

For Lease

Retail



1709 N Walnut

Hartford City, IN, 47348

Highlights

- Former YMCA located less than a mile from IU-Blackford Hospital
- Neighboring tenants include Needler's Fresh Market, Pizza King and Rent-A-Center
- Busy shopping center with ample parking
- Great visibility from N. Walnut St.
- NNN Charges = \$3.50/SF

Lease Rate	\$8.50 SF/YR (NNN)
Available SF	12,500 SF
Lot Size	1.62 Acres
Building Size	16,100 SF



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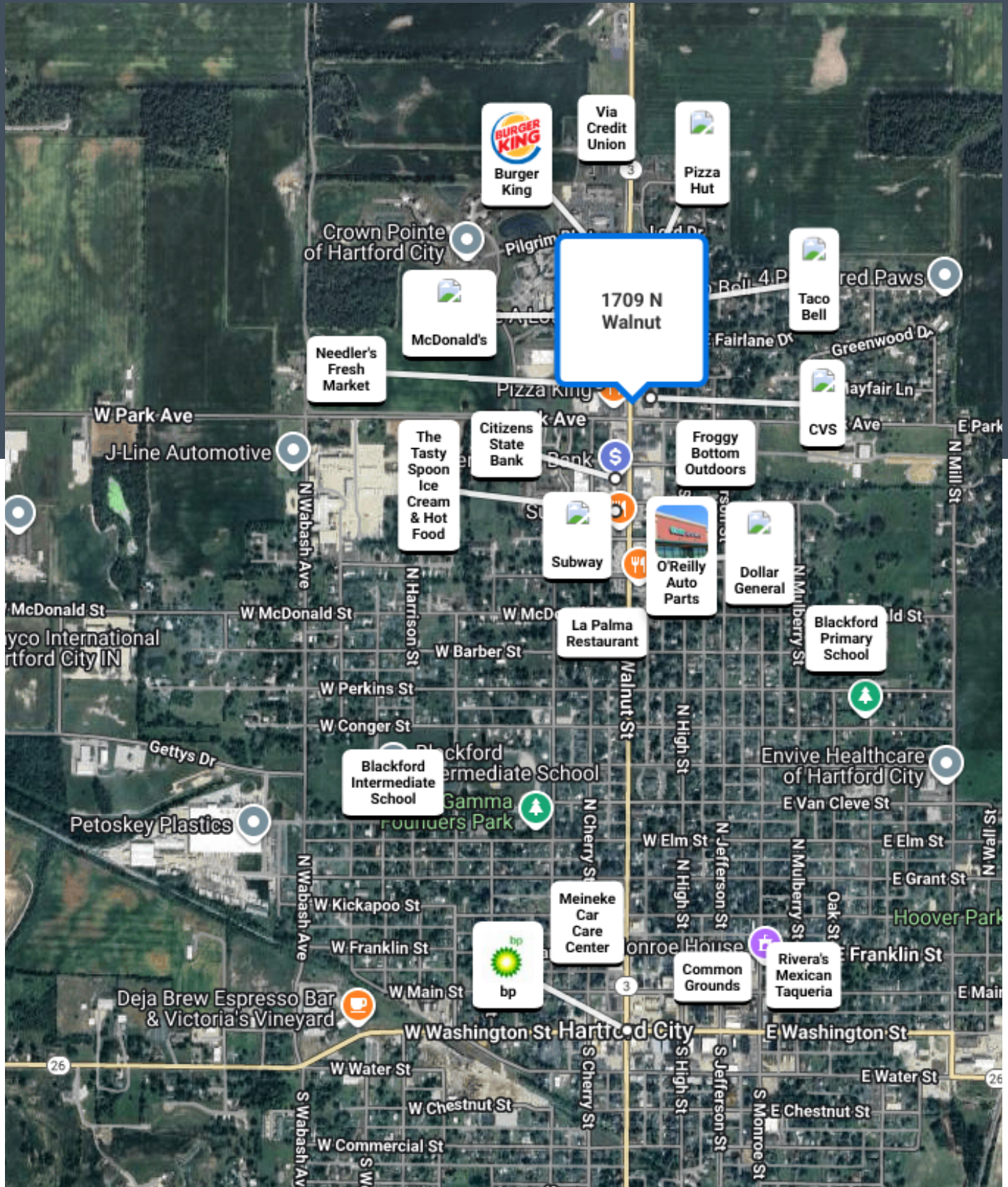
