

LEASE

RETAIL



SHOPPERS MART / 1141-1469 CASS ST., WABASH, IN



OFFERING SUMMARY

| | |
|----------------|---------------------------|
| Lease Rate: | \$4.00 - 8.00 SF/yr (NNN) |
| Available SF: | 730 - 11,564 SF |
| Lot Size: | 8.18 Acres |
| Building Size: | 64,669 SF |

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,301 | 6,001 | 7,332 |
| Total Population | 4,939 | 13,961 | 17,280 |
| Average HH Income | \$42,154 | \$42,608 | \$44,301 |

PROPERTY HIGHLIGHTS

- Individual suites range from 730 - 7,742 SF
- Suites can be combined to create larger units ranging from 3,822 - 12,152 SF
- Located near U.S. 24 on a major artery to downtown Wabash
- Great location for retailers and service industry
- Tenants include: Auto Zone, Cricket Wireless, Dollar General, Ruoff Mortgage, Jack Box Consignment, iMessage, and more!
- Walmart, Harley Davidson, Tractor Supply, and many other national retailers are nearby
- Located near dining, hotels and other retailers

BRADLEY COMPANY

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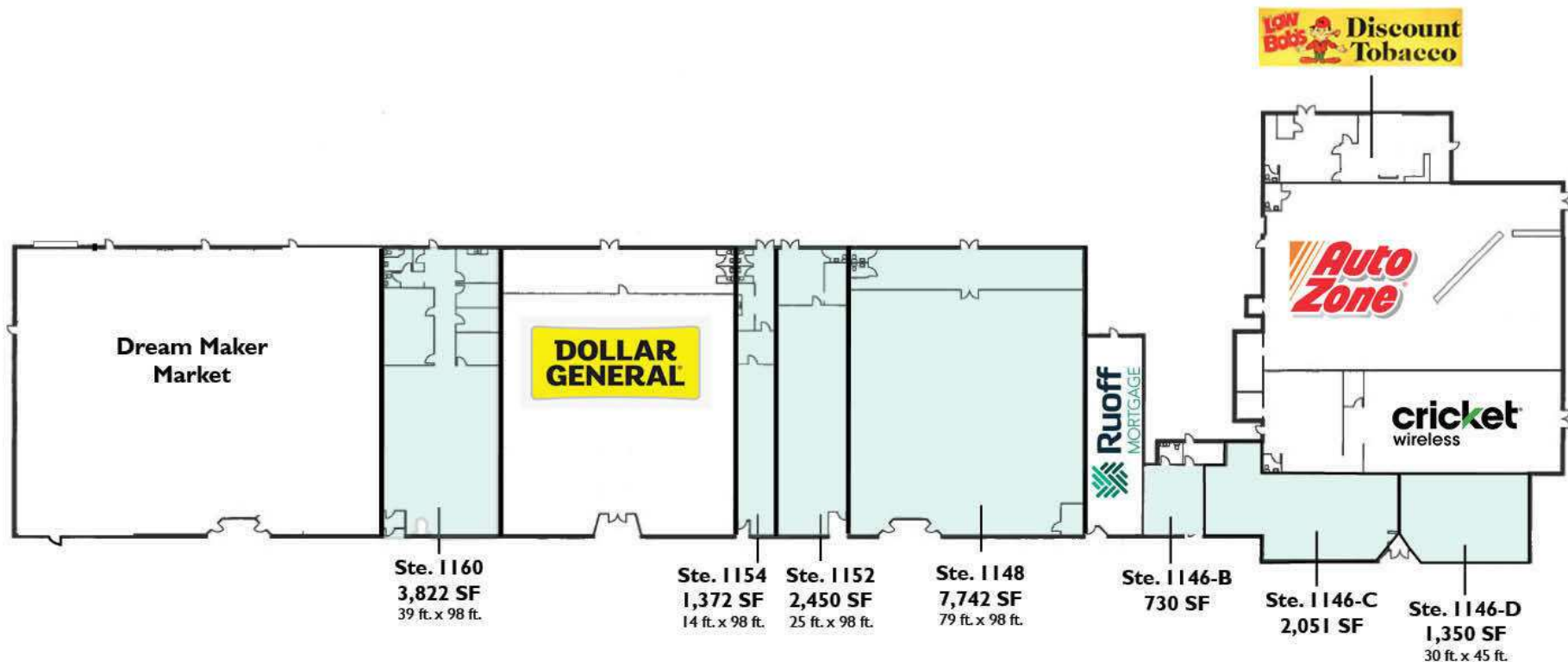
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Bldg. #1 - Suite 1152 (2,450 SF)



Bldg. #1 - Suite 1148 (7,742 SF) / LEASED



Bldg. #1 - Suite 1146-D (1,350 SF)



Bldg. #1 - Suite 1146-D (1,350 SF)

