



## 350 LINCOLN HIGHWAY WEST

NEW HAVEN, IN 46774

### PROPERTY HIGHLIGHTS

- Building 1: 2,304 SF retail/office/showroom with one restroom and a 10' drive in door in the garage area
- Building 2: 9,325 SF office/warehouse with three restrooms and two 14' drive in doors
- Buildings 1 & 2 are available for lease together or just Building 2 separately. Buildings 1 & 2 are available as a purchase together
- Also included in a potential sale is a 1,768 SF residential home on 0.62 acres adjacent to subject property (not sold separately)



200 E. Main Street, Suite 580  
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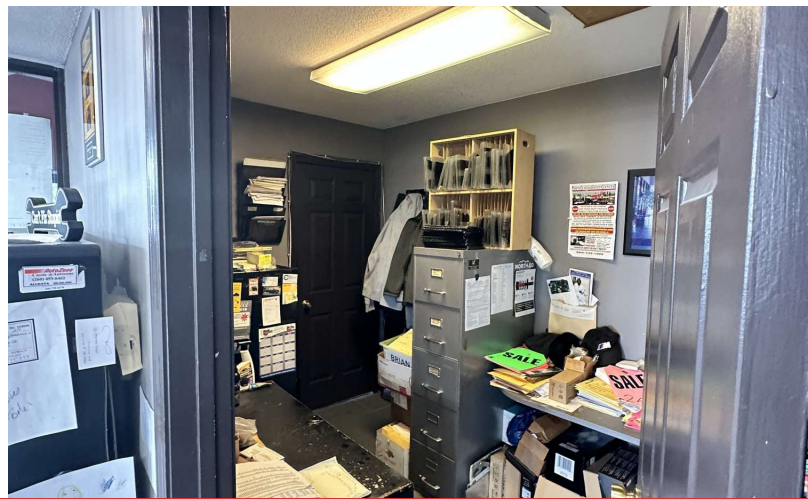
General Property Information			
<b>Name</b>	Lincoln Highway West	<b>Parcel Number</b>	02-13-11-151-011.000-041
<b>Address</b>	350 Lincoln Highway West	<b>Total Building SF</b>	(1) 2,304 SF Retail Building (2) 9,325 SF Warehouse
<b>City, State, Zip</b>	New Haven, IN 46774	<b>Acreage</b>	2.87 AC
<b>County</b>	Allen	<b>Year Built</b>	(1) 1993 & (2) 2003
<b>Township</b>	Adams	<b>Zoning</b>	I-2
<b>Parking</b>	Asphalt surface parking		
Property Features			
<b>Construction Type</b>	(1) Brick; (2) Metal	<b>Number of Floors</b>	(2) 2
<b>Roof</b>	(2) Membrane	<b>Foundation</b>	Concrete
<b>Lighting</b>	(2) Metal halide	<b>Sprinklers</b>	No
<b>Electrical</b>	3 Phase	<b>Restrooms</b>	(1) 1; (2) 3
<b>Heating</b>	Gas	<b>Central Air</b>	In office areas
<b>Signage</b>	Building & pylon	<b>Loading</b>	(2) Two 14' drive in doors
Utilities		Major Roads	
<b>Electric</b>	AEP	<b>Nearest Interstate</b>	I-469
<b>Gas</b>	NIPSCO	<b>Distance</b>	2.4 Miles
<b>Water</b>	City of New Haven	<b>Nearest Highway</b>	US 30, US 24
<b>Sewer</b>	City of New Haven	<b>Distance</b>	2.4 Miles, 2.7 Miles
Lease Information			
<b>Building</b>	<b>Square Footage</b>	<b>Lease Rate</b>	<b>Lease Type</b>
Retail	2,304 SF	\$10.25/SF	NNN
Warehouse	9,325 SF	\$10.25/SF	NNN
Expenses			
<b>Type</b>	<b>Price per SF (estimate)</b>	<b>Responsible Party (Landlord/Tenant)</b>	
<b>Taxes</b>	\$1.27	Tenant	
<b>CAM Fee</b>	TBD	Tenant	
<b>Insurance</b>	TBD	Tenant	
<b>Maint./Repairs</b>		Tenant	
<b>Roof /Structure</b>		Landlord	
<b>Utilities</b>		Tenant	
<b>Total Expenses</b>	TBD		
Sales Information			
<b>Annual Taxes</b>	\$14,761.64	<b>Sale Price</b>	\$2,100,000
<b>Tax Yr./Pay Yr.</b>	2023/2024	<b>Terms</b>	Cash at closing

