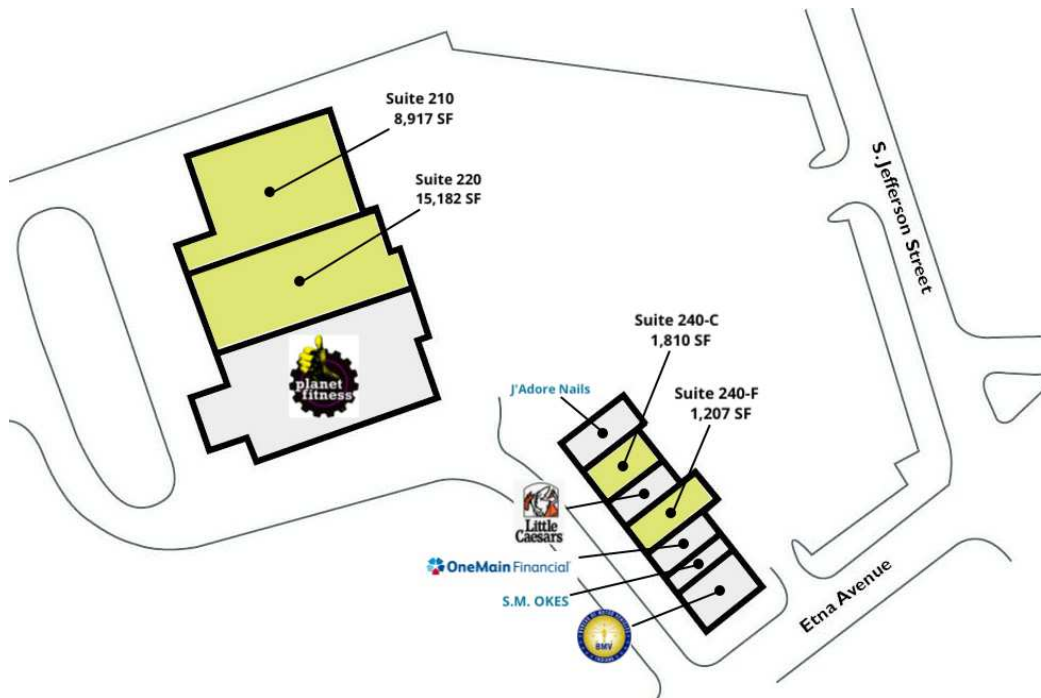
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,207 - 24,099 SF	Lease Rate:	\$6.50 - \$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ Suite 210	Available	8,917 - 24,099 SF	NNN	\$6.50 - 10.00 SF/yr
■ Suite 220	Available	15,182 - 24,099 SF	NNN	\$6.50 - 10.00 SF/yr
■ Suite 240-C	Available	1,810 SF	NNN	\$6.50 - 10.00 SF/yr
■ Suite 240-F	Available	1,207 SF	NNN	\$6.50 - 10.00 SF/yr

