

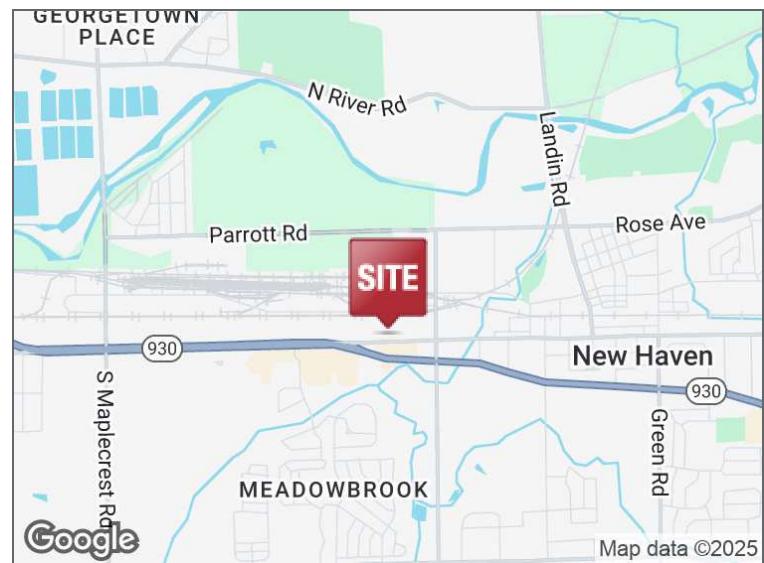


336 LINCOLN HIGHWAY WEST

NEW HAVEN, INDIANA 46774

PROPERTY HIGHLIGHTS

- 1,284 SF Office space for lease with 884 SF of storage in basement
- Pristine interior condition ready for occupancy
- Ideal for numerous office users such as insurance, chiropractor, physical therapy, counseling, attorney, tax consultant and more!
- Located along one of New Haven's main office/retail corridors



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
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General Property Information

Name	336 Lincoln Highway	Parcel Number	02-13-11-176-003.000-041
Address	336 Lincoln Highway	Total Building SF	1,284 SF
City, State, Zip	New Haven, IN 46774	Acreage	0.62 AC
County	Allen	Year Built	1940
Township	Adams	Zoning	I-2
Parking	Surface, detached garage		

Property Features

Construction Type	Wood frame	Number of Floors	1
Roof	Asphalt	Foundation	Slab
Lighting	Standard	Sprinklers	No
Electrical	Standard	Restrooms	1
Heating	Yes	Central Air	Yes

Utilities

		Major Roads	
Electric	AEP	Nearest Highway	SR 930
Gas	NIPSCO	Distance	Less than one mile
Water/Sewer	City of New Haven	Traffic Counts	8,399 VPD on Lincoln Highway

Lease Information

Available	Size	Lease Rate	Lease Type
Office Building	1,768 SF	\$16.00/SF/YR	NNN

Expenses

Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
Taxes/CAM/Ins	TBD	Tenant
Utilities		Tenant
Roof /Structure		Landlord
Total	TBD	

