

FOR LEASE | BOONVILLE SHOPPING CENTER

802-820 W. MAIN STREET
BOONVILLE, IN 47601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	3,229 - 17,016 SF
Lease Rate:	\$5.75 SF/yr (NNN)
NNN Expenses:	\$2.21 SF/yr
Center Size:	90,000 SF
Points of Access:	3
Parking:	220+ spaces
Zoning:	C-4
Traffic Counts (VPD):	Main St (SR 62): 18,366 SR 61: 4,527

PROPERTY OVERVIEW

Located at the southeast corner of SR 61 and SR 62 (Main Street), Boonville’s primary east/west thoroughfare, Boonville Shopping Center is anchored by Tractor Supply Co., AutoZone and 4J’s Hardware.

PROPERTY HIGHLIGHTS

- Excellent visibility with over 22,000 VPD!
- Tenant improvement allowance available for qualified tenants
- Corner location with multiple points of access and ample parking
- Tenants include: AutoZone, Tractor Supply Co., 4J’s Hardware, Simply Home Store and Smoker’s Host

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	3,764	8,680	15,468
Total Households	1,472	3,511	6,051
Average HH Income	\$63,058	\$76,706	\$80,948

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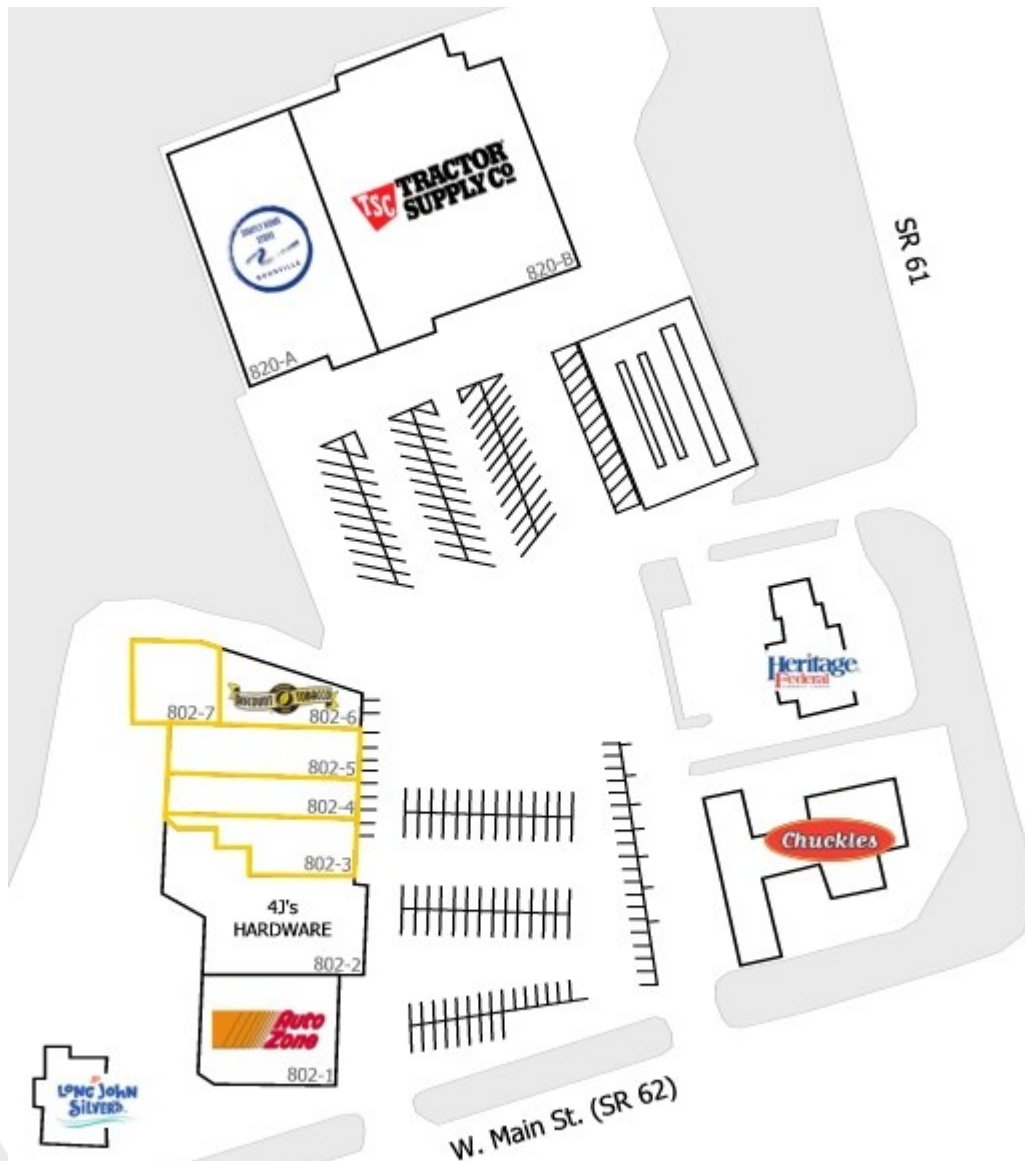
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AVAILABLE SPACE



