

# 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

444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802

**the  
Zacher  
company**  
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Industrial, Office, Retail, Land, Brokerage Services, Tenant/Landlord Representation, Site Search and Selection, Valuation and Appraisal, Property Management



# 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

## 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

## PROPERTY TAXES

Parcel Number	35-05-09-400-740.304-005
Assessment: Land	\$296,300
Improvements	\$184,300
Total Assessment	\$480,600
Annual Taxes	\$14,358.00 (\$1.19 psf)
Tax Year	2016 Payable 2017

## POPULATION DEMOGRAPHICS

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

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# ADDITIONAL PHOTOS



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# RETAILER MAP



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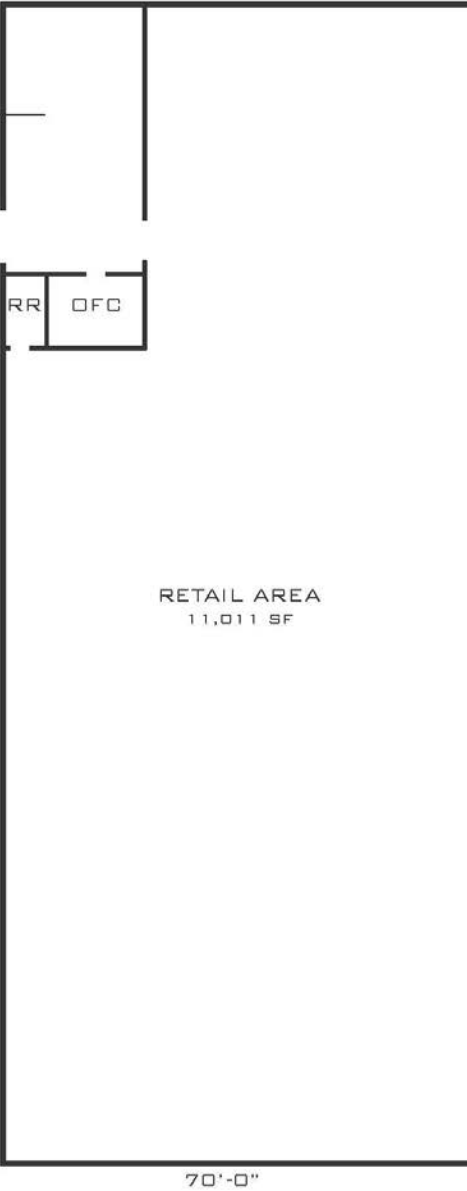


# FLOOR PLAN



FLOOR PLAN  
NOT TO SCALE

STORAGE, OFFICE,  
RESTROOM  
1,029 SF



PARKING LOT

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# LOCATION MAPS



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