

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
 127 W. Wayne St., Suite 400
 Fort Wayne, IN 46802
 260.423.4311

CHAD VOGLEWEDE
 Broker
 260.639.3377
 cvoglewede@bradleyco.com

CONNER CALL
 Broker | Market Research Analyst
 260.755.7823
 ccall@bradleyco.com



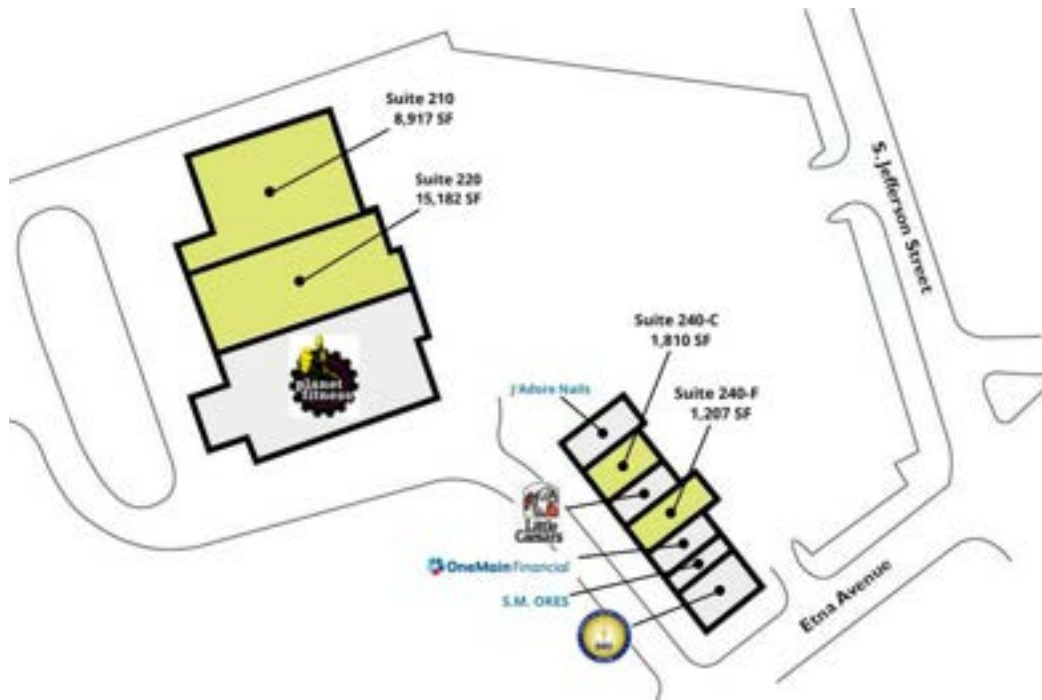
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LEASE INFORMATION

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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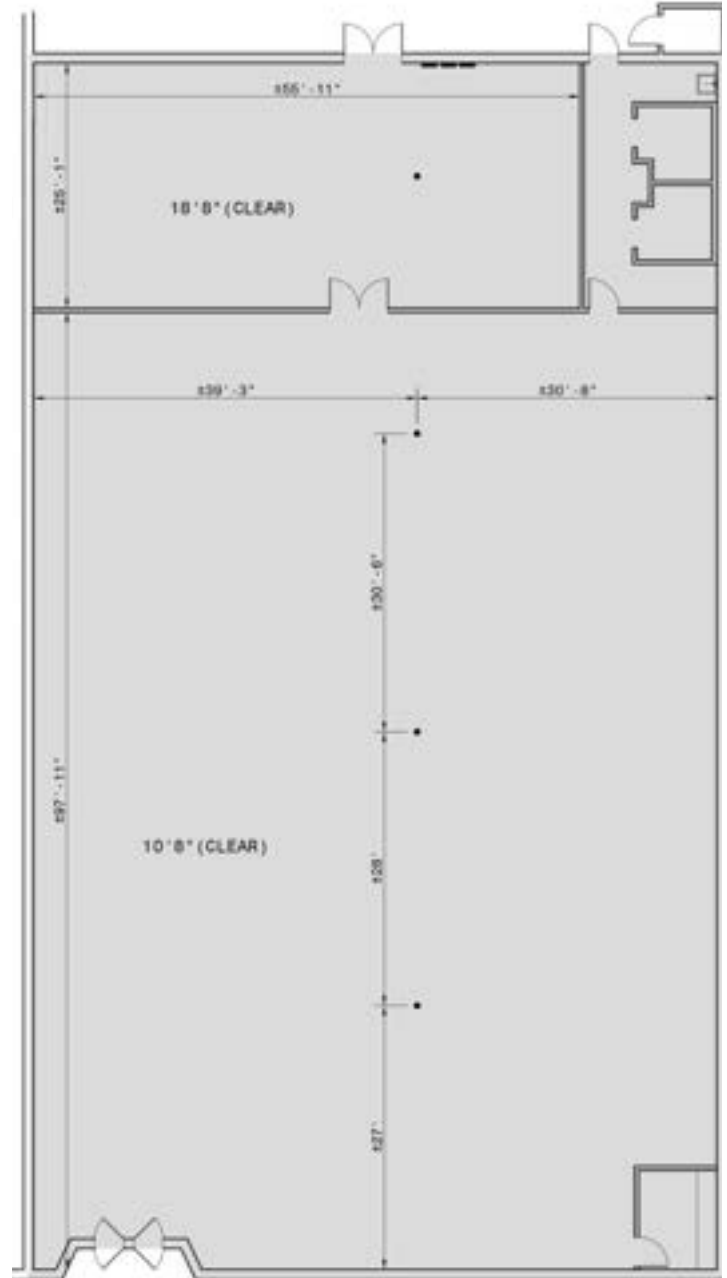
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SUITE 210

