

FOR **LEASE** RETAIL PROPERTY

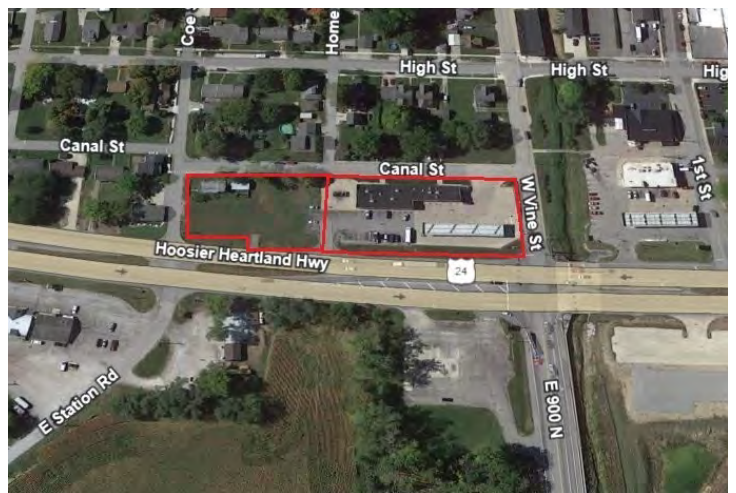


8922-8976 N. US Hwy. 24 E.  
Roanoke, IN 46783

## Retail Storefronts Available For Lease

### About The Property

- Located in established Roanoke Crossing Retail Shopping Center
- Two 1,627.5 SF suites (3,255 SF contiguous) and one 2,821 SF suite available
- Open floor plan concept
- Ideal visibility along US Hwy 24 (15,749 VPD)
- Large pylon signage available
- Lease rate: \$13.50/SF NNN



**the**  
**Zacher**  
company

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444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

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# PROPERTY INFORMATION

## RETAIL STOREFRONTS AVAILABLE FOR LEASE

### BUILDING LOCATION/SIZE/ZONING

|                     |                       |
|---------------------|-----------------------|
| Street Address      | 8976 N. US Hwy. 24 E. |
| City, State, Zip    | Roanoke, IN 46783     |
| County              | Huntington            |
| Total Building Size | 6,684 SF              |
| Zoning              | AB                    |

### BUILDING DATA

|                         |                  |
|-------------------------|------------------|
| Former Use              | Belmont Beverage |
| Construction/Renovation | 2007/2024        |
| Ceiling Height          | 10' -12'         |
| Built-in Coolers        | Included         |

### POPULATION DEMOGRAPHICS

|          |        |
|----------|--------|
| 3 Miles  | 3,813  |
| 5 Miles  | 6,406  |
| 10 Miles | 55,610 |

### PARKING/TRANSPORTATION

|                        |                        |
|------------------------|------------------------|
| Parking                | 48 Spaces              |
| Major Rd. Nearest Site | US Hwy 24              |
| Distance to Interstate | I-69 - Approx. 4 Miles |

### PROPERTY TAXES

|                  |                          |
|------------------|--------------------------|
| Parcel Numbers:  | 35-01-23-200-023.400-007 |
|                  | 35-01-23-200-032.900-007 |
| Assessment: Land | \$306,500                |
| Improvements     | \$968,000                |
| Total Assessment | \$1,274,500              |
| Annual Taxes     | \$14,841.36 (\$2.22/SF)  |
| Tax Year         | 2024 Payable 2025        |

### AVAILABILITY/PRICE

|                   |             |               |
|-------------------|-------------|---------------|
| Available Space:  |             |               |
|                   | Suite       | Size          |
|                   | 8922        | 1,627.5 SF    |
|                   | 8926        | 1,627.5 SF    |
|                   | 8976        | 2,821 SF      |
| Contiguous Space: |             |               |
|                   | 8922 & 8926 | 3,255 SF      |
| Lease Rate        |             | \$13.50 SF/yr |
| Lease Type        |             | NNN           |
| Available         |             | Immediately   |

### FINANCIAL RESPONSIBILITIES

|                            |          |
|----------------------------|----------|
| Utilities                  | Tenant   |
| Property Taxes             | Tenant   |
| Property Insurance         | Tenant   |
| Common Area Maintenance    | Tenant   |
| Non Structural Maintenance | Tenant   |
| Roof & Structure           | Landlord |

### ADDITIONAL INFORMATION

Suite 8976 has a showroom, cash wrap, individual office, walk-in coolers and one restroom.  
Suite 8922 - 8926 is in shell condition with the floor foundation laid. Space could be contiguous or demised in half with one restroom, power supply, rooftop HVAC unit and back exit on each side.



