



FOR LEASE RETAIL PROPERTY

339 First Street  
Roanoke, IN 46783

## 2,240 SF Bank Branch For Lease

### About The Property

- 2,240 SF prime freestanding retail or office space available
- Building offers a flexible layout with a drive-thru included
- Close access to US Hwy 24
- Excellent visibility with 170' frontage along US Hwy 24
- Located centrally in the Roanoke Commercial District
- Lease Rate: \$20.00 SF/yr NNN



**the  
Zacher  
company**

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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

# PROPERTY INFORMATION

## 2,240 SF BANK BRANCH FOR LEASE

### BUILDING LOCATION/ZONING/SIZE

Street Address	339 First Street
City, State, Zip	Roanoke, IN 46783
County/Township	Huntington/Jackson
Zoning	CB
Lot Size	0.59 Acre
Total Building Size	2,240 SF

### BUILDING DATA

Former Use	Roanoke Bank Branch
Date of Construction	1993
HVAC	Central Air
Drive-Thru	Yes

### POPULATION DEMOGRAPHICS

3 Miles	3,684
5 Miles	8,435
10 Miles	67,263

### PARKING/TRANSPORTATION

Parking Spaces	20 (8.93/1,000 SF)
Parking Lot	Asphalt
Major Rd. Nearest Site	US Hwy 24
Distance to Interataate	Approx. 4 Miles

### PRICE/AVAILABILITY

Lease Price/SF	\$20.00 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

### PROPERTY TAXES

Parcel Number	35-01-14-300-012.500-007
Assessment: Land	\$128,300
Improvements	\$149,500
Total Assessment	\$277,800
Annual Taxes	\$6,462.34 (\$2.88/SF)
Tax Year	2024 Payable 2025



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# ADDITIONAL PHOTOS

## 2,240 SF BANK BRANCH FOR LEASE



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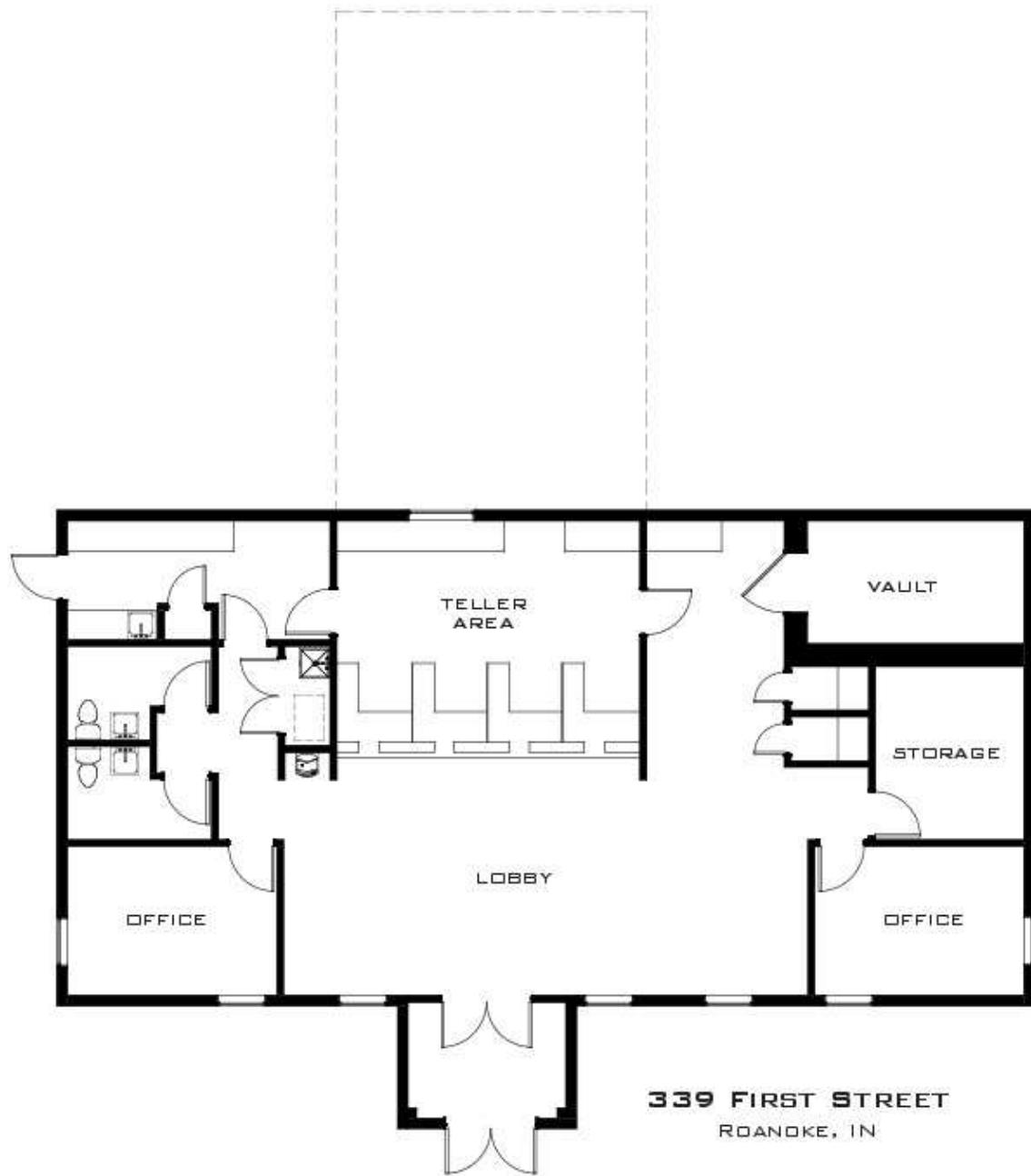
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# FLOOR PLANS

