



Plaza North

1800 Fort Harrison Road | Terre Haute, IN 47804

Property Features

- Units range from 2,000 SF to 25,832 SF
- Unit 16 is a turnkey bank space
- Negotiable tenant improvement allowance
- Located in the trade area's dominant shopping center on Fort Harrison Road between 13th Street & Lafayette Avenue
- Traffic counts of 9,195 VPD at Fort Harrison & Lafayette Avenue



200 E. Main Street, Suite 580
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www.naihb.com

RACHEL ROMARY

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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

General Property Information			
Name	Plaza North	Parcel Number	Multiple
Address	1800 Fort Harrison Road	Total Building SF	550,000 SF
City, State, Zip	Terre Haute, IN 47804	Acreage	25.47 Ac
County	Vigo	Year Built	1966
Township	Harrison	Zoning	C-3
Parking	Ample surface parking		
Property Features			
Construction Type	Masonry	Number of Floors	1
Roof	Flat	Foundation	Concrete
Lighting	Standard	Sprinklers	Yes
Electrical	Standard	Restrooms	In every unit
Signage	Pylon	Heat/Central Air	Yes
Utilities		Major Roads	
Electric	Duke Energy	Nearest Interstate	I-70
Gas	CenterPoint Energy	Distance	6.3 Miles
Water	City of Terre Haute	Nearest Highway	US 41
Sewer	City of Terre Haute	Distance	1 Mile
Lease Information			
Unit	Size	Lease Rate	Lease Type
4	18,700 SF	Negotiable	NNN
7	3,600 SF	Negotiable	NNN
10	7,200 SF	Negotiable	NNN
11	3,439 SF	Negotiable	NNN
16	6,000 SF	Negotiable	NNN
17	5,186 SF	Negotiable	NNN
20	25,832 SF	Negotiable	NNN
23	2,000 SF	Negotiable	NNN
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes	\$0.41/SF	Tenant	
CAM Fee	\$1.71/SF	Tenant	
Insurance	\$0.15/SF	Tenant	
Maint./Repairs		Tenant	
Roof /Structure		Landlord	
Utilities		Tenant	
Total Expenses	\$2.27/SF		

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Suite	Tenant	SF
1	Toy storage	10,000
1A	Toy storage	43,000
2	Trader Buck's Flea Market	47,411
2A	ACS Human Services	15,000
3	Advance America	1,500
4	AVAILABLE	18,700
5	State of Indiana	2,830
6	Rent-A-Center	3,600
7	AVAILABLE	3,600
8	Sally Beauty	3,600
9	Wings Etc.	7,200
10	AVAILABLE	7,200
11	AVAILABLE	3,439
12	Glamour Nails	3,600
13	Hallmark	7,500
14	Kool Smiles	7,500
15	Save-A-Lot	15,000
16	AVAILABLE	6,000
17	AVAILABLE	5,186
18	Harbor Freight Tools	20,000
19	Big Lots	34,500
20	AVAILABLE	25,832
20A	Planet Fitness	17,500
21	Dunkin Donuts	8,000
22	Applebee's	4,973
23	AVAILABLE	2,000