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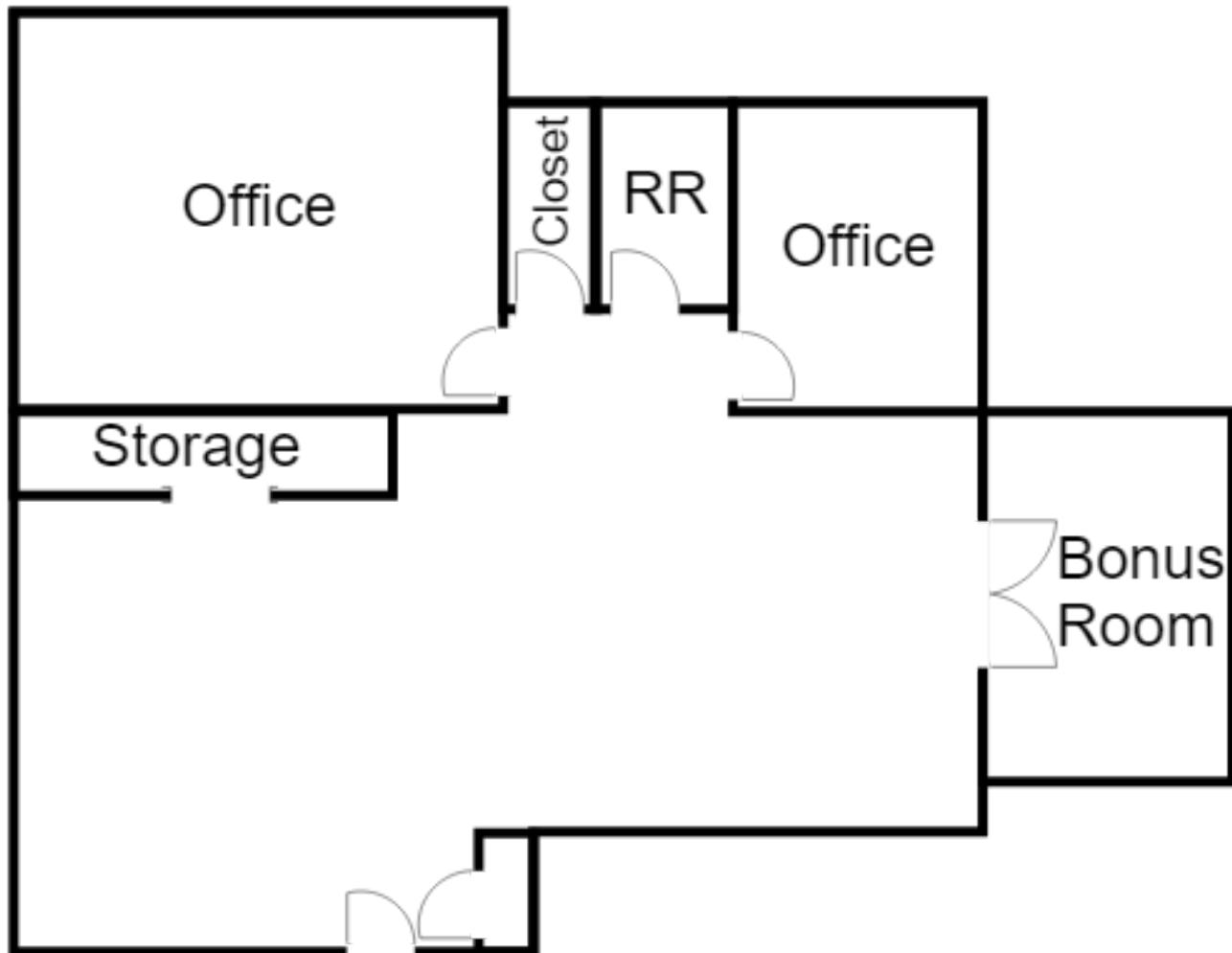
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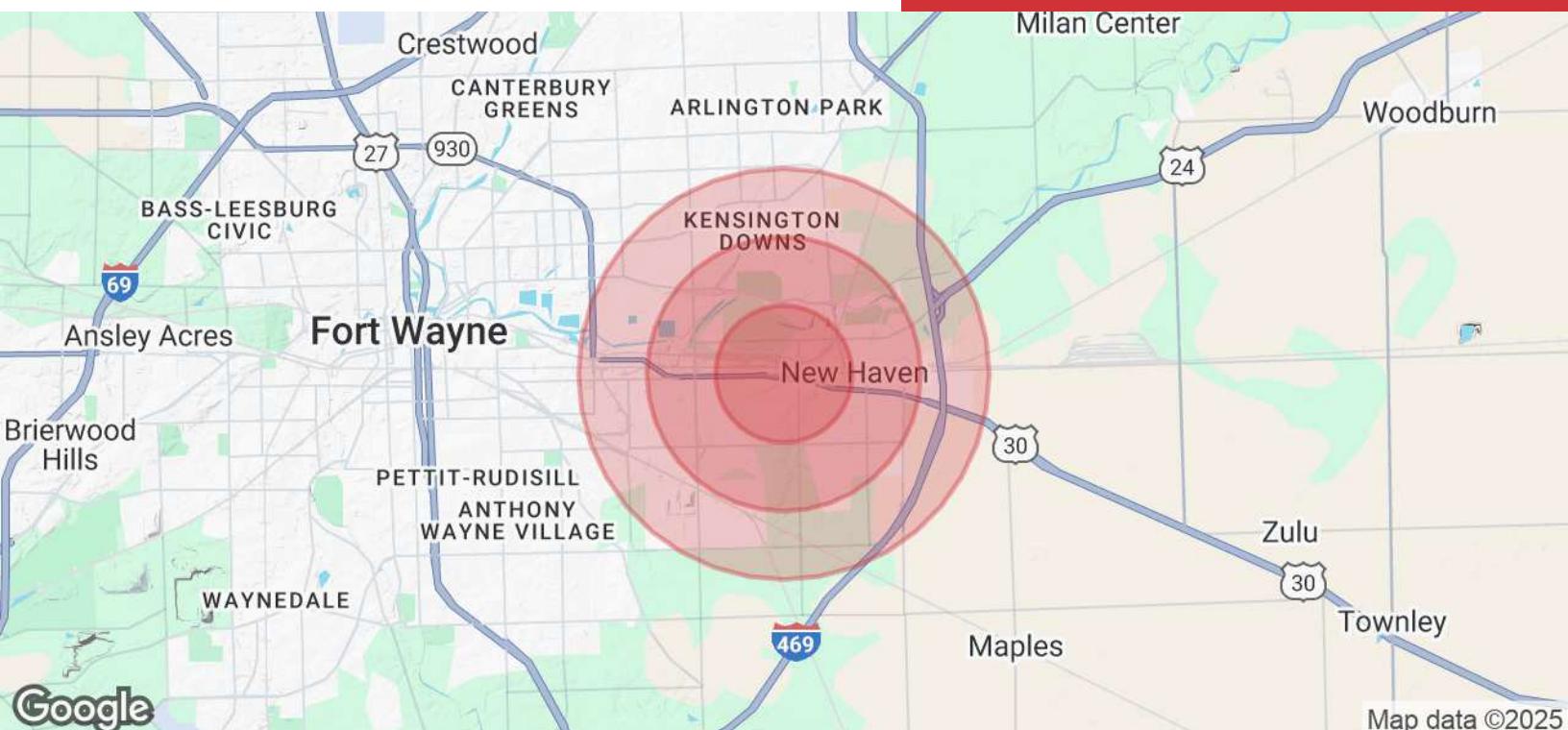


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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,516	17,045	32,013
Average Age	40	40	41
Average Age (Male)	39	39	39
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,884	7,029	13,079
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$66,067	\$75,149	\$79,666
Average House Value	\$168,047	\$185,214	\$188,550

Demographics data derived from AlphaMap

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