

# HISTORIC THEATRE FOR SALE

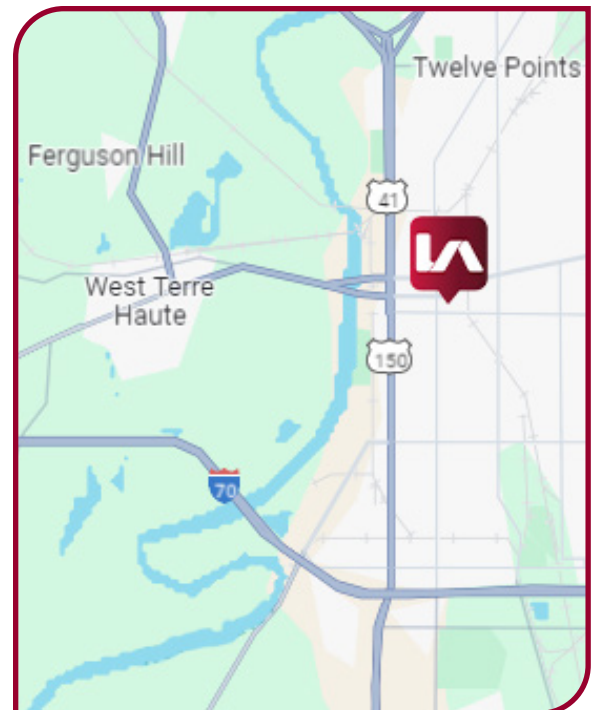
## THE HIPPODROME

727 OHIO STREET, TERRE HAUTE, IN 47807



### PROPERTY OVERVIEW

- Historic Gem in Terre Haute, a well preserved 1,400 Seat Theater.
- 1 block from Convention Center, 2 blocks from Hulman Center, and a block away from the new Larry Bird Museum.
- Can be used "as is". Also has great potential for adaptive reuse.
- Built in 1915, it is on the National Historic Register. While there are no historic restrictions at present, there are numerous Historical and Facade Grants/Incentives available.
- Abundant parking with three garages available within two blocks, and a fourth is under construction.
- Located along the Arts Walk in the Arts District with Indiana State University Campus nearby.



**FOR MORE INFORMATION CONTACT: Bob Lindgren | (317) 218-1032 | [rlindgren@lee-associates.com](mailto:rlindgren@lee-associates.com)**

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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COMMERCIAL REAL ESTATE SERVICES



VIEW OF SEATS



VIEW OF STAGE



MAIN FLOOR SEATING

### KEY DESCRIPTION

Discover the allure of this historic gem in Terre Haute - the Hippodrome Theatre. Built in 1915, this well-preserved 1,400-seat theater is a testament to timeless architecture and rich history. Situated at 727 Ohio Street in the heart of the Wabash Avenue-East Historic District, this freestanding brick structure offers a unique opportunity for a variety of ventures. The theatre has potential as a full service event center which can host a wide range of community gatherings that include live entertainment, performing arts, cinema, wedding events, and fund-raisers.

### AREA

Two new hotels are currently underway near the Convention Center. Churchill Down's new Casino and Hotel opened early in April 2024 bringing recreational visitors to the region.