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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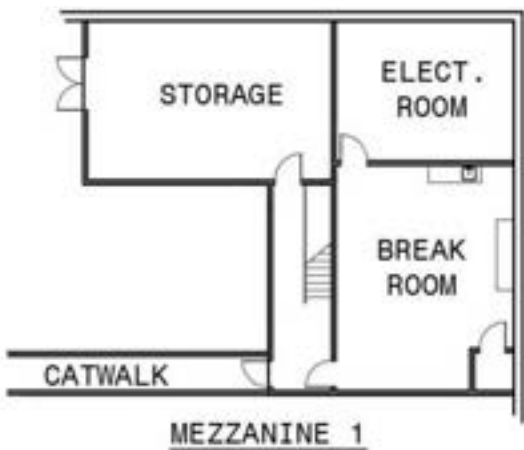
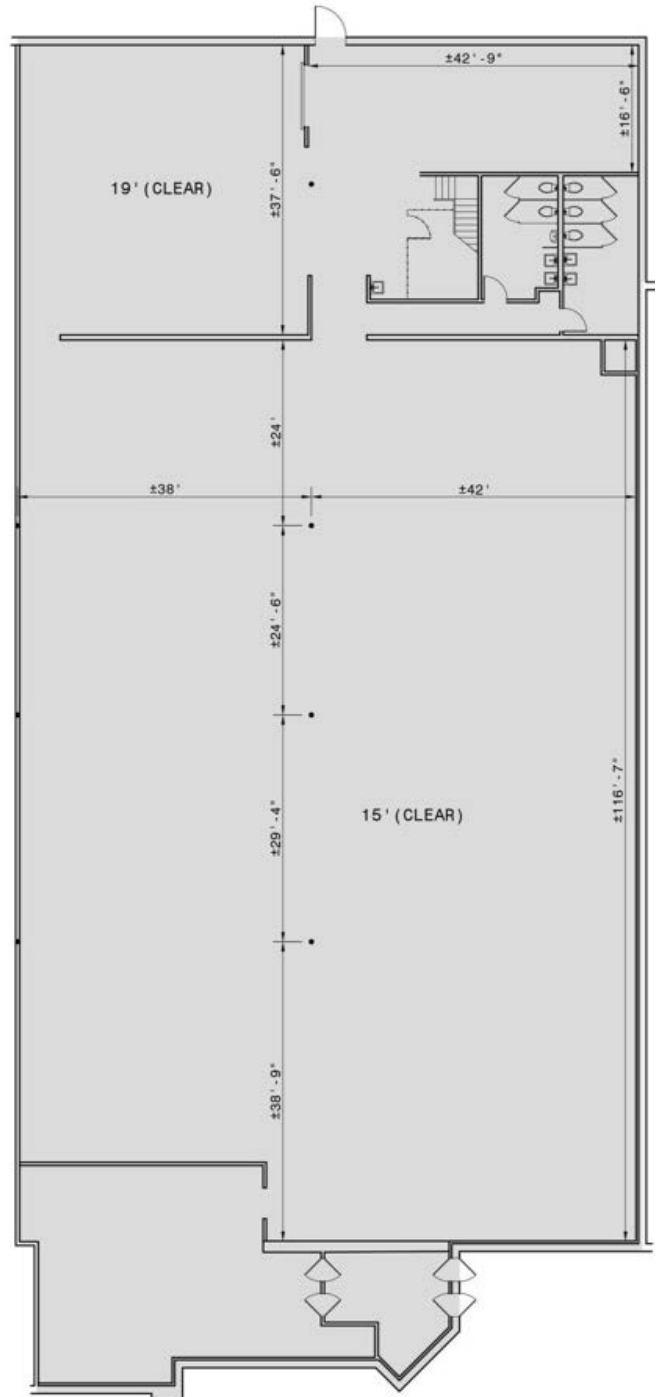
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SUITE 220