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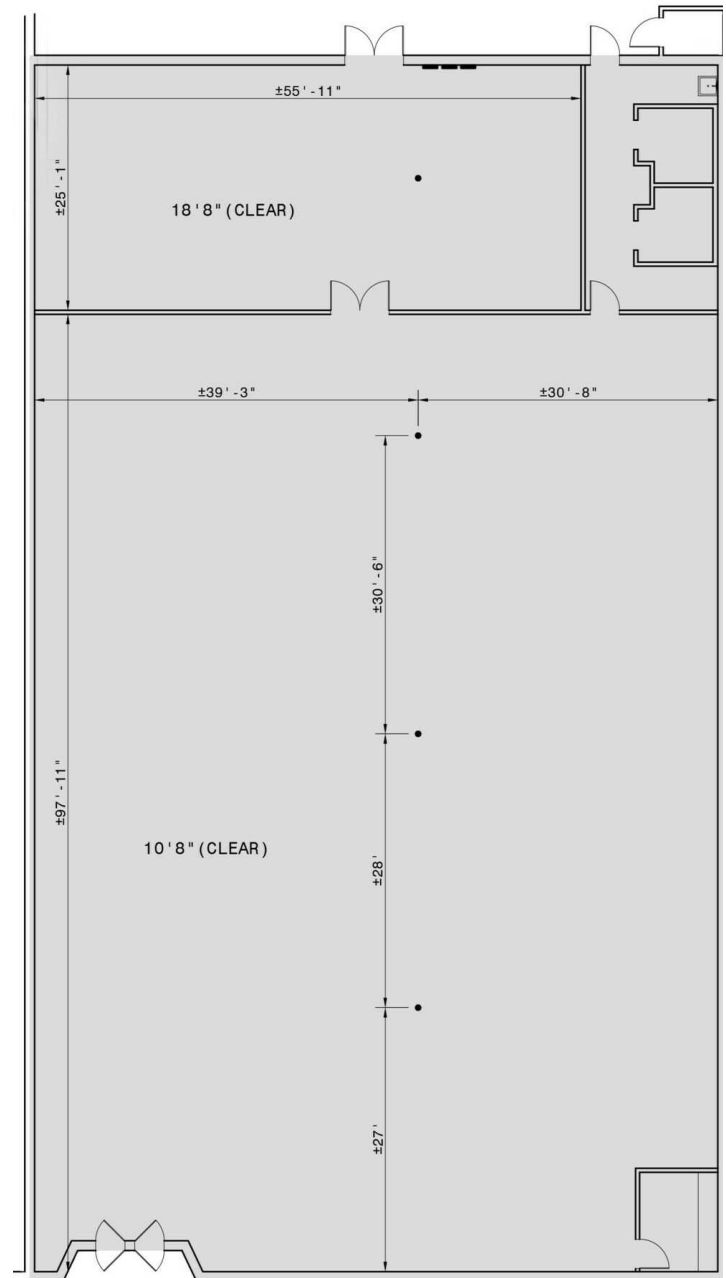
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SUITE 210

Offering 8,917 SF, this unit is ideal for discount stores or general retail, equipped