

BND

COMMERCIAL

RETAIL/OFFICE > FOR LEASE

3,000 SF

410 W. MAIN STREET
NORTH MANCHESTER, INDIANA



HIGHLIGHTS:

Available Space: 3,000 SF

Total Building Space: 8,400 SF

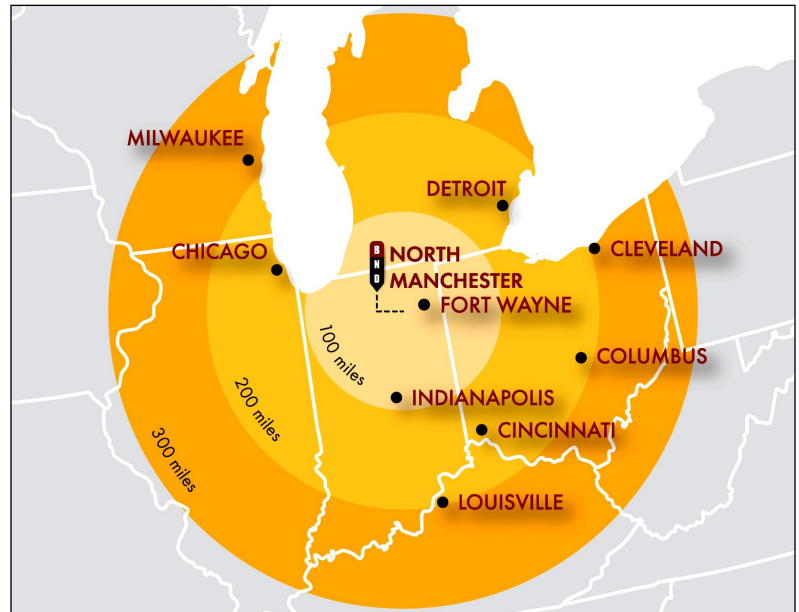
Zoning: Commercial

Beautiful property with plentiful parking and multiple access points

Highly visible location on Main Street

Neighboring Tenant - Anytime Fitness

Lease Rate: \$15 / SF / Triple Net Lease



David W. Nugent, CCIM, SIOR
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dn@bnd.net

Dalton Jasper
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Property Highlights

Parcel Number	85-07-05-102-038.000-002
Address	410 W. Main Street
City / County / State / Zip	North Manchester / Wabash / IN / 46962
Sale / Lease	Lease
Available Space	3,000 SF
Total Building Size	8,400 SF
Zoning	Commercial
Frontage	227' frontage x 159' deep
Parking	Parking available for +/-28 vehicles in front plus large, adjacent parking lot
Traffic Count	Approximately 6,400 VPD
Nearest Highway	Property located on W. Main / IN 114
Former Use	Restaurant
Equipment	±10' Hood, cooler & freezer remain; no other furniture or appliances included
Exclusions	None

Utilities

	Company
Gas	NIPSCO
Electric	Duke Energy
Water / Sewer	North Manchester Public Works
Trash	Waste Management or Republic Services

2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,596	6,211	8,268
Avg. H/H Income	\$72,610	\$80,779	\$84,350

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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NORTH MANCHESTER, INDIANA****Lease Information**

Lease Rate RSF / Year	\$15.00 / SF / Year
Lease Rate / Month	\$3,750 / Month
Term of Lease	5 Years
Type of Lease	Triple Net

Building Information

Construction Type	Steel frame
Construction Year	2003
Number of Floors	One
Roof	Steel joist / Steel deck
Foundation	Reinforced concrete
Lighting	Fluorescent
Heating System	Gas forced air
Electric	Standard electric service
Air Conditioning	Central air
Sprinkler System	None
Restrooms	Two

Building Expenses

	Responsible Party (Landlord / Tenant)	Estimated Expense
Utilities	Tenant	
Property Tax	Tenant	\$1.36 / SF
Building Insurance	Tenant	\$0.25 / SF
Janitorial	Tenant	
Interior Maintenance	Tenant	
Common Area	Tenant	\$1.76 / SF
Roof / Structure	Landlord	

\$3.37 / SF Total CAM

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