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# ADDITIONAL PHOTOS

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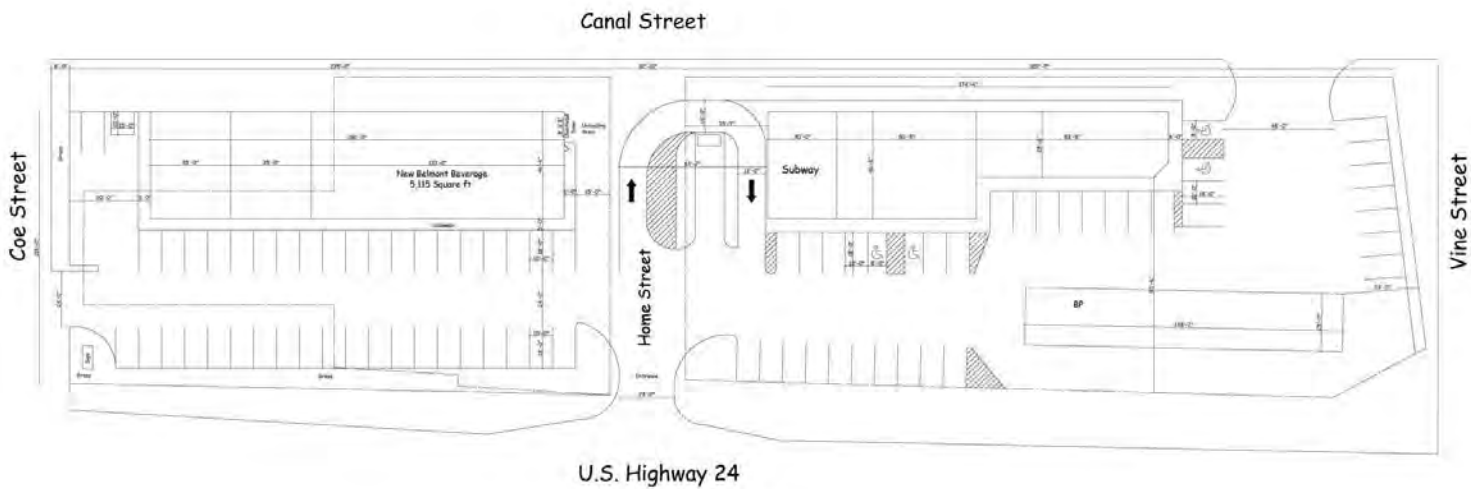
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# SITE PLANS

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# RETAILER MAP

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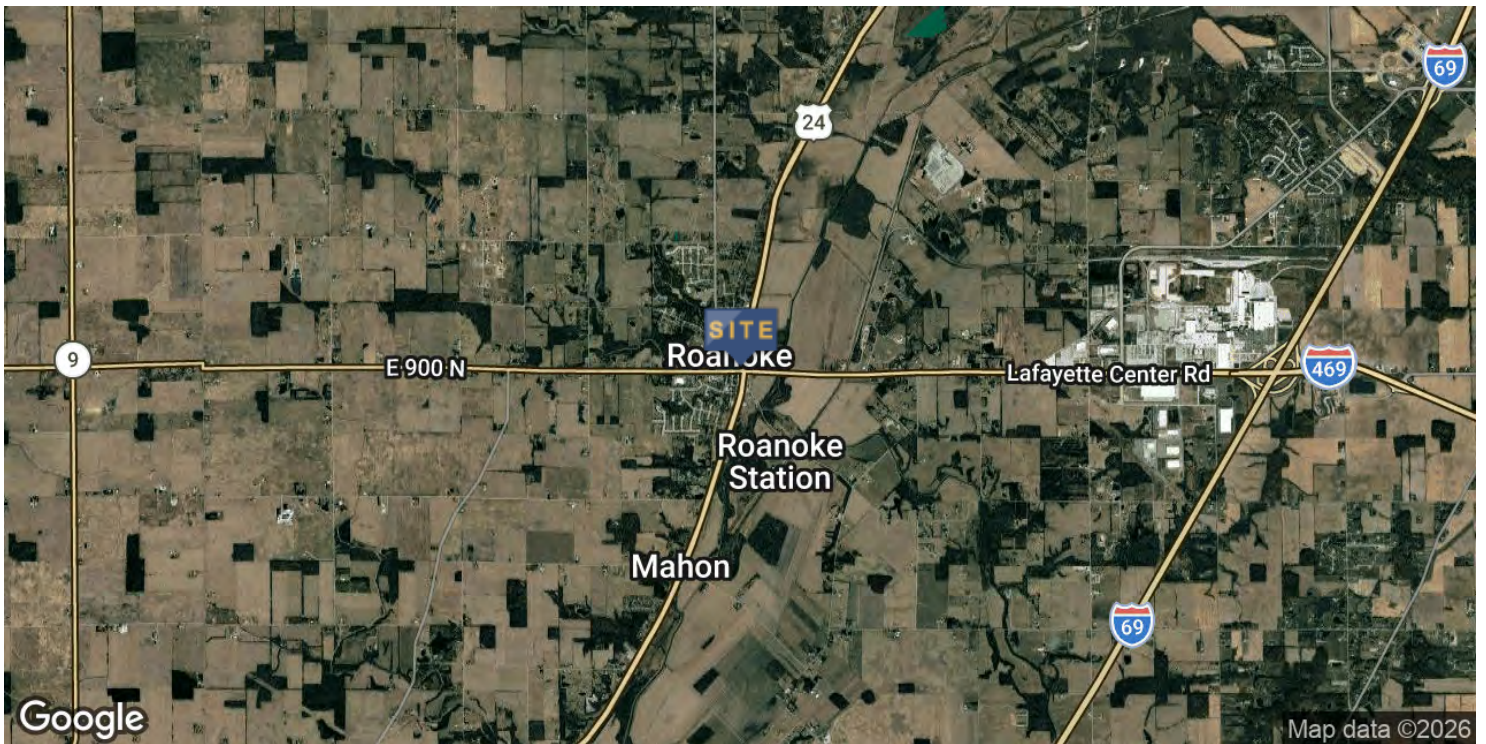
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# LOCATION MAP

