



LUTHERAN HEALTH PLAZA

1302 MINNICH ROAD
NEW HAVEN, IN 46774

Diana Parent, CCIM
Executive Director
O: 260.489.8500
diana.parent@svn.com



Property Summary



OFFERING SUMMARY

Available SF:	900 - 4,756 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Lot Size:	9.67 Acres
Year Built:	1977
Building Size:	79,422 SF
Zoning:	C-1
Market:	New Haven, Indiana

PROPERTY OVERVIEW

Located at the US30 exit of I-469 with very easy access to highways and community. Well known neighborhood shopping center with 3 outlots available for sale.

LOCATION OVERVIEW

This location is ideal for retailers requiring visibility and excess parking. This center has historically been a well-known anchor to the entire community with adjacent new development including office, retail, hospitality, multi-family, single family and the recent Lutheran Health Network expansion.

PROPERTY HIGHLIGHTS

- Major tenants include: Lutheran Health Network, Hoosier Park, Dollar General & Fresenius Medical Care
- Recently Renovated Center
- Excellent location and visibility
- Hard corner with undeveloped outlots
- Ample parking
- Well known neighborhood center

Available Spaces



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	COMMENTS
1312A	Neighborhood Ctr.	\$15.00 SF/yr	NNN	2,374 SF 4,756 SF Contiguous	Contiguous with Suite 1312B, adjacent to Bingo Hall
1314	Neighborhood Ctr.	\$15.00 SF/yr	NNN	2,356 SF 4,756 SF Contiguous	Contiguous with Suite 1312A, adjacent to Physiotherapy Associates.
1332	Neighborhood Ctr.	\$15.00 SF/yr	NNN	1,100 SF 2,700 SF Contiguous	Fronts Minnich Road at US 930, adjacent to Clip & Curl. Contiguous with Suite 1326.