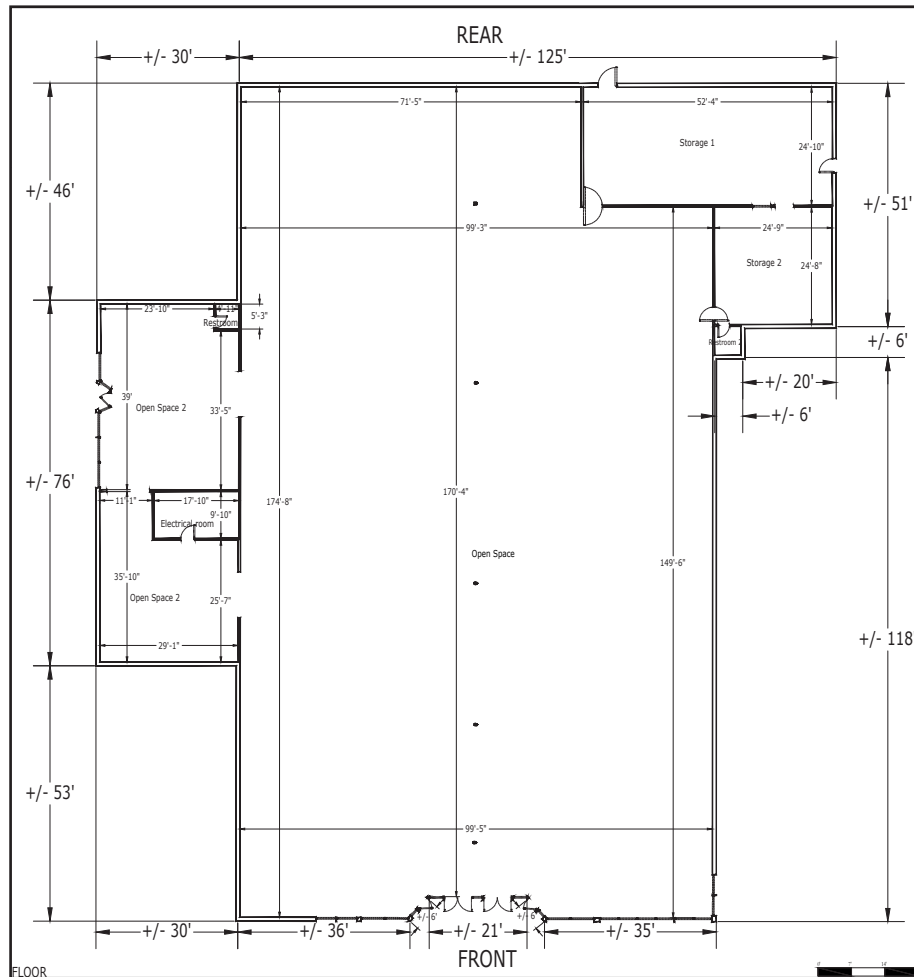
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Unit 4 18,700 SF



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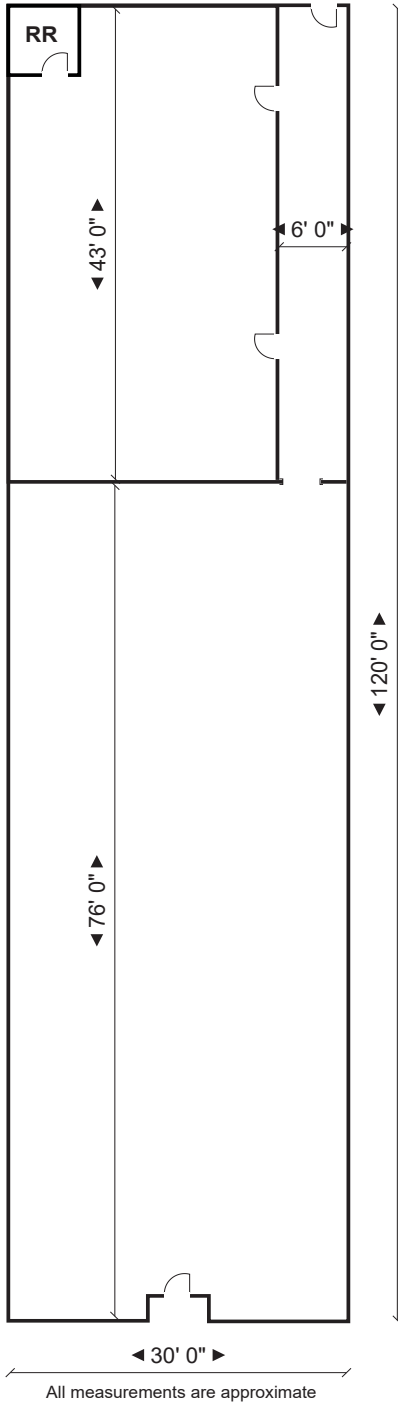
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Unit 7
3,600 SF



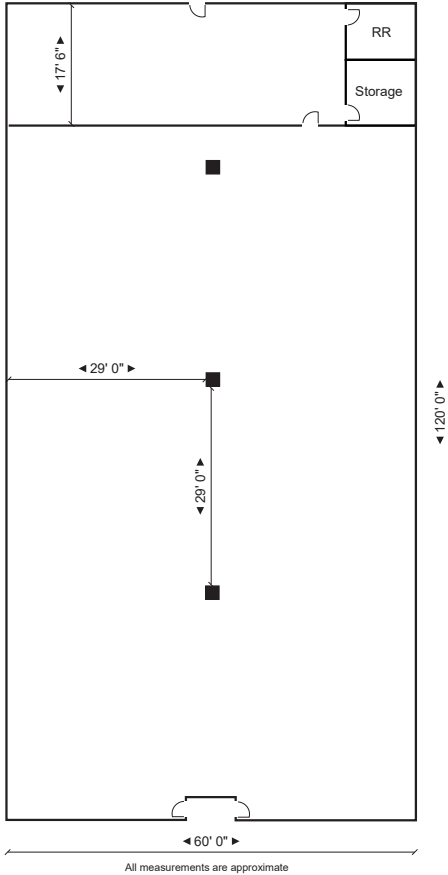
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Unit 10
7,200 SF