with high ceilings and abundant parking.

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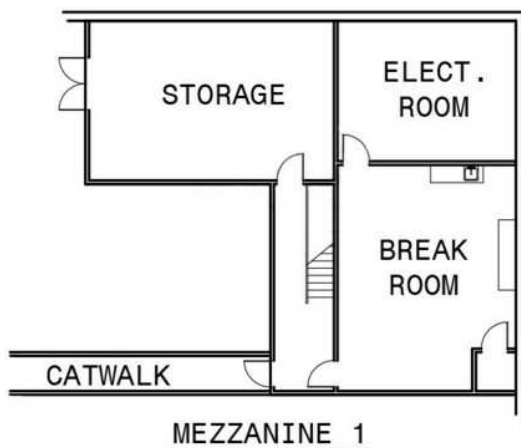
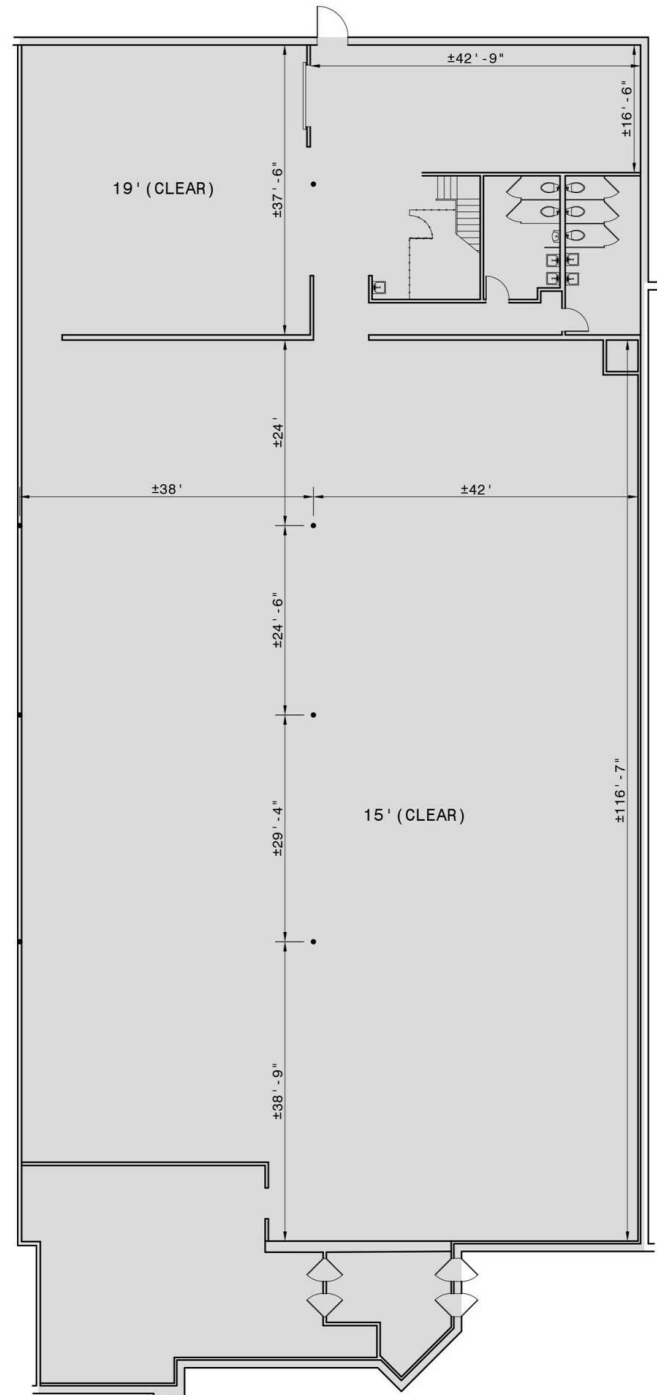
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SUITE 220