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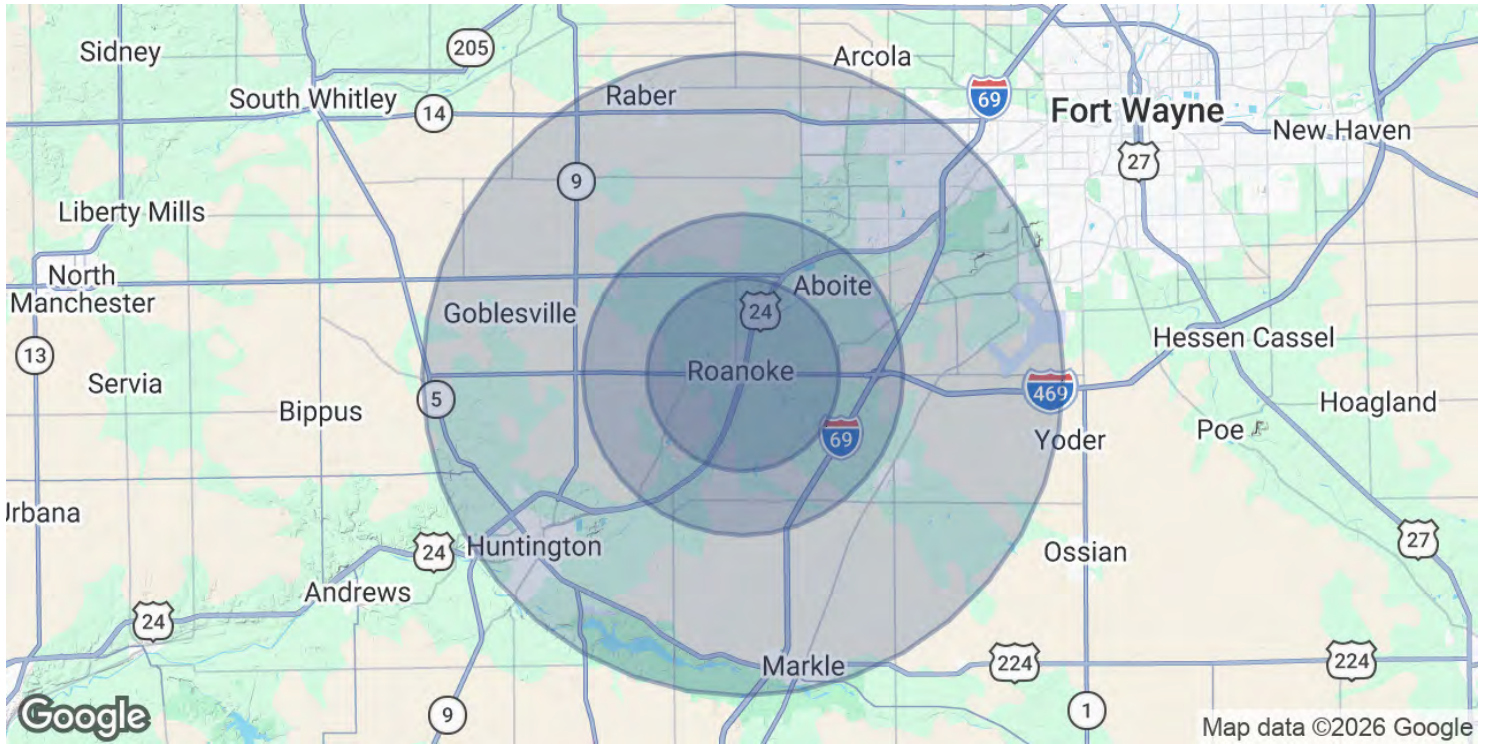
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# DEMOGRAPHICS MAP & REPORT

## RETAIL STOREFRONTS AVAILABLE FOR LEASE



### POPULATION

|                      | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population     | 3,813   | 6,406   | 55,610   |
| Average Age          | 43      | 43      | 40       |
| Average Age (Male)   | 42      | 42      | 39       |
| Average Age (Female) | 43      | 43      | 41       |

### HOUSEHOLDS & INCOME

|                     | 3 MILES   | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,562     | 2,563     | 21,225    |
| # of Persons per HH | 2.4       | 2.5       | 2.6       |
| Average HH Income   | \$104,182 | \$105,965 | \$110,203 |
| Average House Value | \$277,158 | \$287,507 | \$287,899 |

Demographics data derived from AlphaMap



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