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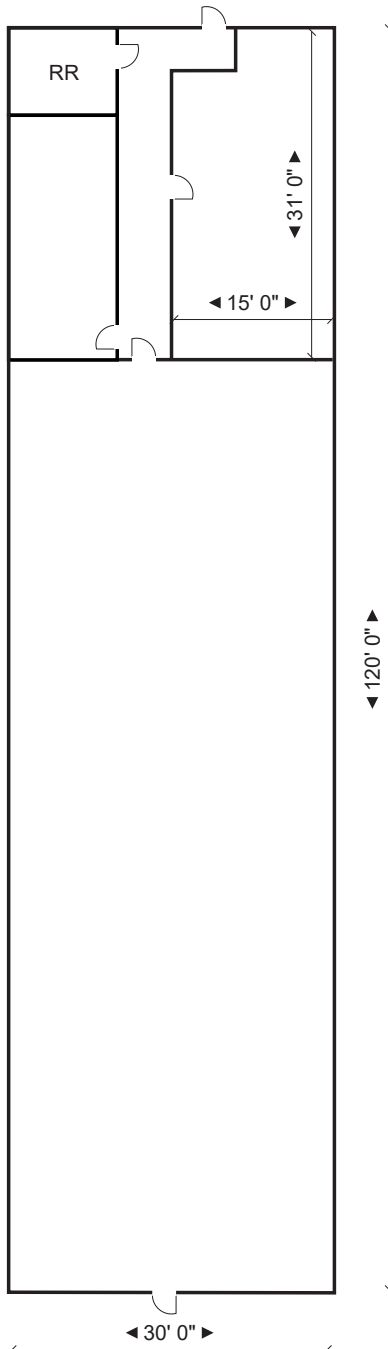
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Unit 11 3,439 SF



All measurements are approximate



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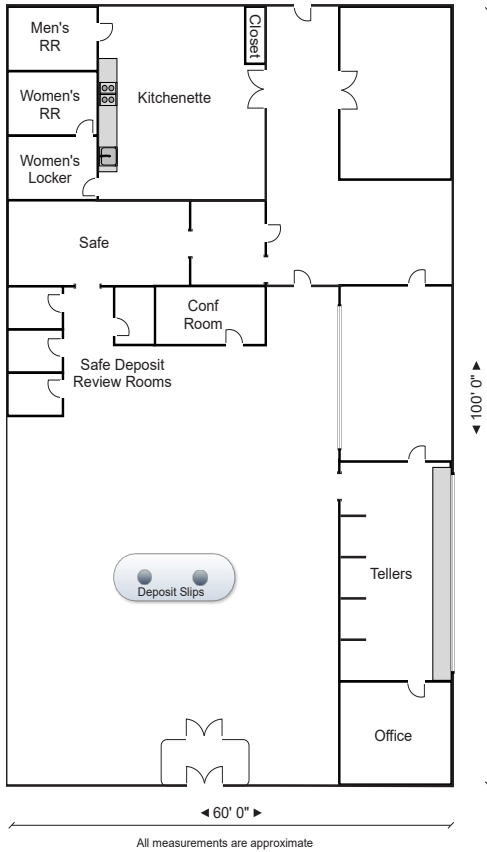
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Unit 16
6,000 SF