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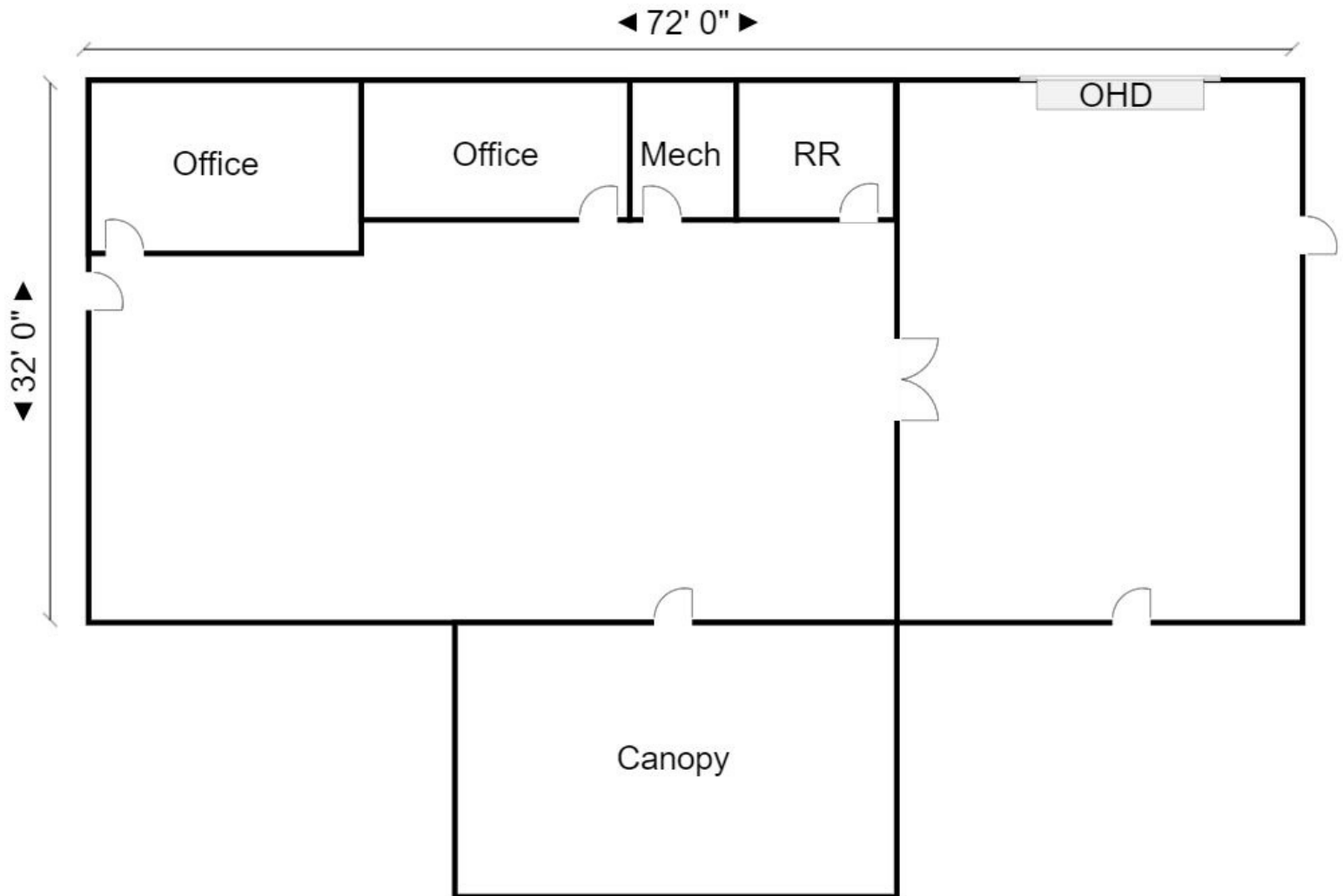
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