

LEASE

RETAIL



# NORTH MANCHESTER PLAZA



1204 S.R. 114 W., NORTH MANCHESTER, IN 46962

## PROPERTY HIGHLIGHTS

- Anchor tenants with over 20 years of occupancy
- Only general merchandising and grocery destination in North Manchester
- North Manchester University just minutes away
- Great visibility on the main thoroughfare, Highway 114

<b>LEASE RATE</b>	<b>\$4.00 - 8.00 SF/YR (NNN)</b>
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Available SF:	7,060 - 15,300 SF
Building Size:	64,600 SF



**BRADLEY COMPANY** **CONNER CALL**  
 127 W. Wayne St., Suite 400 Fort Wayne, IN 46802 260.423.4311  
 260.423.4311 ccall@bradleyco.com



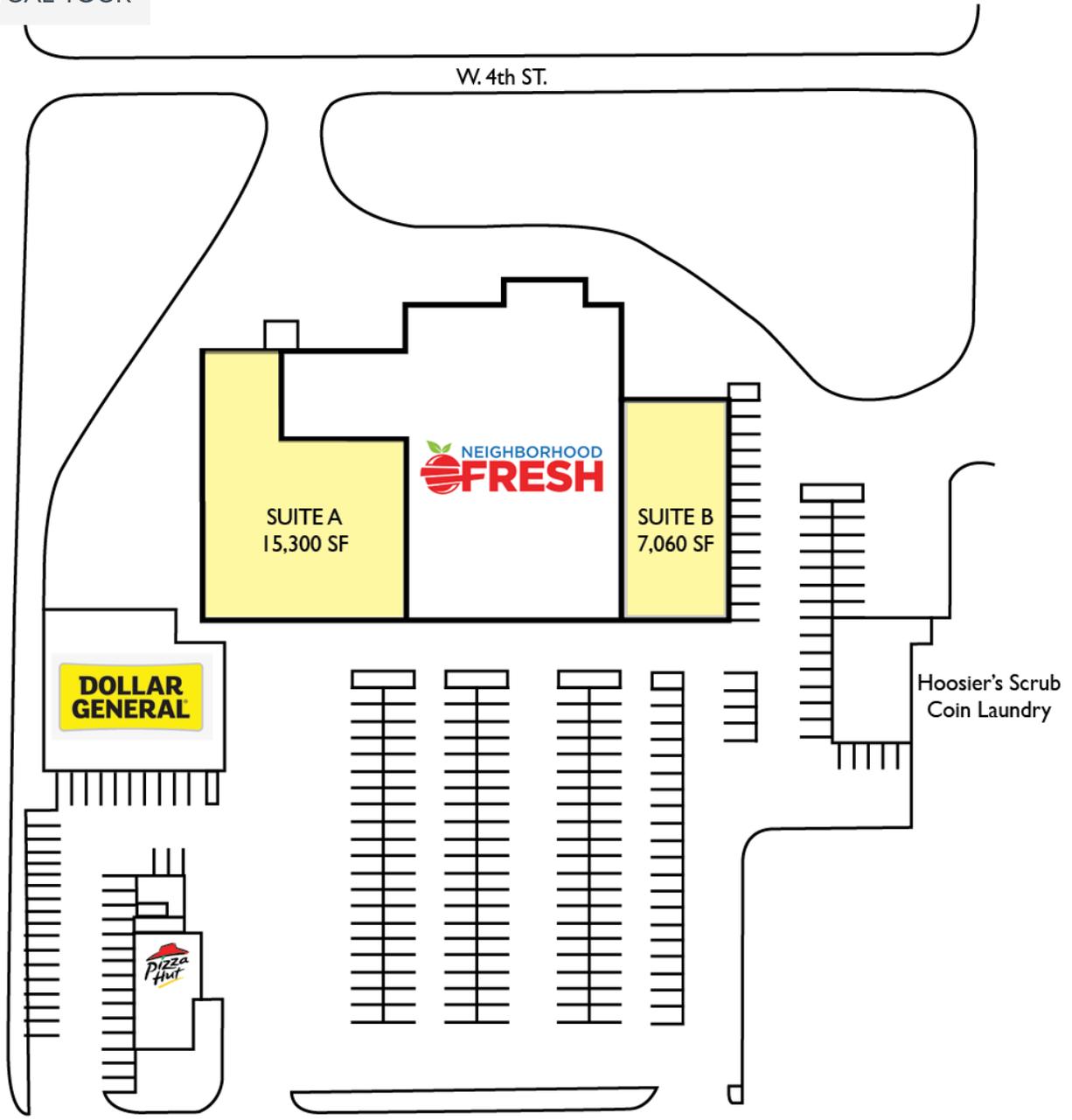


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360° VIRTUAL TOUR



SR 114 / CR1200 N

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### LOCATION INFORMATION

Building Name	North Manchester Plaza
Street Address	1204 S.R. 114 W.
City, State, Zip	North Manchester, IN 46962
County	Wabash County
Market	Wabash County
Township	Chester
Road Type	Paved
Market Type	Small
Nearest Highway	Highway 114

### PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	BG
Lot Size	6.5 Acres
APN #	85-03-31-403-005.000-002, 85-03-31-403-007.000-002
Lot Frontage	575 ft

### BUILDING INFORMATION

Building Size	64,600 SF
Occupancy %	63.0%
Tenancy	Multiple
Number of Floors	1
Year Built	1966
Construction Status	Existing
Condition	Good
Roof	EPDM Membrane
Number of Buildings	1
Floor Coverings	Tile

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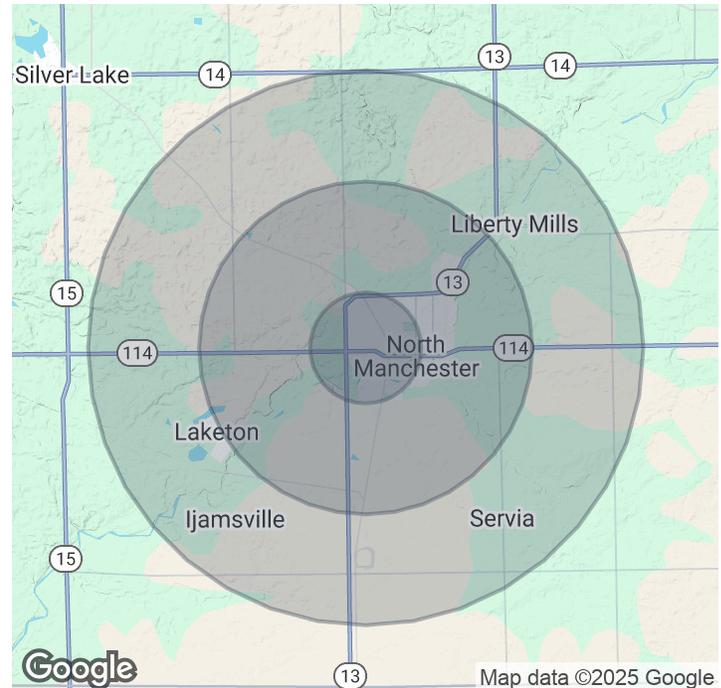
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,589	6,724	9,110

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,079	2,458	3,347
Average HH Income	\$58,259	\$60,748	\$63,775

\* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT	VEHICLES PER DAY
SR 114/W. Main St.	6,523
N. Meridian St.	4,751



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