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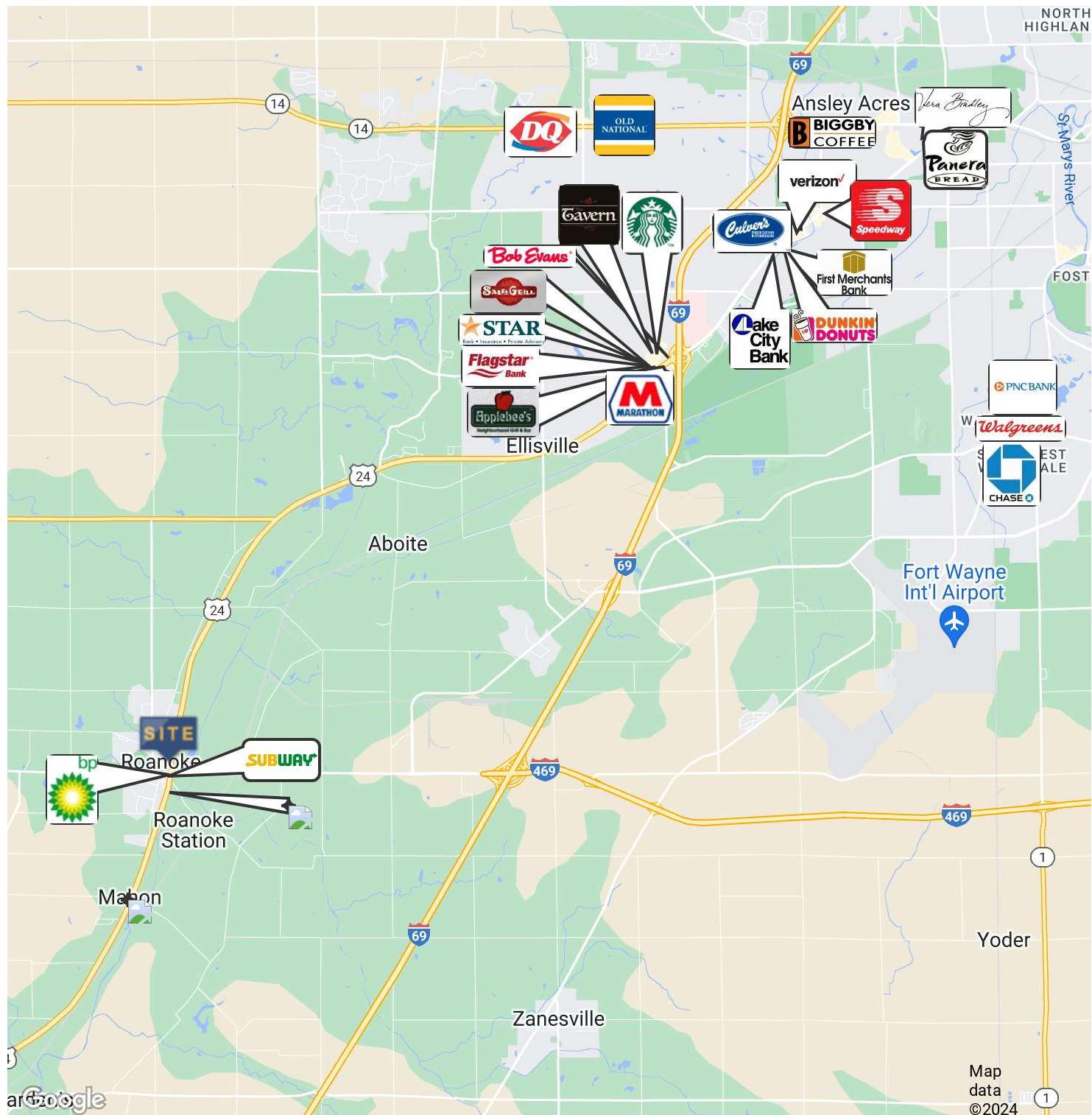
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# RETAILER MAP