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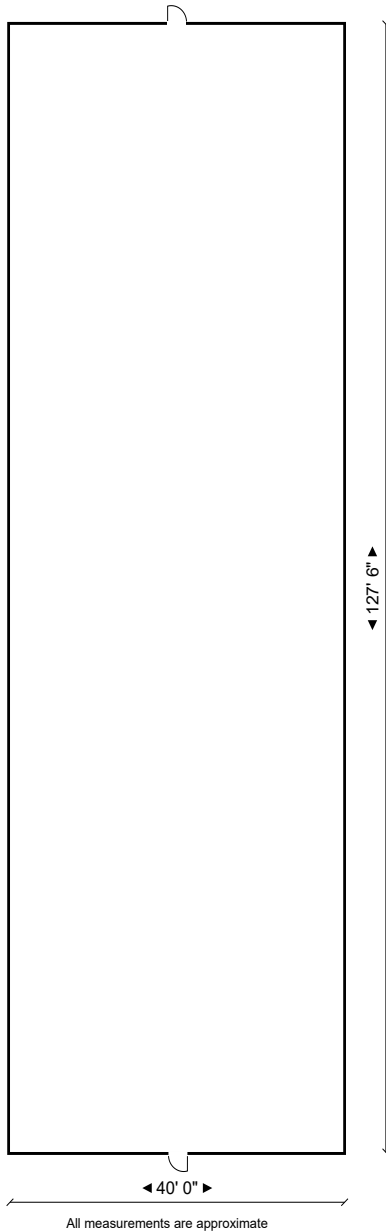
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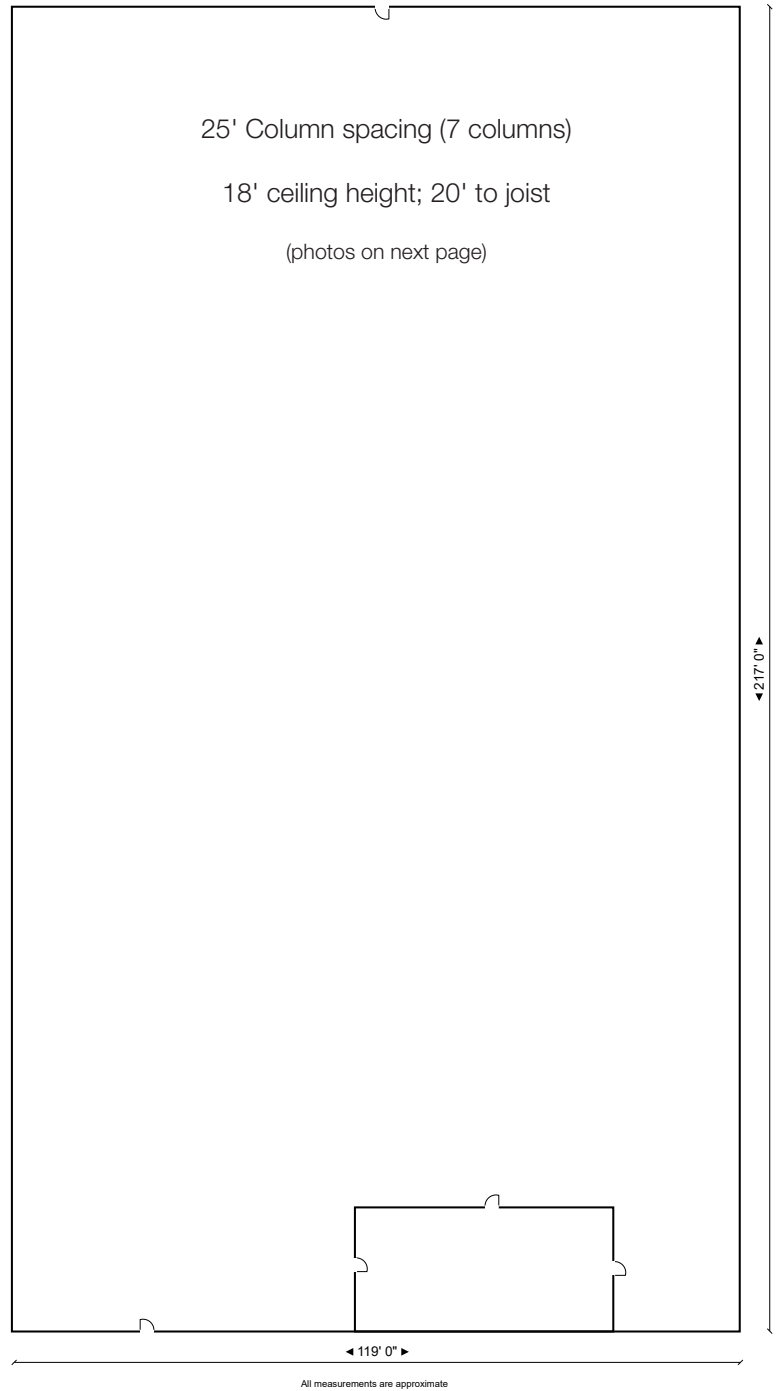
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Unit 17 5,186 SF



Unit 20 25,832 SF



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Unit 20
25,832 SF



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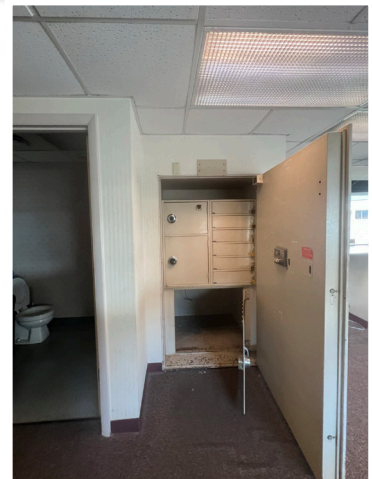
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Unit 23
2,000 SF