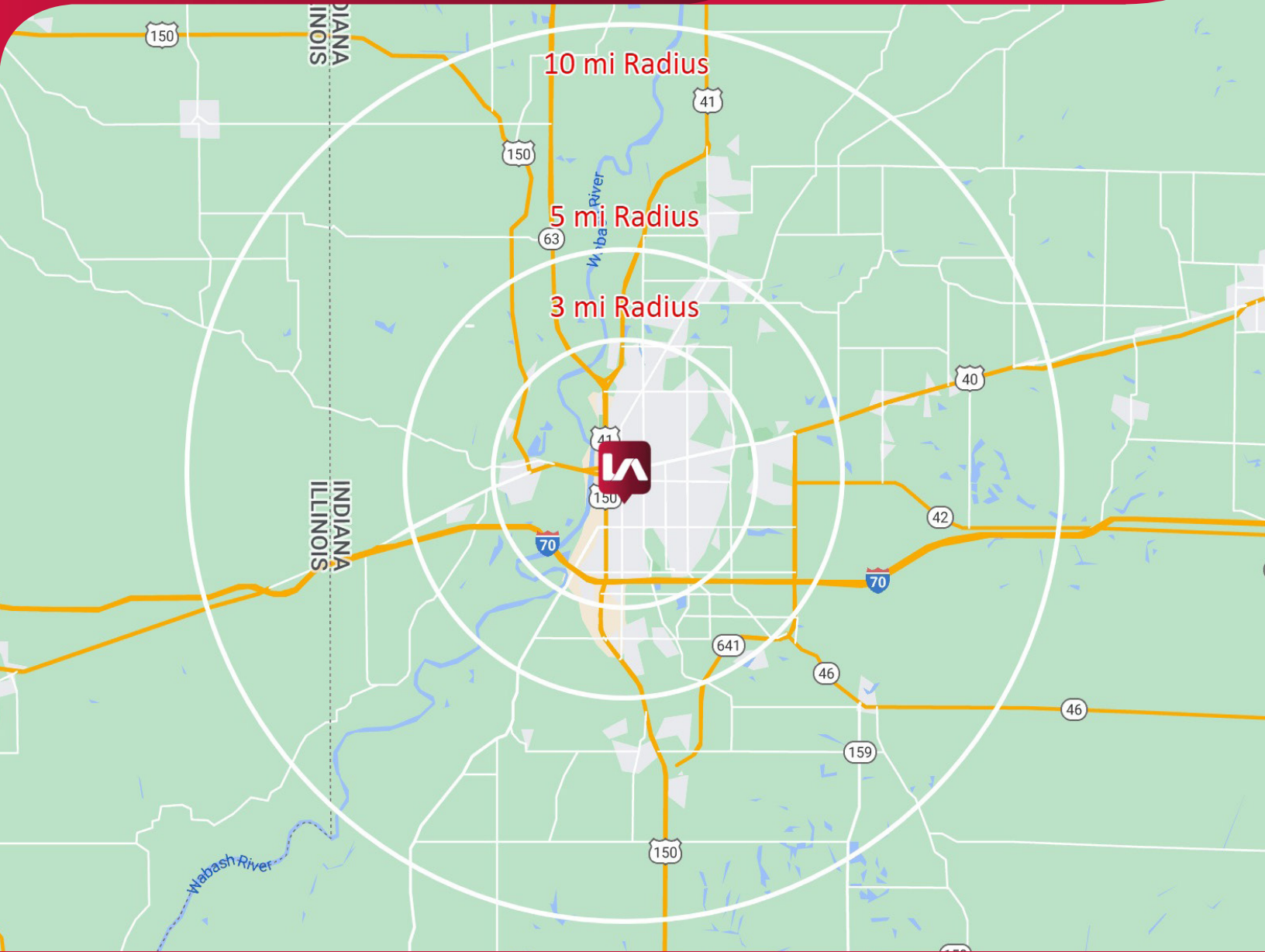
### KEY FEATURES

<b>AVAILABLE SF:</b>	28,064 Square Feet
<b>LOT SIZE:</b>	0.3 Acres
<b>SALE PRICE:</b>	\$400,000 or \$14.25/SqFt
<b>OCCUPANCY:</b>	Vacant
<b>CONSTRUCTION TYPE:</b>	Brick
<b>PARKING SPACES:</b>	Three parking garages 2 blocks away
<b>TAXES:</b>	\$3,314.00 (Annual)

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**THE HIPPODROME**  
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**TRAFFIC COUNTS**

(Average Annual Daily Traffic)

**OHIO STREET** - 6,616 AADT

**WABASH AVENUE** - 5,466 AADT

**DEMOGRAPHICS**

	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
Est. Population:	51,928	73,209	103,577
Avg HH Income:	\$65,869	\$75,072	\$85,261
Est. Households:	20,817	28,353	40,850

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