## 2,240 SF BANK BRANCH FOR LEASE



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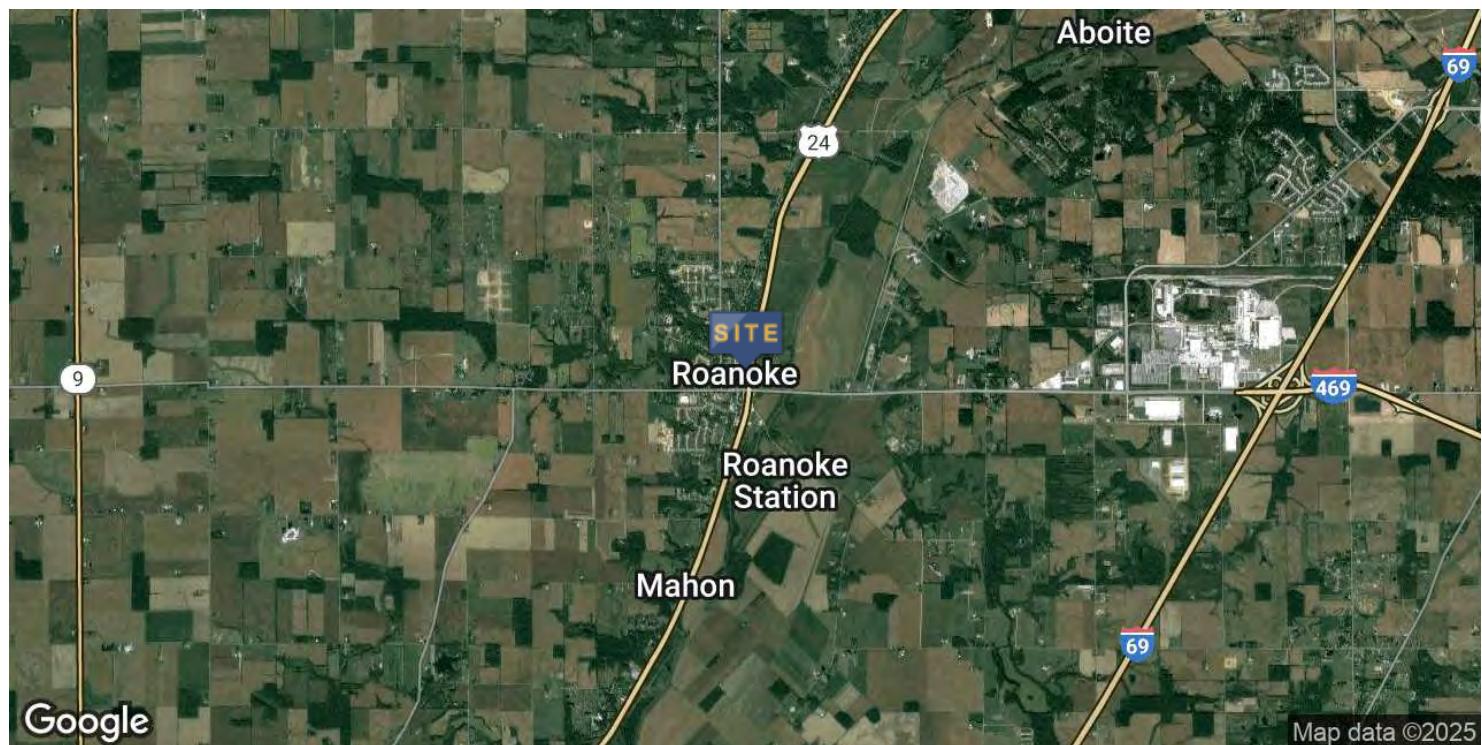
