

PEACOCK
COMPANIES
commercial real estate

FOR LEASE

QUICK SERVE RESTAURANT SPACES

4,605± SF TOTAL (DIVISIBLE TO 1,568± SF & 3,037± SF)

Huntington County | SEQ of US 24 & SR 5 (N. Jefferson St)

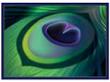
2207 N. Jefferson St | Indianapolis, IN 46220

DRIVE-THRU WITH AMPLE PARKING

4,605± SF TOTAL QUICK SERVE RESTAURANT SPACE CAN ACCOMMODATE TWO TENANTS



EXCELLENT LOCATION NEAR WALMART, HUNTINGTON NORTH HIGH SCHOOL & HUNTINGTON UNIVERSITY



**PEACOCK
COMPANIES**
commercial real estate

FOR LEASE | QSR SPACES WITH DRIVE-THRU

4,605± SF TOTAL AVAILABLE (DIVISIBLE TO 1,568± SF & 3,037± SF)

SEQ of US 24 & SR 5 (N Jefferson St) | 2207 N Jefferson St | Huntington, IN 46750 | Huntington County

EXCELLENT LOCATION NEAR WALMART & HUNTINGTON NORTH HIGH SCHOOL

PROPERTY FEATURES:

- **FOR LEASE: 4,605± SF TOTAL; currently subdivided to accommodate two tenants**
- **Space A is 3,037± SF and is former Hardee's with access to drive-thru.**
- **Space B is 1,568± SF and is former Subway**
- **Access to outdoor seating for both**
- Ideal location for quick serve restaurants with several traffic generators in the area—Huntington North High School, Walmart Supercenter, Comfort Inn, Huntington University all within 1/2 mile of site.
- Closest retail trade corridor to Parkview Hospital and YMCA.
- Nearby national quick serve tenants include: Pizza Hut, Starbucks, Taco Bell, KFC, Zesto, Popeye's, Wings Etc, Arby's, Culver's, McDonald's, Papa John's and Applebee's.
- National tenants in area include: Walmart Supercenter, Kroger, Tractor Supply Co, Aldi, Harbor Freight, Bealls and more.
- Excellent traffic counts with combined total of 57,195 AADT at the intersection of US 24 and N. Jefferson St—closest major intersection.
- 24' highly visible monopole sign available
- Great visibility from N. Jefferson Street with access at light-controlled intersection

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
ESTIMATED TOTAL POPULATION 2025	6,733	19,718	23,013
ADJUSTED DAYTIME DEMOS (16+)	3,957	14,901	16,468
PROJECTED ANNUAL GROWTH (2025-2030)	-0.2%	-0.4%	-0.3%
ESTIMATED HOUSEHOLDS 2025	2,122	7,964	9,286
AVERAGE HOUSEHOLD INCOME 2025	\$83,266	\$74,798	\$79,293
MEDIAN AGE	35.9	37.6	38.2
ANY COLLEGE (SOME COLLEGE OR HIGHER)	53.7%	47.7%	48.9%



HUNTINGTON
NORTH
HIGH SCHOOL

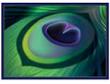
Total GLA: 4,605± SF
Space A: 3,037± SF
Space B: 1,568± SF
Site: .99± Acres
Parking : 48 spaces

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TRADE AERIAL:



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