

2503 FORT HARRISON RD.



2503 FORT HARRISON RD., TERRE HAUTE, IN 47804

PROPERTY SUMMARY



LOCATION DESCRIPTION

Situated in the thriving city of Terre Haute, the area surrounding 2503 Fort Harrison Rd. offers a diverse and bustling community, creating an ideal environment for a prospective retail or strip center tenant. The property benefits from its close proximity to the vibrant retail and commercial district, home to a variety of popular retailers, dining options, and local businesses, fostering a high-traffic environment. Additionally, nearby attractions such as the Swope Art Museum and Terre Haute Children's Museum contribute to the area's appeal, drawing in residents and visitors. With its advantageous demographics, strong consumer base, and convenient access to major roadways, the location provides an excellent opportunity for retail businesses to establish a prominent presence and cater to the diverse needs of the Terre Haute market.

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	7,039 SF
Building Size:	7,039 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,517	14,570	30,121
Total Population	3,523	31,485	66,095
Average HH Income	\$48,248	\$44,872	\$50,284

PROPERTY HIGHLIGHTS

- Versatile layout accommodating various retail or commercial uses
- Ample on-site parking for customers and employees

Presented By:

Legacy Commercial Property
847.904.9200
info@legacyp.com

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ADDITIONAL PHOTOS



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 **LEGACY**
COMMERCIAL PROPERTY
209 Powell Place
Brentwood, TN 37027
<http://legacyp.com>

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,039 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2503 Fort Harrison Rd	Available	7,039 SF	NNN	Contact Broker for Pricing	-

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RETAILER MAP



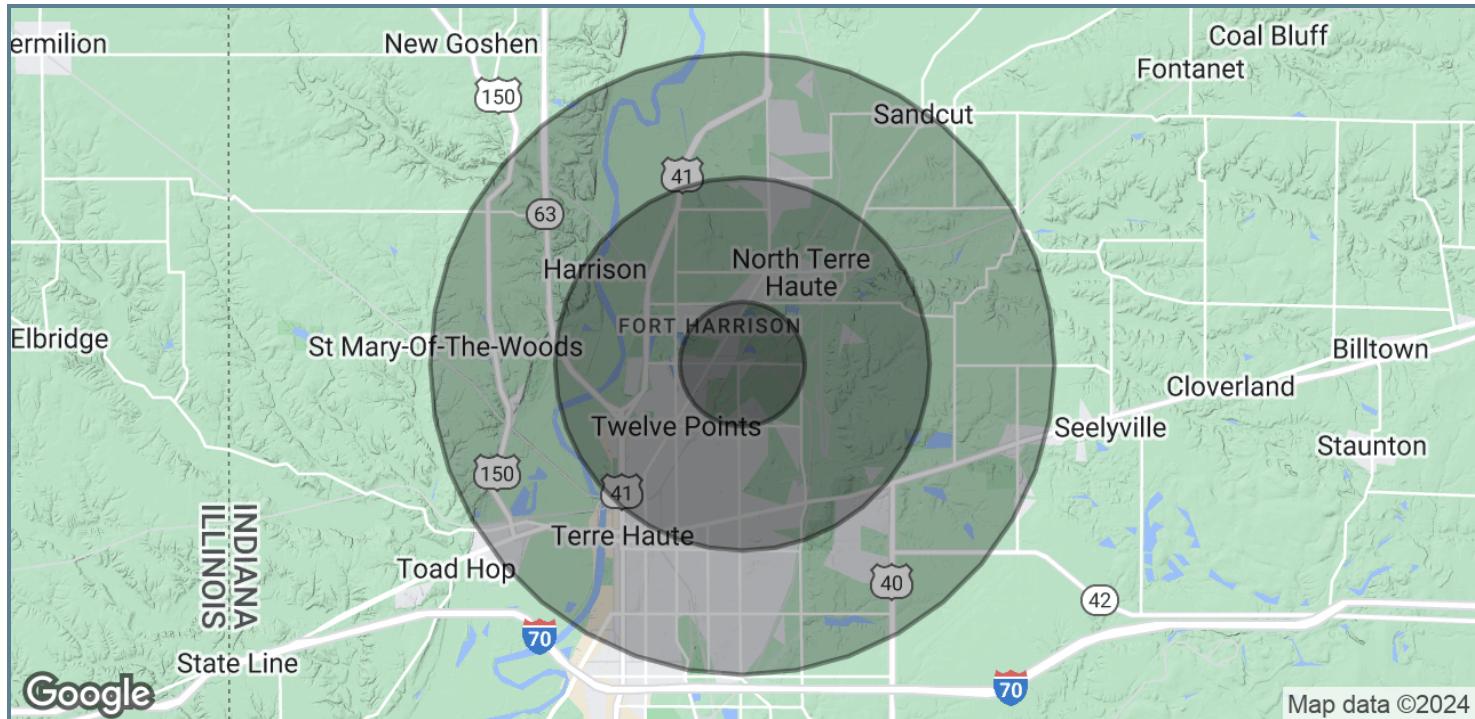
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,523	31,485	66,095
Average Age	38.8	36.1	36.7
Average Age (Male)	34.5	31.9	33.3
Average Age (Female)	45.2	39.1	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,517	14,570	30,121
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$48,248	\$44,872	\$50,284
Average House Value	\$70,091	\$80,817	\$95,496

2020 American Community Survey (ACS)

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