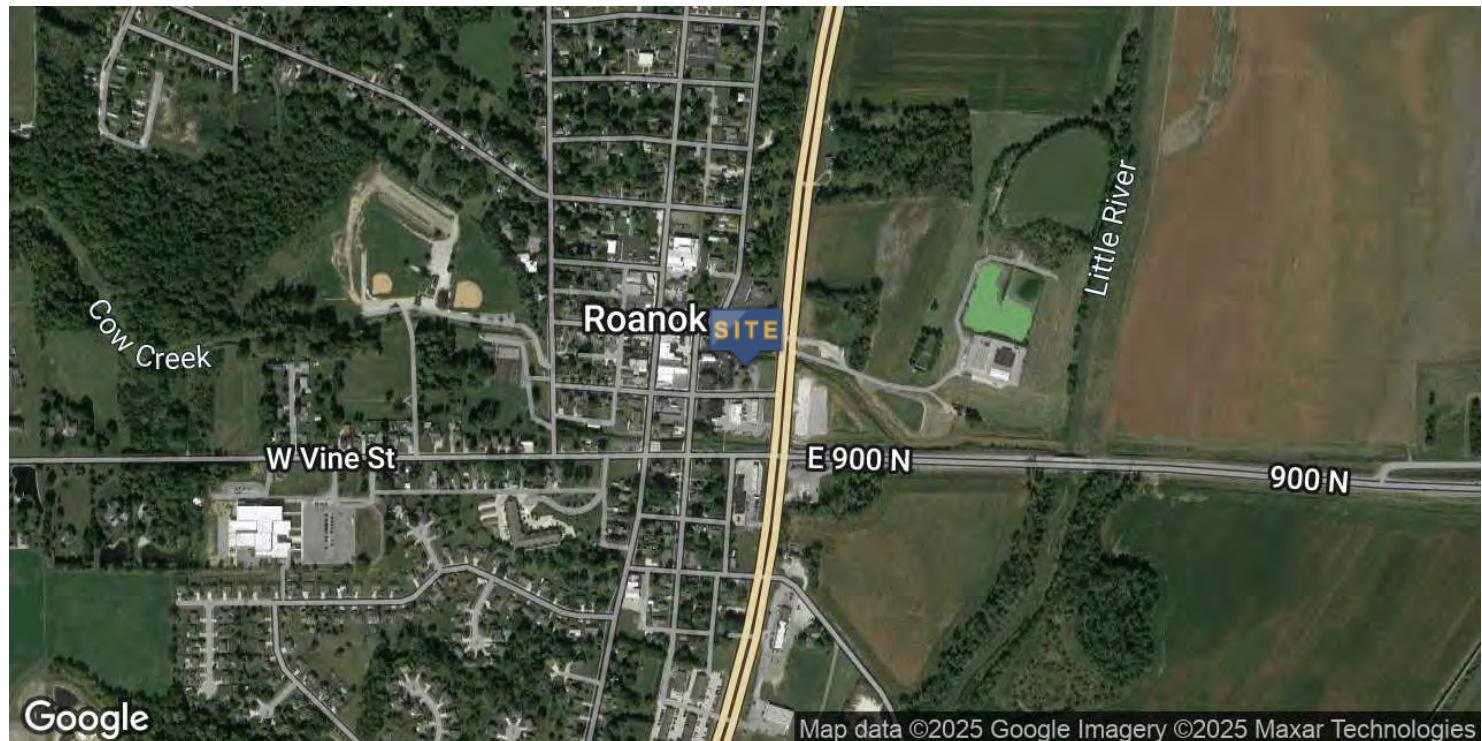
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# LOCATION MAP