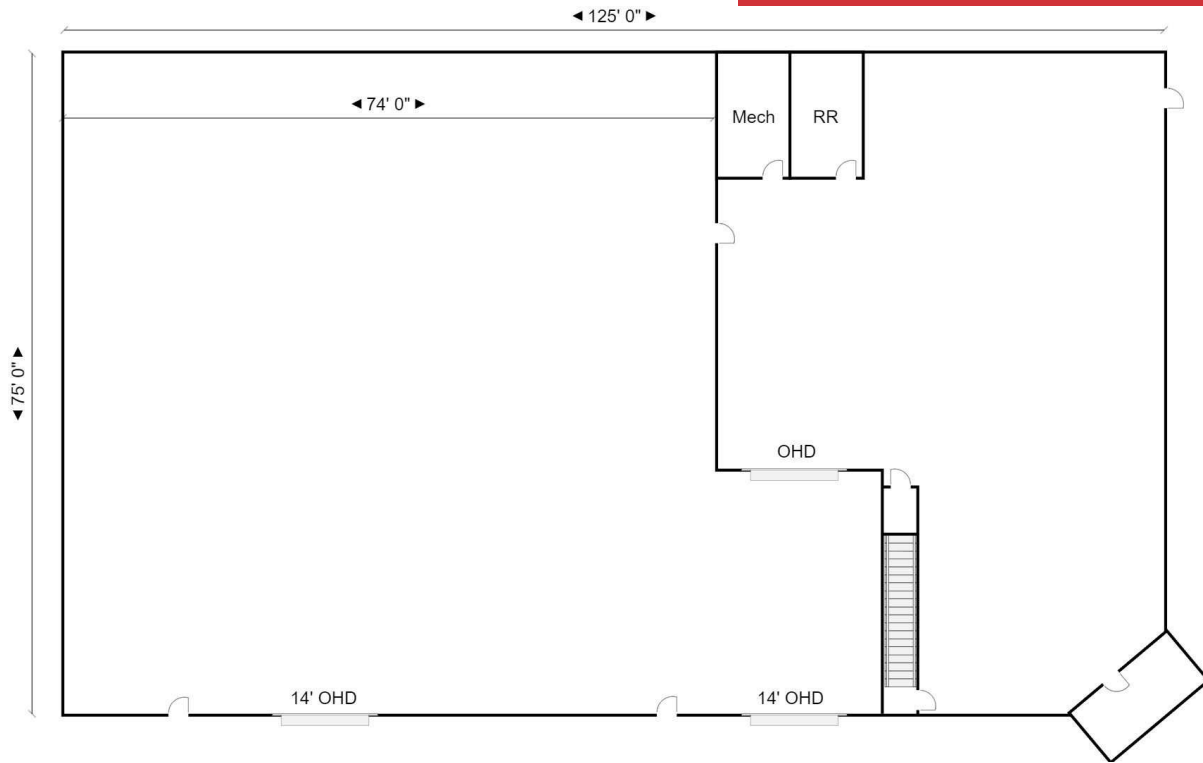
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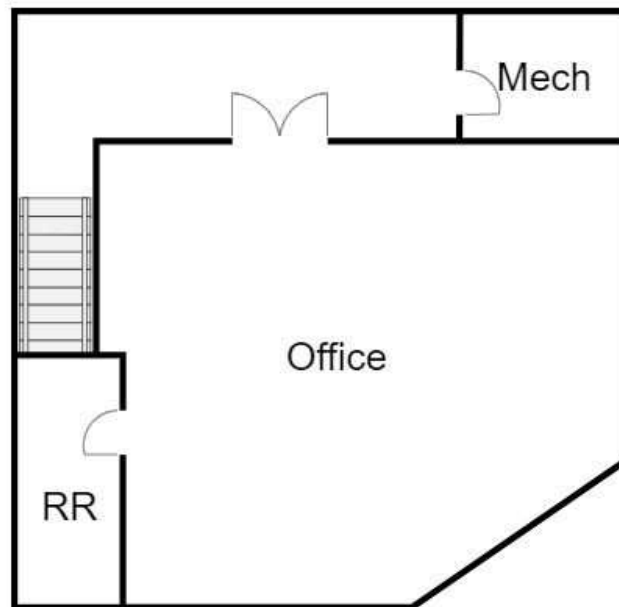


