

RETAIL PROPERTY FOR LEASE

# 1251 Huntzinger Blvd

Pendleton, IN 46064

**COOMBES**  
REAL ESTATE



## PROPERTY DESCRIPTION

Experience the potential at 1251 Huntzinger Blvd, Pendleton, IN. This premier commercial property has modern, versatile spaces designed to meet the need of a range of businesses. With customizable floor plans and a strategic location, this space provides the flexibility and infrastructure to bring your company vision to life. Ample parking and high-visibility storefronts allows the property to be tailored to elevate your business.

## PROPERTY HIGHLIGHTS

- Northeast Indianapolis MSA
- Corner of US36/SR67 and Huntzinger Boulevard
- Ample parking and space for drive-thru.
- Approximately 17,500 Vehicles per Day.
- Flexible lease arrangements available.
- Up to 7,200 SF contiguous space available.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	2,400-7,200 SF
Lot Size:	135,036 SF
Building Size:	12,358 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	53	219	836
Total Population	128	528	3,554
Average HH Income	\$101,161	\$104,185	\$100,895

**Robert Coombes**

(765)-760-3189

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612 N Park Avenue, Indianapolis, IN 46204



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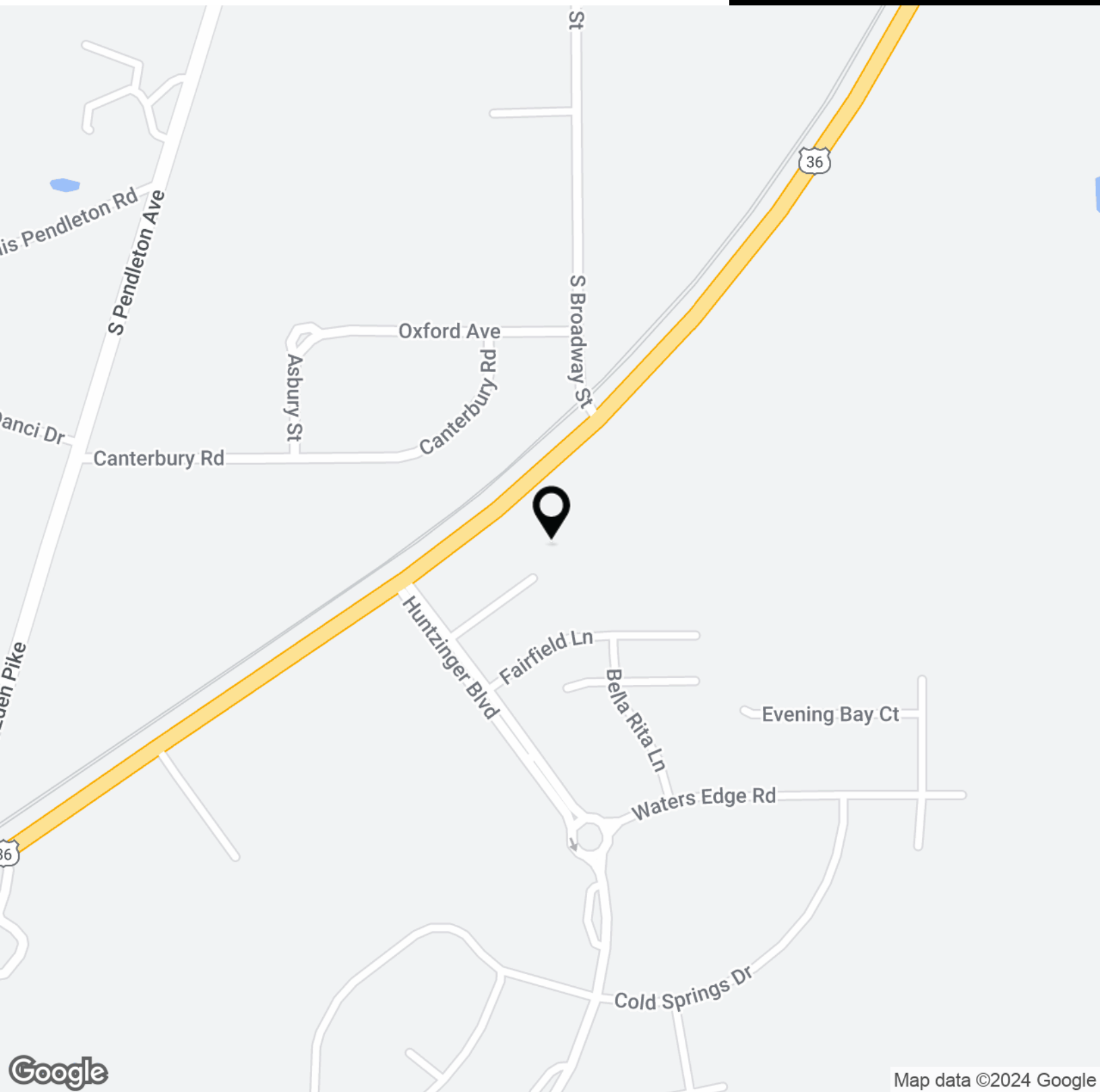
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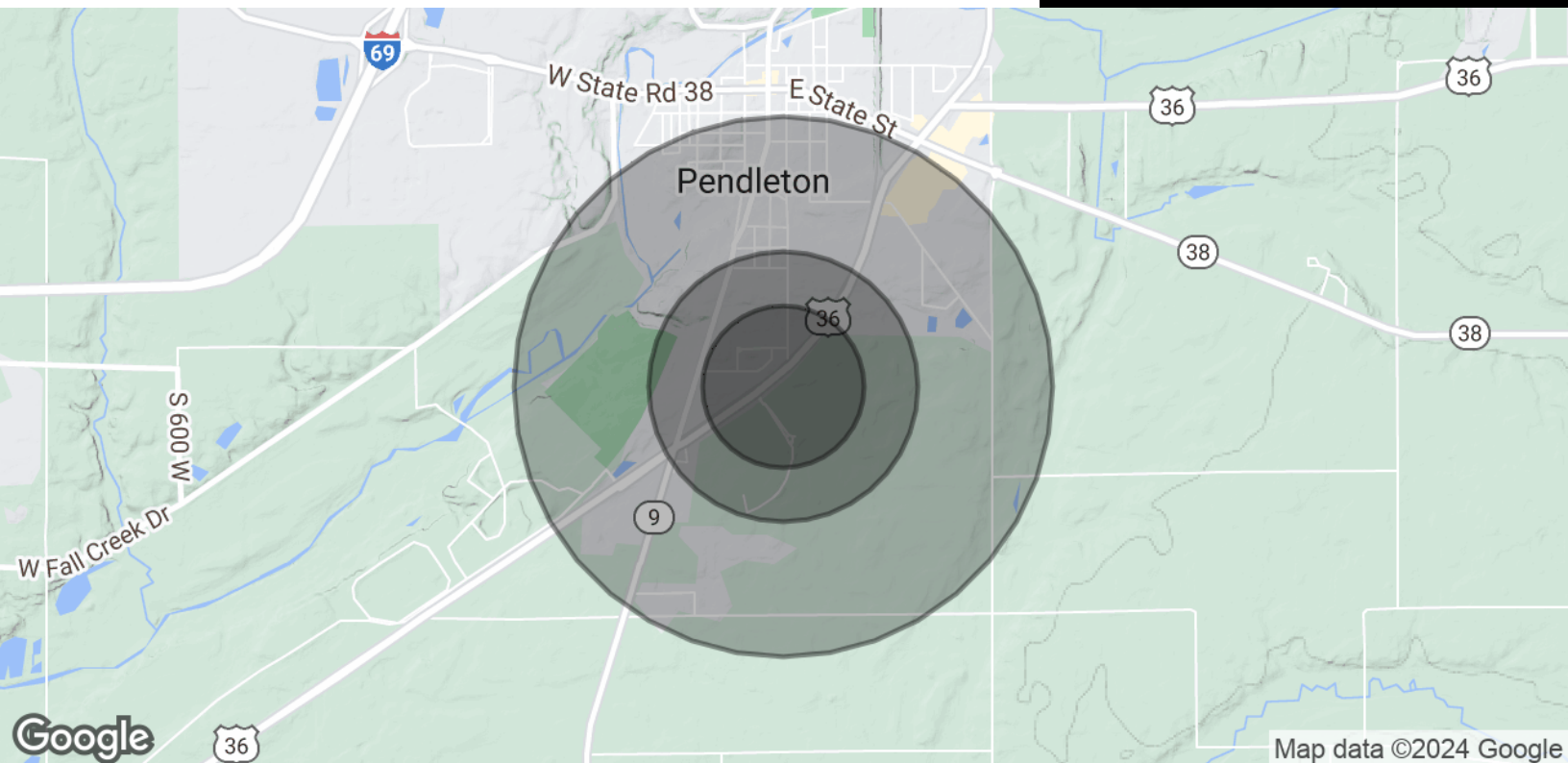
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	128	528	3,554
Average Age	40	41	40
Average Age (Male)	38	38	39
Average Age (Female)	42	43	37
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	53	219	836
# of Persons per HH	2.4	2.4	4.3
Average HH Income	\$101,161	\$104,185	\$100,895
Average House Value	\$250,282	\$262,705	\$157,022

Demographics data derived from AlphaMap

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