	UNIT	SIZE (SF)	LEASE RATE	DESCRIPTION
1	802-3	3,229 SF	\$5.75 (NNN)	Retail
2	802-4	4,343 SF	\$5.75 (NNN)	Retail
3	802-5	5,655 SF	\$5.75 (NNN)	Retail
4	802-7	3,789 SF	Negotiable (NNN)	Garage

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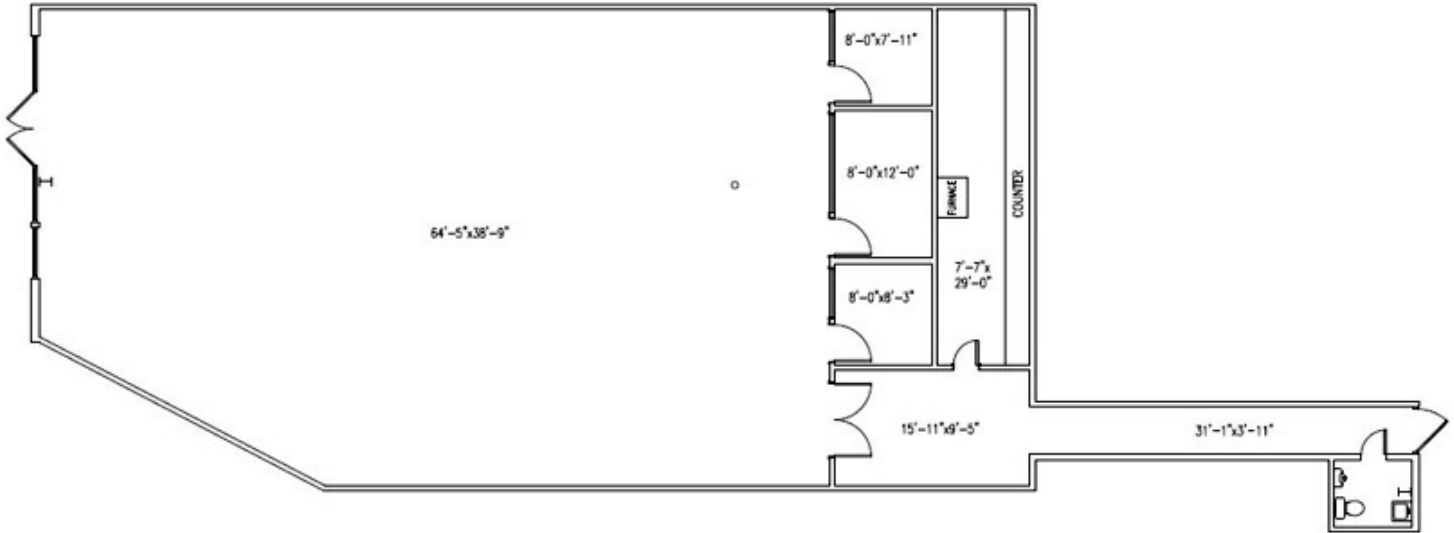
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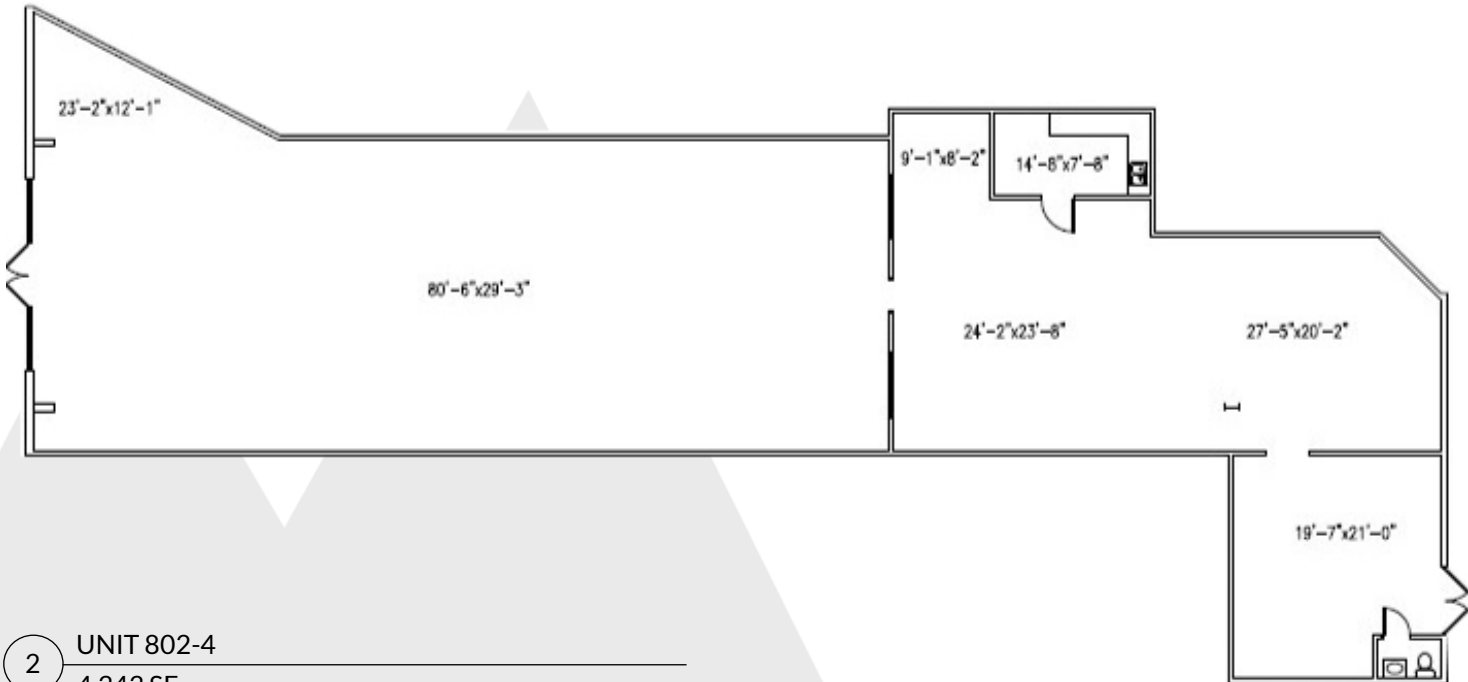
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FLOOR PLANS



