

The Bedford

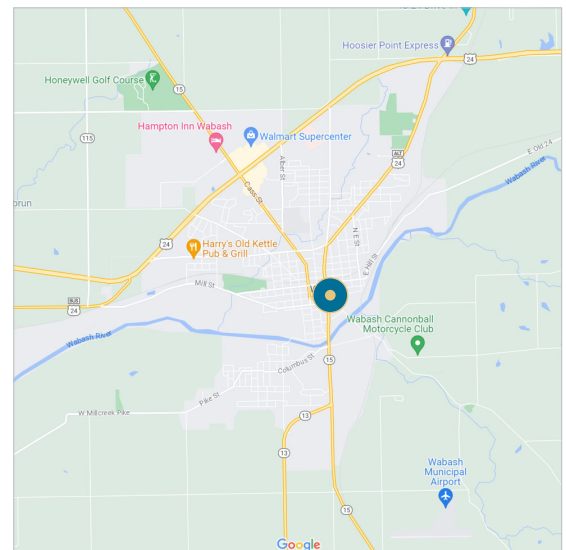
For Lease

231-237 S Wabash St, Wabash, IN 46992



PROPERTY OVERVIEW

- Mixed use building with 3 suites zoned for office or retail
 - Suite A - 1st floor left hand side when facing the building approx. 1,050 SF Asking \$900/month
 - Suite B - Middle unit 1st floor 950 SF, Asking \$800/month
 - Suite C - Far right 1st floor has 8 ft tall windows lining entire alley side of the building. Asking \$950/month
- All three 1st floor units are handicap accessible
- Directly across from city hall
- Two state highways converge directly in front of building
- All on street parking with city parking lot less than 1 block through adjoining alley
- Perfect for breakfast restaurant, brewery, or distillery



DEMOGRAPHICS

2023	1-Mile	3-Mile	5-Mile
Est. Population	3,209	10,972	12,652
Est. Households	1,610	5,380	6,171
Average HH Income	\$50,341	\$54,155	\$56,534

TRAFFIC COUNTS

S Wabash St:	8,322 ADT
Main St:	3,888 ADT

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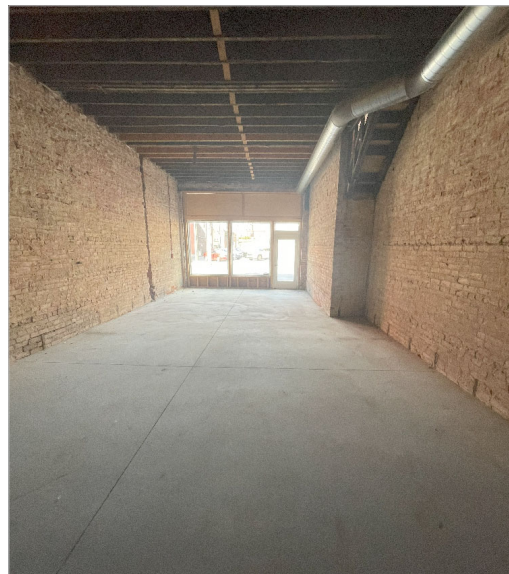
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