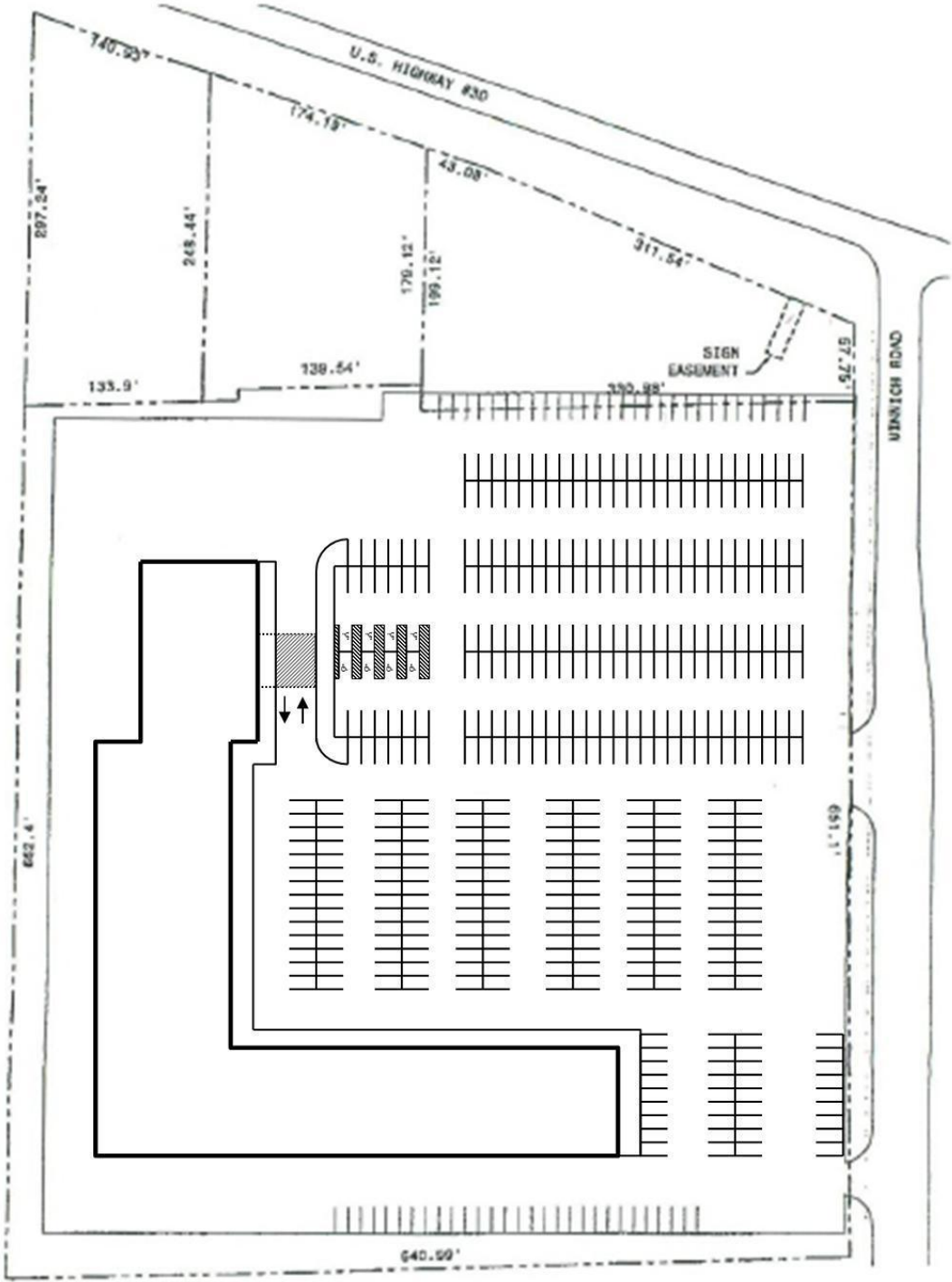
Site Plan | Vacancies & Tenants



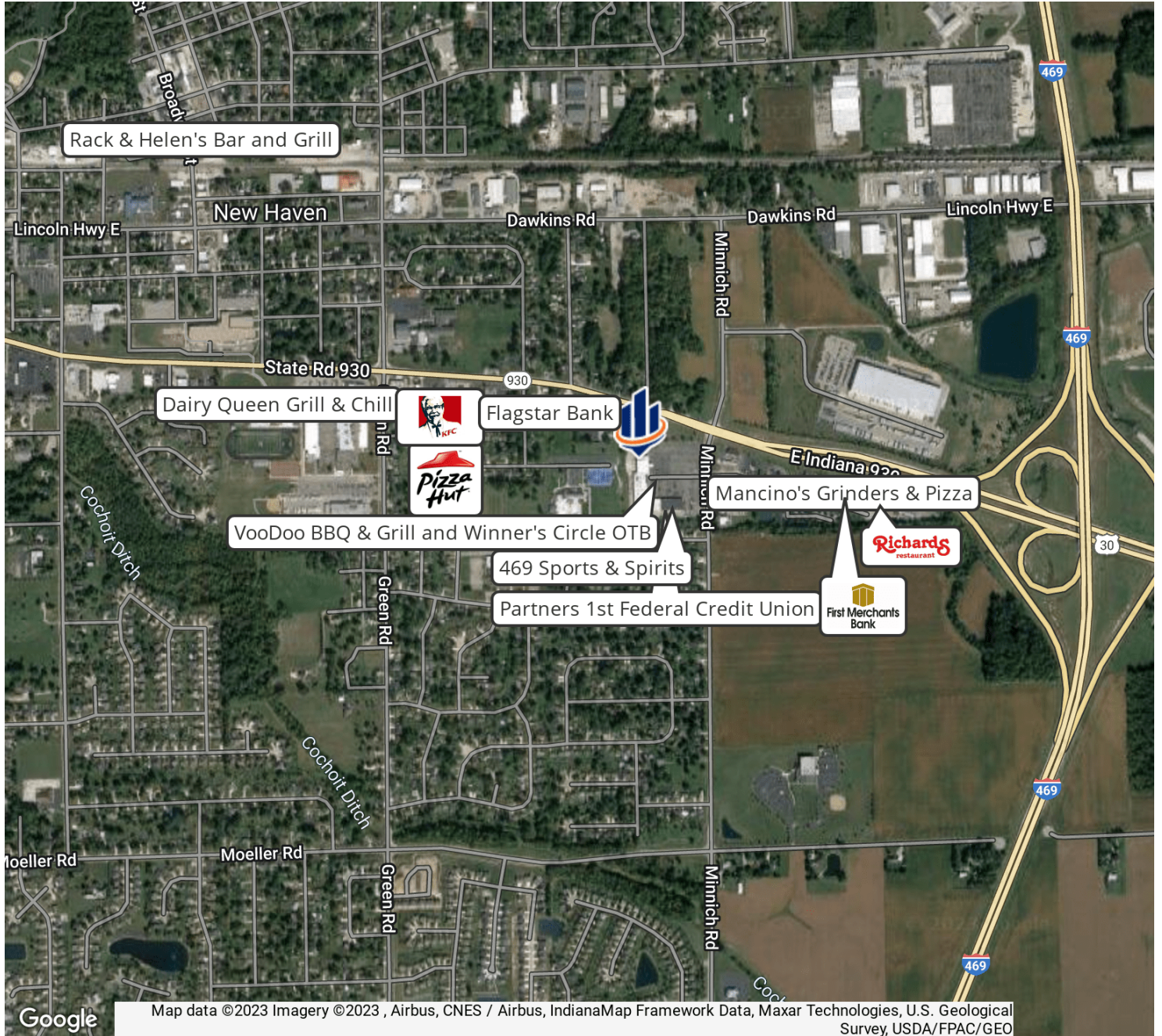
Additional Photos



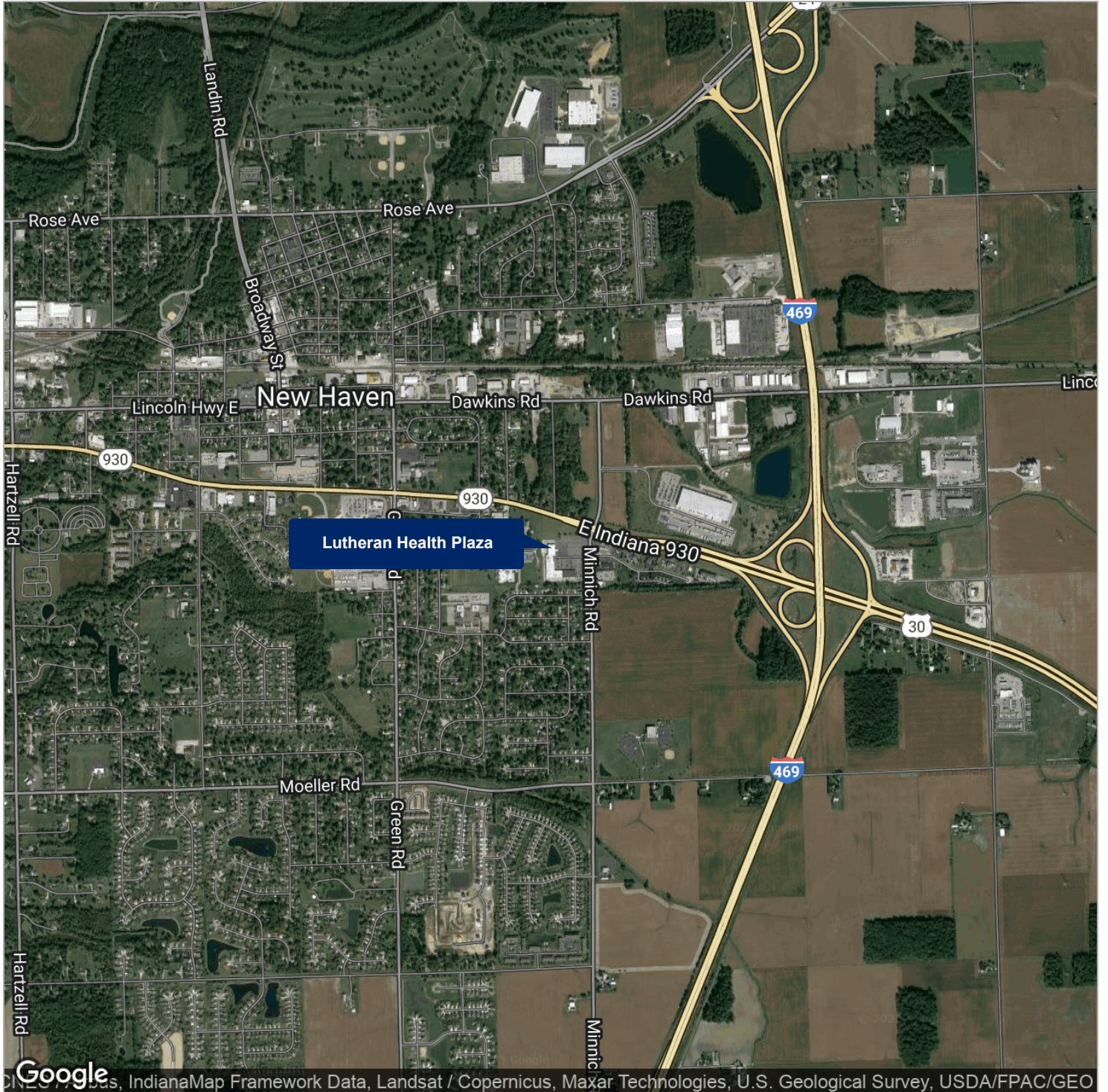
Site Plan | Shopping Center & Outlots



Retailer Map

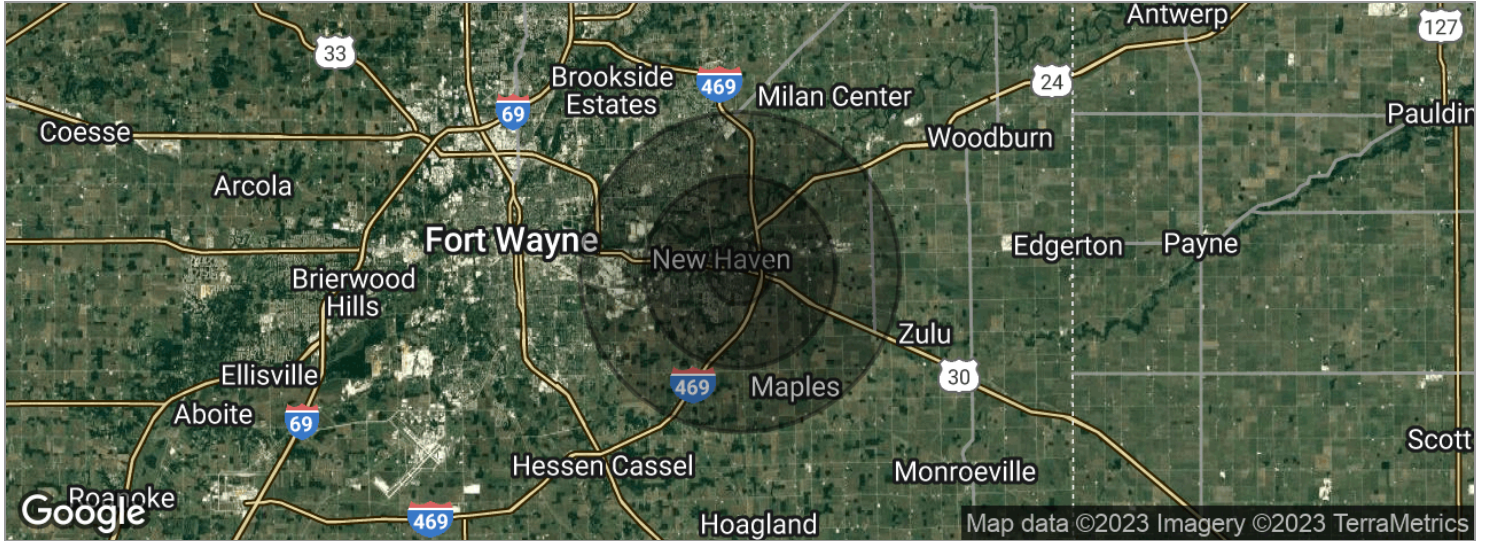


Region Map



Google, IndianaMap Framework Data, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,750	19,308	46,810
Median age	37.7	37.2	37.7
Median age [Male]	37.7	36.1	36.6
Median age [Female]	36.2	37.5	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,468	7,569	18,072
# of persons per HH	2.6	2.6	2.6
Average HH income	\$58,449	\$58,147	\$59,991
Average house value	\$155,289	\$144,625	\$124,287

* Demographic data derived from 2020 ACS - US Census

Demographics Report

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Total Population - White	3,546	17,764	41,218
% White	94.6%	92.0%	88.1%
Total Population - Black	73	832	3,135
% Black	1.9%	4.3%	6.7%
Total Population - Asian	5	127	526