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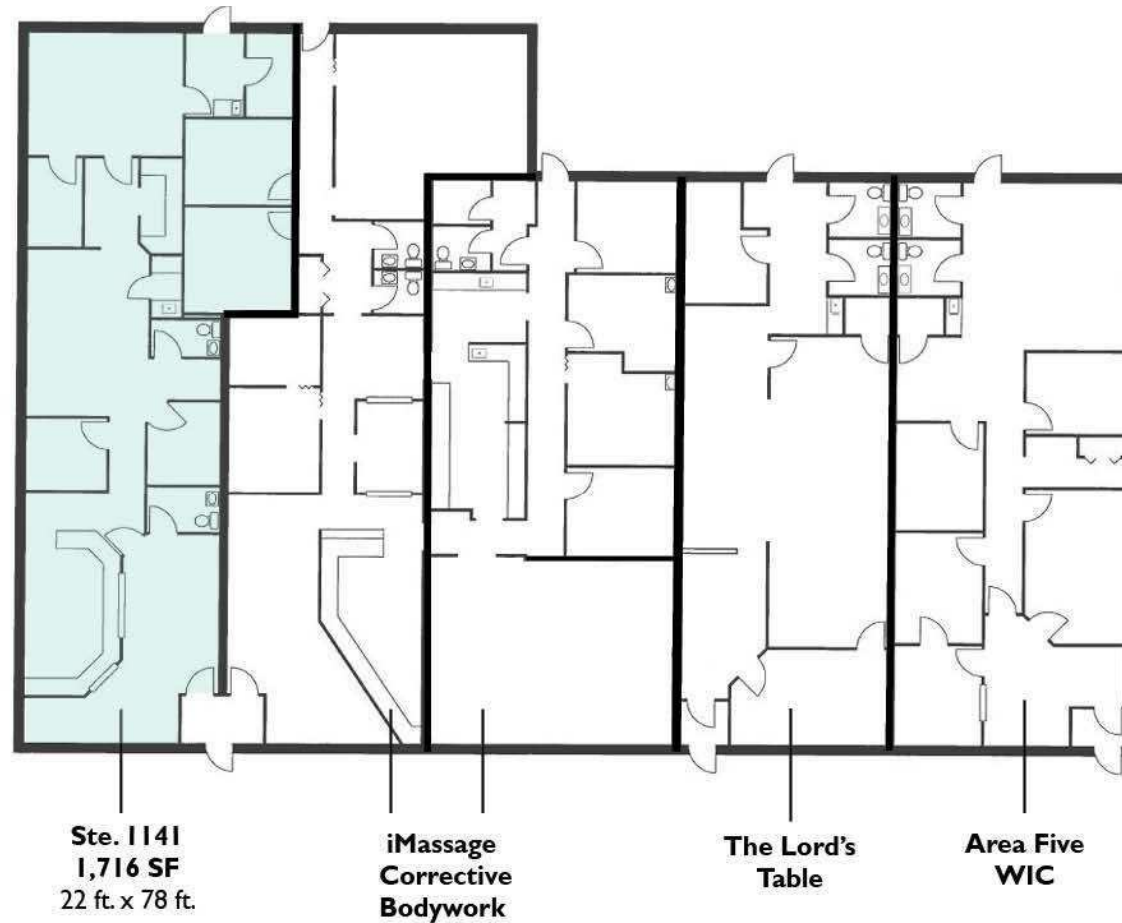
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GENERAL INFORMATION

| | |
|---------------------|-------------------|
| Building SF/Total | 64,669 SF |
| Number of Buildings | Three (3) |
| Number of Stories | One (1) |
| Condition | Good |
| Building Class | C |
| Year Built | 1964 |
| Property Type | Flex/Retail |
| Signage | Monument & Façade |

SITE INFORMATION

| | |
|----------------|------------------|
| Site Acreage | 8.18 AC |
| Zoned | CM-2 |
| Parking Lot | Surface, Asphalt |
| Parking Spaces | 220 |

STRUCTURAL INFORMATION

| | |
|----------------|-----------------------|
| Construction | Brick |
| Roof | Rubber |
| Roof Age | New on most |
| Floor | Concrete |
| Restrooms | Yes - Varies per unit |
| ADA Accessible | Yes |

MECHANICAL INFORMATION

| | |
|----------------|------------------------------|
| Heating System | Central |
| A/C System | Central |
| Lighting | Energy efficient fluorescent |

OPERATING INFORMATION

| | |
|--------------------|-----------|
| Electricity Source | Duke |
| Natural Gas Source | NIPSCO |
| Water/Sewer Source | Municipal |

EXPENSES

| | |
|-----------------------|-----------|
| Utilities | Tenant |
| Lawn & Snow | Tenant |
| Real State Taxes | Tenant |
| Building Insurance | Tenant |
| Maintenance & Repairs | Tenant |
| Roof & Structure | Landlord |
| NNN Rate | \$1.55/SF |

PROPERTY TAXES

| | |
|---------------|--------------------------|
| Parcel Number | 85-14-03-403-012.000-008 |
| Tax Year | 2020 Payable 2021 |
| Annual Taxes | \$23,376 |

TRAFFIC COUNTS

| | |
|----------------|------------|
| U.S. 24 | 9,389 VPD |
| N. Cass Street | 15,327 VPD |

TRANSPORTATION *

| | |
|-----------------|---------------------------|
| Nearest Highway | U.S. 24 - < One half mile |
|-----------------|---------------------------|

DEMOGRAPHICS *

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Total Population | 4,643 | 11,646 | 13,289 |
| Total Households | 2,083 | 4,911 | 5,675 |
| Average HH Income | \$61,387 | \$57,506 | \$59,048 |

* Esri 2020

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