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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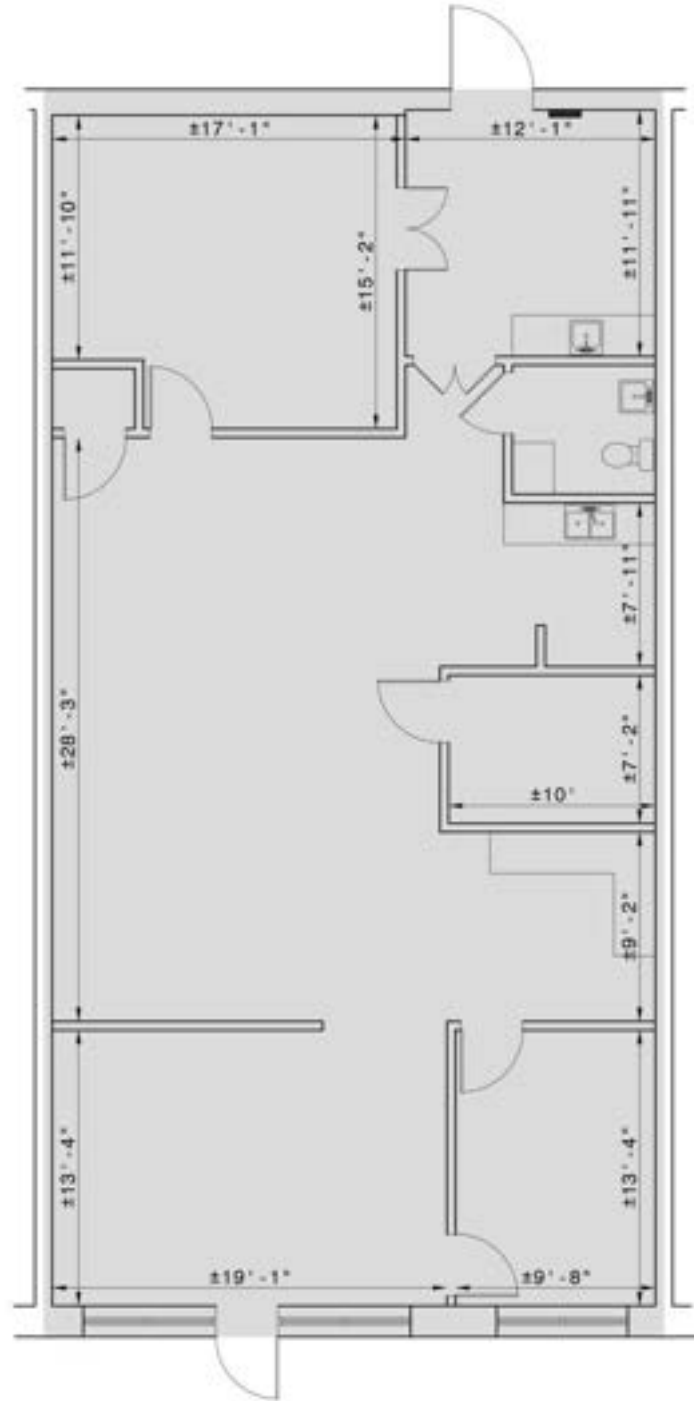
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SUITE 240-C

A 1,810 SF unit, previously hosting a medical office, ready for customization with your finishing touches.