1 UNIT 802-3
3,229 SF



2 UNIT 802-4
4,343 SF

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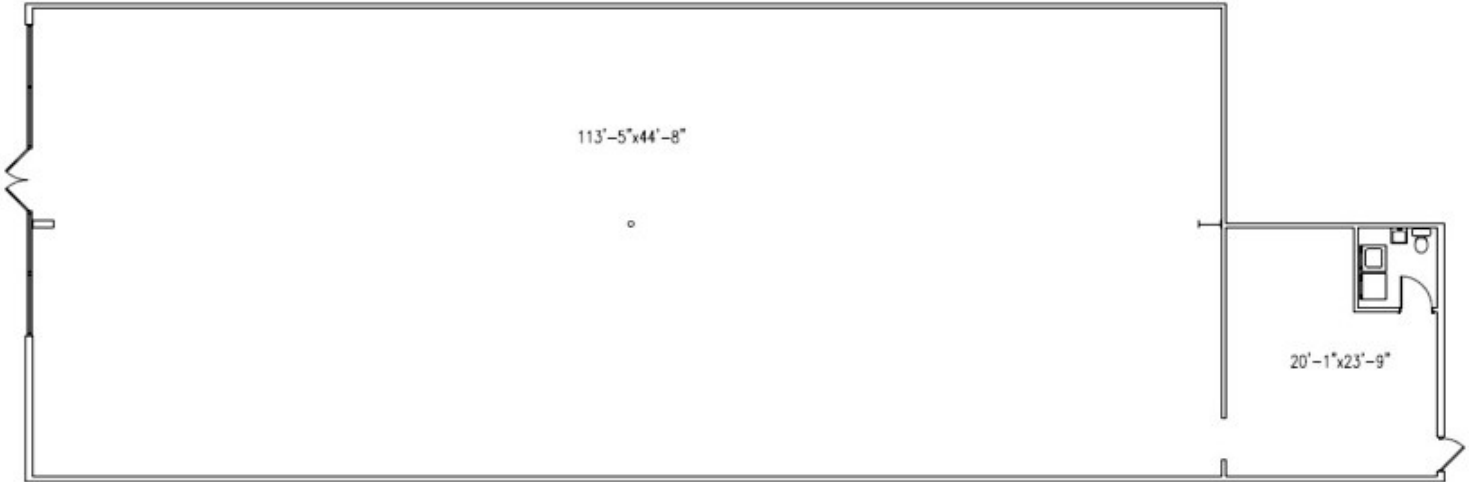
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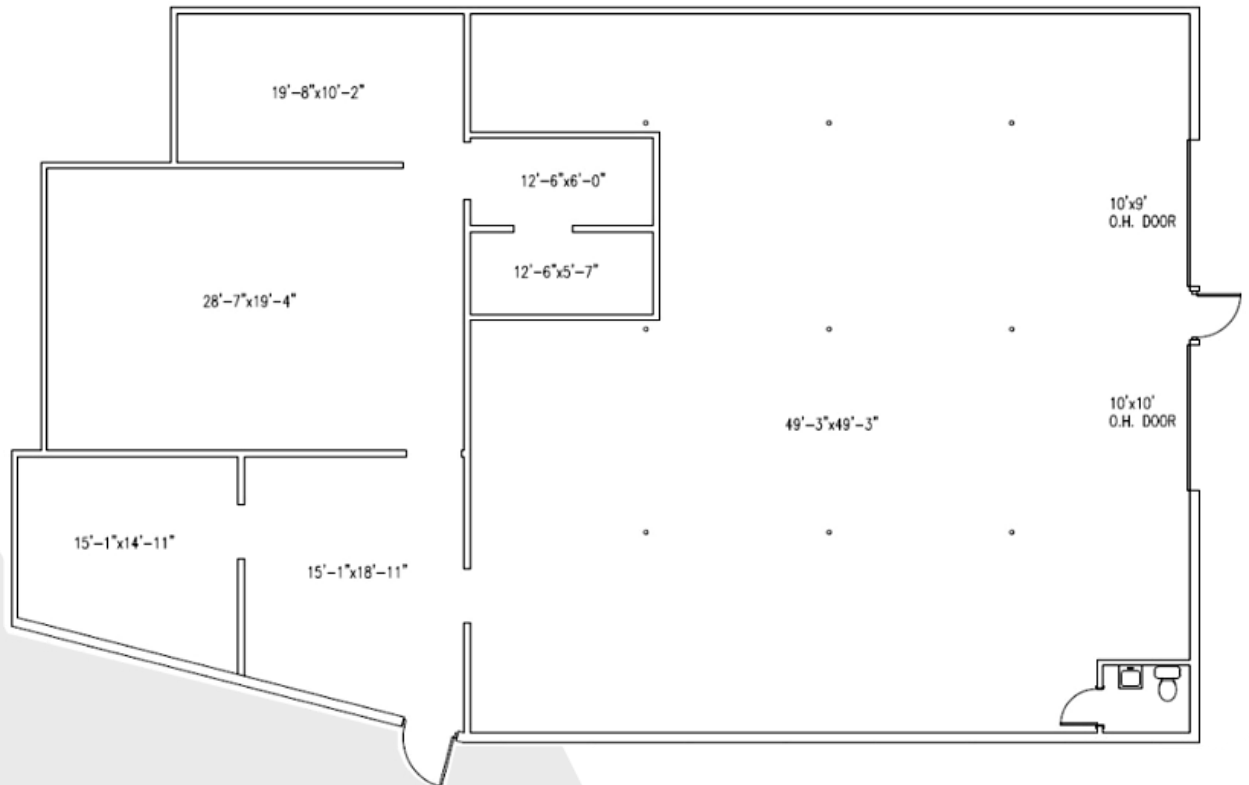
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FLOOR PLANS



3 UNIT 802-5
5,655 SF



4 UNIT 802-7
3,789 SF

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AREA RETAILERS



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