A sprawling 15,182 SF space, perfect for a supermarket or grocery store, boasting a 20' ceiling height, ample power, and generous parking facilities.



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Architectural floor plan of a building with dimensions in feet and inches. The plan shows a large central area with several smaller rooms and corridors. Dimensions are provided for various sections:

- Top left: $\pm 17' - 1''$ (width), $\pm 11' - 10''$ (height)
- Top right: $\pm 12' - 1''$ (width), $\pm 11' - 11''$ (height)
- Center: $\pm 15' - 2''$ (width)
- Bottom left: $\pm 28' - 3''$ (width), $\pm 13' - 4''$ (height)
- Bottom center: $\pm 19' - 1''$ (width)
- Bottom right: $\pm 9' - 8''$ (width), $\pm 13' - 4''$ (height)
- Right side (from top to bottom):
 - $\pm 7' - 11''$ (width)
 - $\pm 10'$ (width)
 - $\pm 7' - 2''$ (width)
 - $\pm 9' - 2''$ (width)

The plan includes a bathroom with a toilet and sink, a kitchen area with a sink and stove, and a central corridor area.

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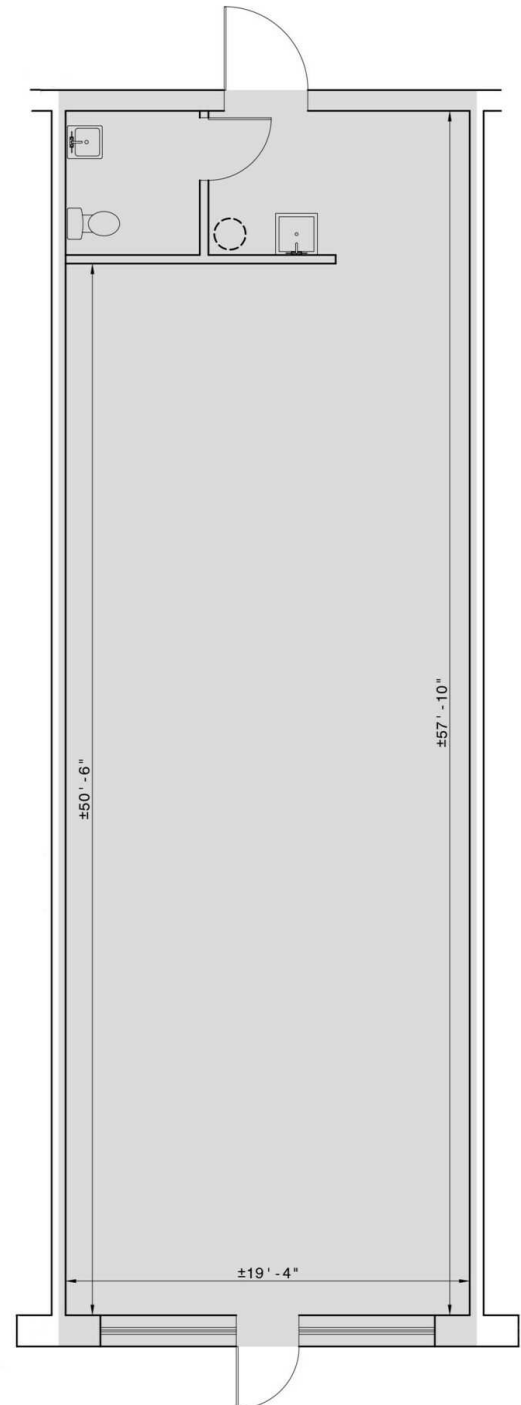
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SUITE 240-F