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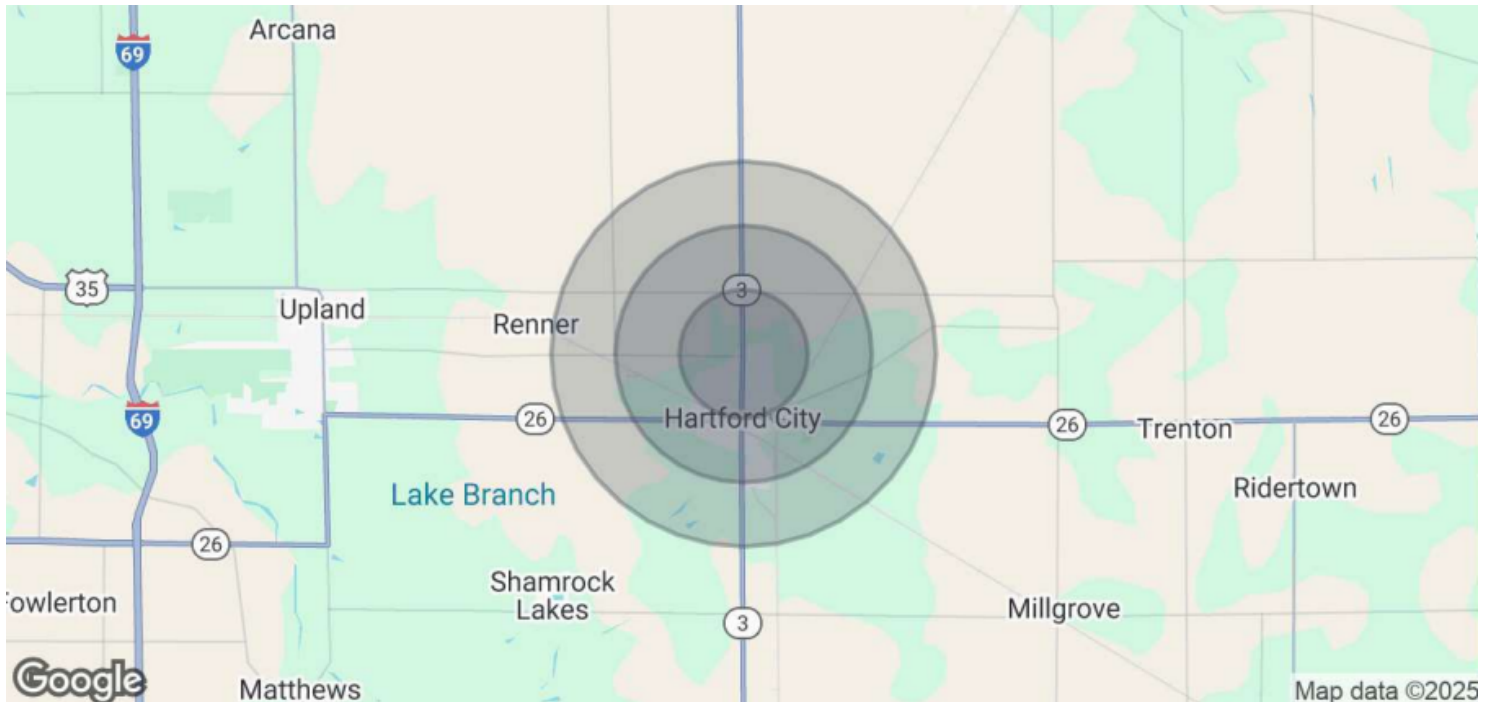


Aerial Map



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Demographics

	1 Mile	2 Mile	3 Mile
Population	4,375	5,945	6,605
Average Age	38.9	41.5	42.4
Average Age (Male)	35.8	39.0	39.4
Average Age (Female)	41.8	43.3	44.1
Total Households	2,180	2,989	3,324
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$42,702	\$46,465	\$47,604
Average House Value	\$58,048	\$68,965	\$75,036