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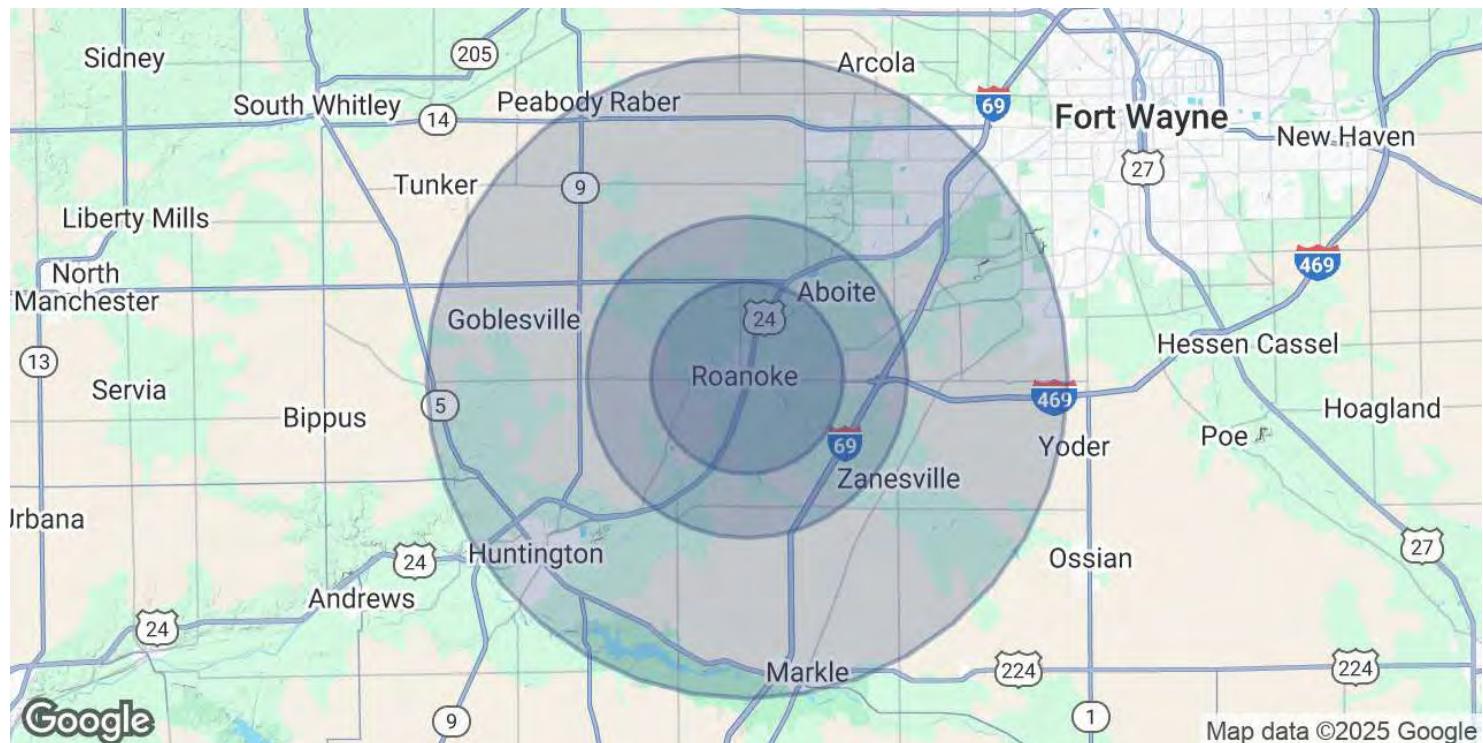
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# DEMOCRAPHICS MAP & REPORT

## 2,240 SF BANK BRANCH FOR LEASE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,684	8,435	67,263
Average Age	41.1	41.2	41.1
Average Age (Male)	40.0	40.4	39.1
Average Age (Female)	42.3	42.2	42.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,614	3,446	27,783
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$79,545	\$92,861	\$92,986
Average House Value	\$167,411	\$208,320	\$194,660

2020 American Community Survey (ACS)



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