A cozy 1,207 SF space suitable for boutique or specialized services.



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LOCATION DESCRIPTION

Seize a unique opportunity to elevate your business in Huntington's vibrant south side with a prime spot in the Riverfront Plaza Shopping Center. Offering a mix of retail and office spaces ranging in various square footage, this locale is perfect for businesses aiming to thrive in a dynamic community. Constructed in 1990 with masonry and steel, the center boasts high ceilings, ample parking, and spaces ready for your customization. With an average household income of \$59,000 within a 5-mile radius, your business is positioned for success amidst a bustling traffic count of approximately 9,617 vehicles daily. Flexible lease terms and tenant improvement options further tailor this enticing offer, making it an ideal choice for those looking to make a significant impact in Huntington's flourishing market.



Join a diverse mix of established businesses including Little Caesar's Pizza, BMV, Discount Tobacco, Smokes Tobacco Shop, J'Adore Nails, One Main Financial, and Planet Fitness. This tenant mix drives regular foot traffic to the plaza, benefiting all businesses on-site.

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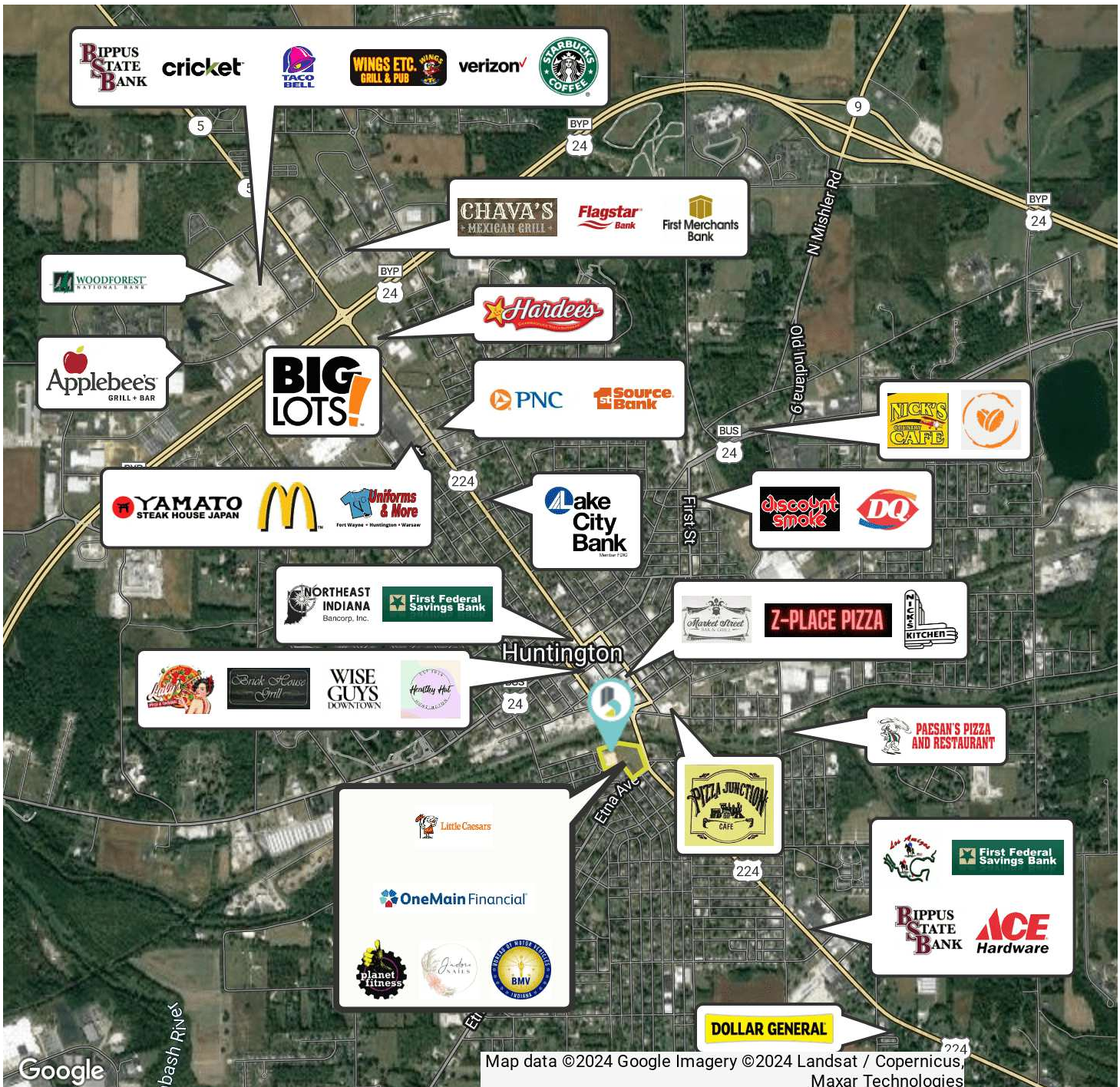
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,391	18,399	21,974
Average Age	38.5	39.3	39.9

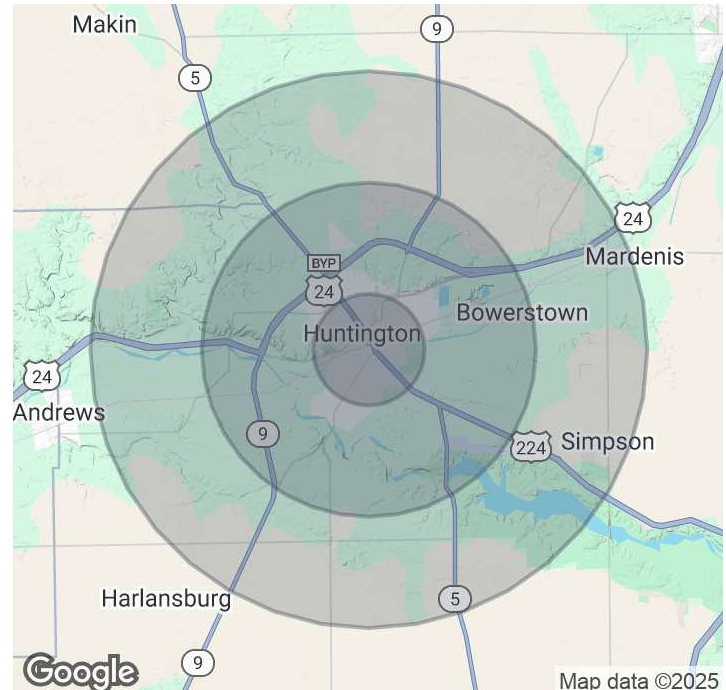
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,067	8,236	9,682
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$45,065	\$50,301	\$53,656
Average House Value	\$77,481	\$98,742	\$107,195

TRAFFIC COUNTS

S. Jefferson Street 9,106/VPD

2020 American Community Survey (ACS)



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