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2nd Floor



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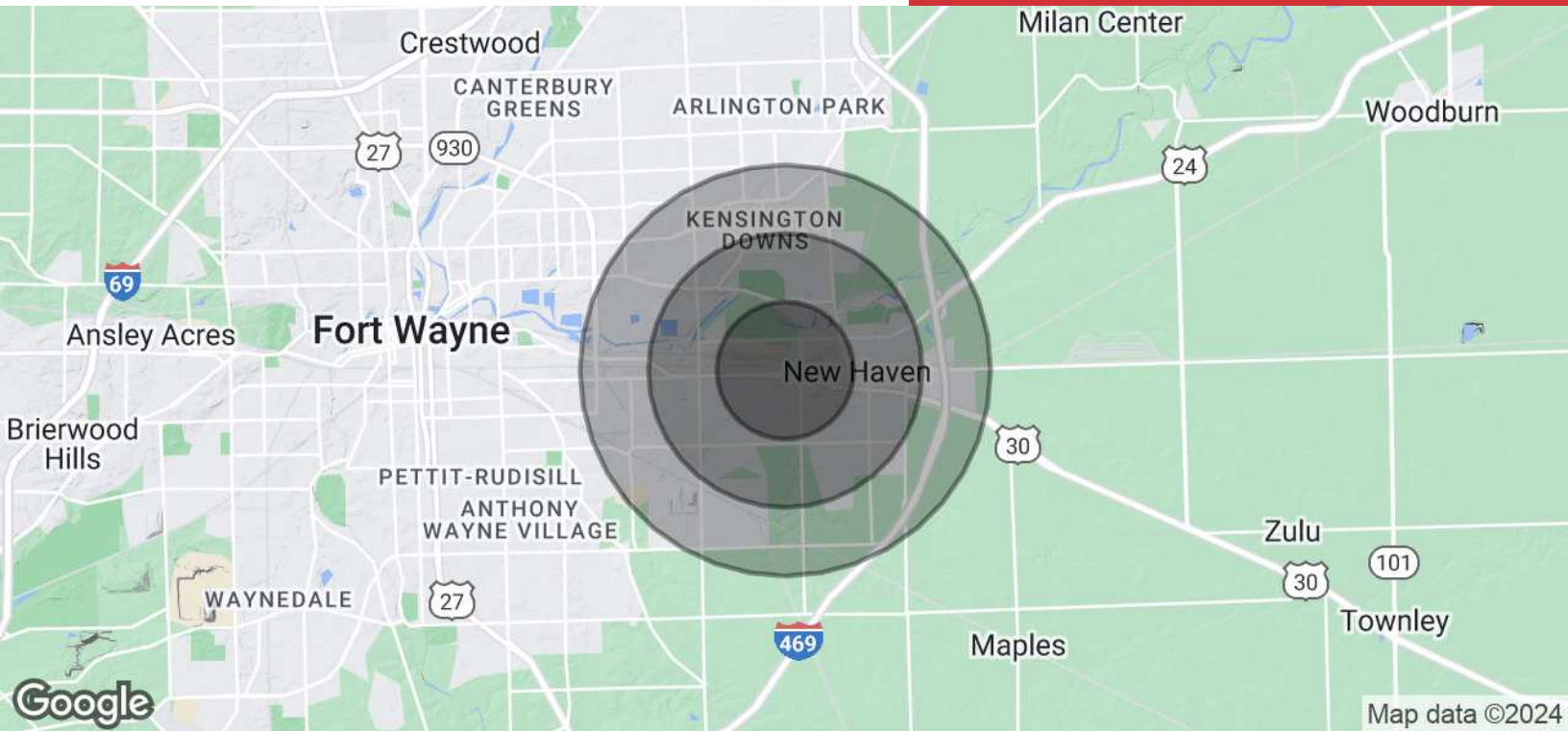




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### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,527	18,203	32,024
Average Age	40	40	41
Average Age (Male)	39	39	39
Average Age (Female)	41	41	42

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,889	7,506	13,083
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$66,068	\$75,743	\$79,653
Average House Value	\$168,123	\$187,247	\$188,597

Demographics data derived from AlphaMap

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