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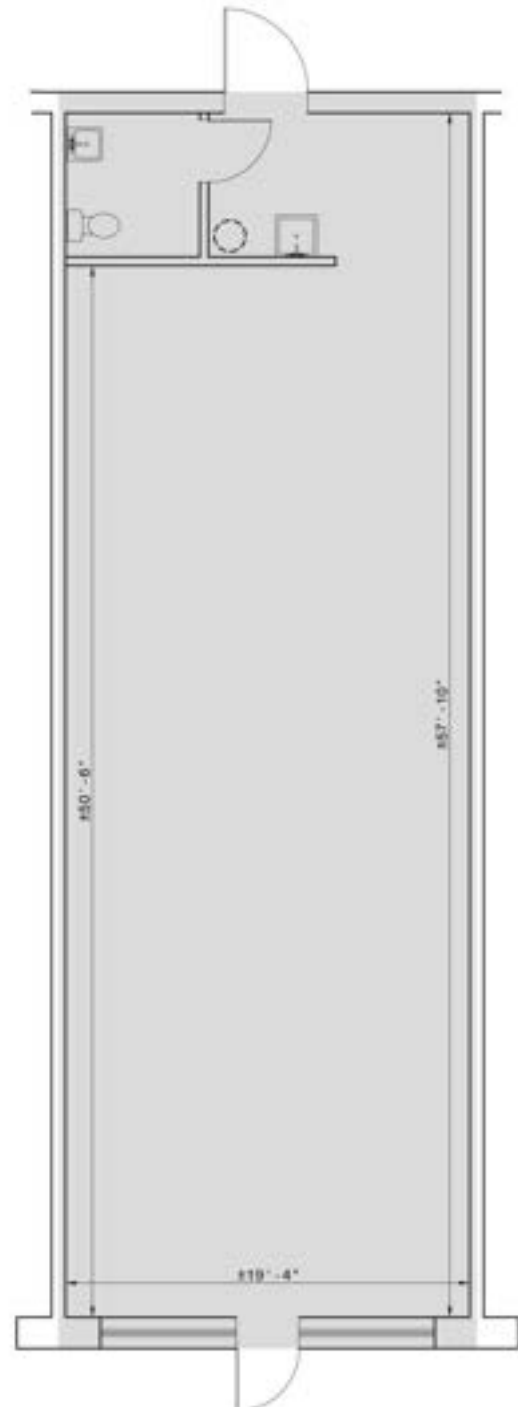
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SUITE 240-F

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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POPULATION

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

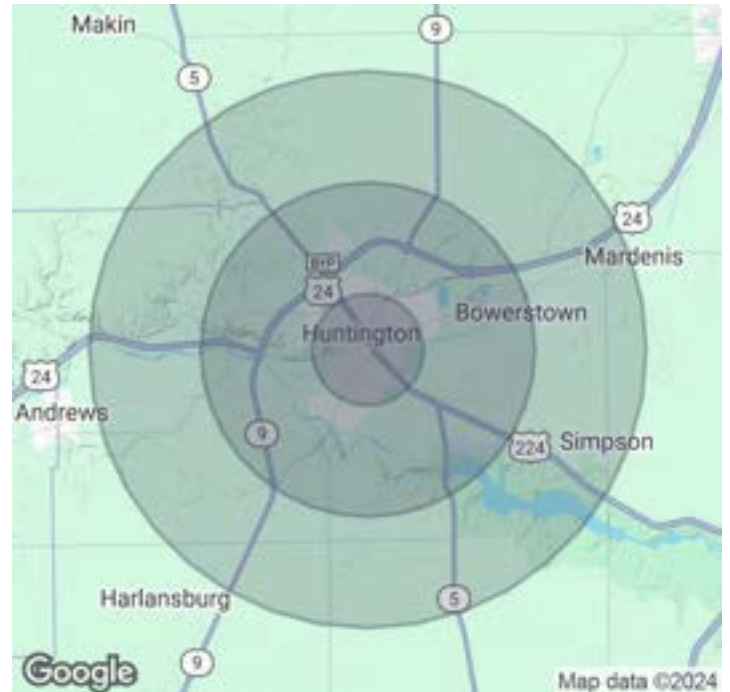
HOUSEHOLDS & INCOME

	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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