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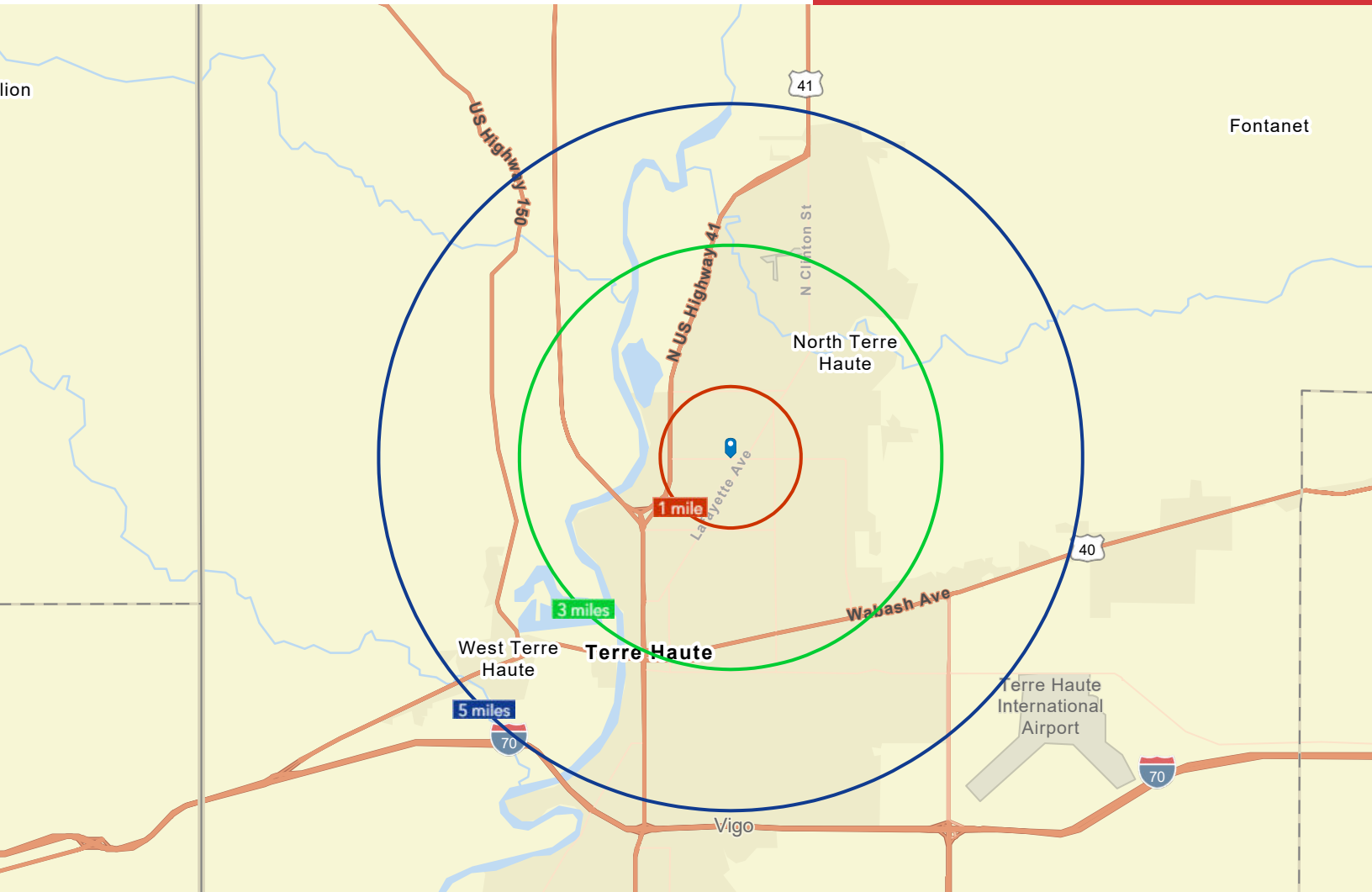
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	1 MILE	3 MILES	5 MILES
POPULATION	4,928	30,751	66,799
HOUSEHOLDS	2,185	12,191	26,705
AVERAGE HOUSEHOLD INCOME	\$57,428	\$52,417	\$61,510
AVERAGE DAILY TRAFFIC COUNT	9,397 FORT HARRISON ROAD		

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