% Asian	0.1%	0.7%	1.1%
Total Population - Hawaiian	6	91	94
% Hawaiian	0.2%	0.5%	0.2%
Total Population - American Indian	4	14	133
% American Indian	0.1%	0.1%	0.3%
Total Population - Other	51	146	425
% Other	1.4%	0.8%	0.9%
	1 MILE	3 MILES	5 MILES
Total Population - Hispanic	134	611	1,728
% Hispanic	3.6%	3.2%	3.7%

* Demographic data derived from 2020 ACS - US Census

Advisor Bio

DIANA PARENT, CCIM

Executive Director



110 W. Berry Street
Suite 2100
Fort Wayne, IN 46802
T 260.489.8500
diana.parent@svn.com

PROFESSIONAL BACKGROUND

Diana Parent serves as the managing director for SVN/Parke Group, a full-service commercial real estate firm offering brokerage, property management, asset recovery, maintenance, and development services. She is consistently ranked as one of the Top 10 Producers in the nation by SVN Corporate, including in 2010, when she was ranked as the 4th Top Producer in the nation for the year 2009. In 2007, Indiana Business Journal selected her for the “Future 40” business leaders award. In addition to her everyday active role in managing the firm and its employees, she provides personal service to her clients, providing commercial property, acquisition, disposition, and leasing services. Parent has amassed an impressive amount of experience with the sale and lease of countless commercial properties as well as both commercial and residential development projects. Her past professional experience, including Duke Realty and CBRE, in addition to transactional success gives her a solid, well-rounded foundation as a real estate Advisor.

Parent takes her role in the community seriously and enjoys serving on local boards of directors, including Children’s Hope, Vincent House, and Indiana Women’s CEO Forum, and is an active member in St. Vincent de Paul parish. In 2015 she was recognized nationally for her efforts when she was awarded the SVN National Humanitarian of the Year award.