



LEASE
14550 Amstutz Rd retail
and/or office for Lease

14550 AMSTUTZ ROAD

Leo-Cedarville, IN 46765

PRESENTED BY:

BRANDON DOWNEY

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|---------------|----------------------------|
| LEASE RATE: | \$9.00 - 11.00 SF/yr (NNN) |
| AVAILABLE SF: | 2,100 - 6,300 SF |

PROPERTY DESCRIPTION

Anytime Fitness space. Ideal for another body health-oriented business to move right in after Anytime Fitness vacates. Will lease total space of 6,300 or divide up into a 4,200 SF space and 2,100 SF space. Unit A is 4,200 SF featuring a mostly open floor plan and roadside exposure. Unit A is ideal for retail. Unit B is 2,100 SF that is also a mostly open floor plan. Unit B is ideal for office but could also be retail.

NNN's are approximately \$1.75 SF
Will be available to occupy in January 2026

PROPERTY HIGHLIGHTS

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LEASE SPACES



LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|------------------------|
| LEASE TYPE: | NNN | LEASE TERM: | 3 to 5 months |
| TOTAL SPACE: | 2,100 - 6,300 SF | LEASE RATE: | \$9.00 - \$11.00 SF/yr |

AVAILABLE SPACES SUITE

| | | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---|-----------|--------|-----------|------------|---------------|---|
| 14550 Amstutz Rd roadside retail space - 4,200 SF | Available | | 4,200 SF | NNN | \$11.00 SF/yr | Anytime Fitness is current occupant but will be vacating at the end of December 2025. Ideal for another body health-oriented fitness business or any other retail. Mostly open plan, (2) small offices, (2) restrooms. Excellent exposure to busy traffic on Amstutz Rd |

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LEASE SPACES



| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---|-----------|-----------|------------|--------------|--|
| 14550 Amstutz Rd side retail space or office space - 2,100 SF | Available | 2,100 SF | NNN | \$9.00 SF/yr | Anytime Fitness is current occupant but will be vacating at the end of December 2025. Mostly open plan with (1) office and (1) restroom. Ideal for office agency or small retail |

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LEASE SPACES



| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---|--------|-----------|------------|---------------|---|
| 14550 Amstutz Rd total space - 6,300 SF Available | | 6,300 SF | NNN | \$10.00 SF/yr | Anytime Fitness is current occupant but will be vacating at the end of December 2025. Ideal for another body health-oriented fitness business or any other retail. Mostly open plan, (3) small offices, (3) restrooms. Excellent exposure to busy traffic on Amstutz Rd |

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ADDITIONAL PHOTOS

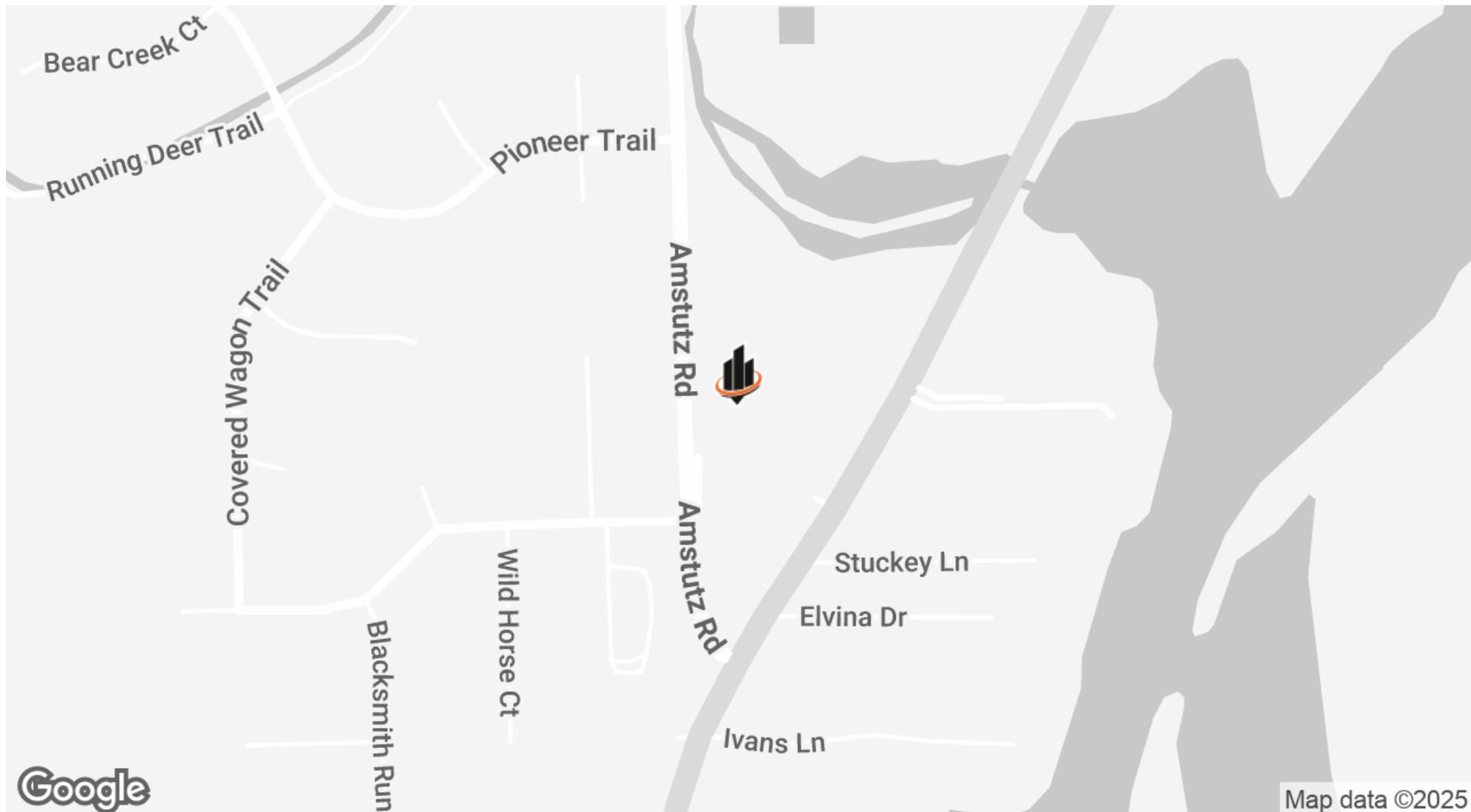


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LOCATION MAP



Google

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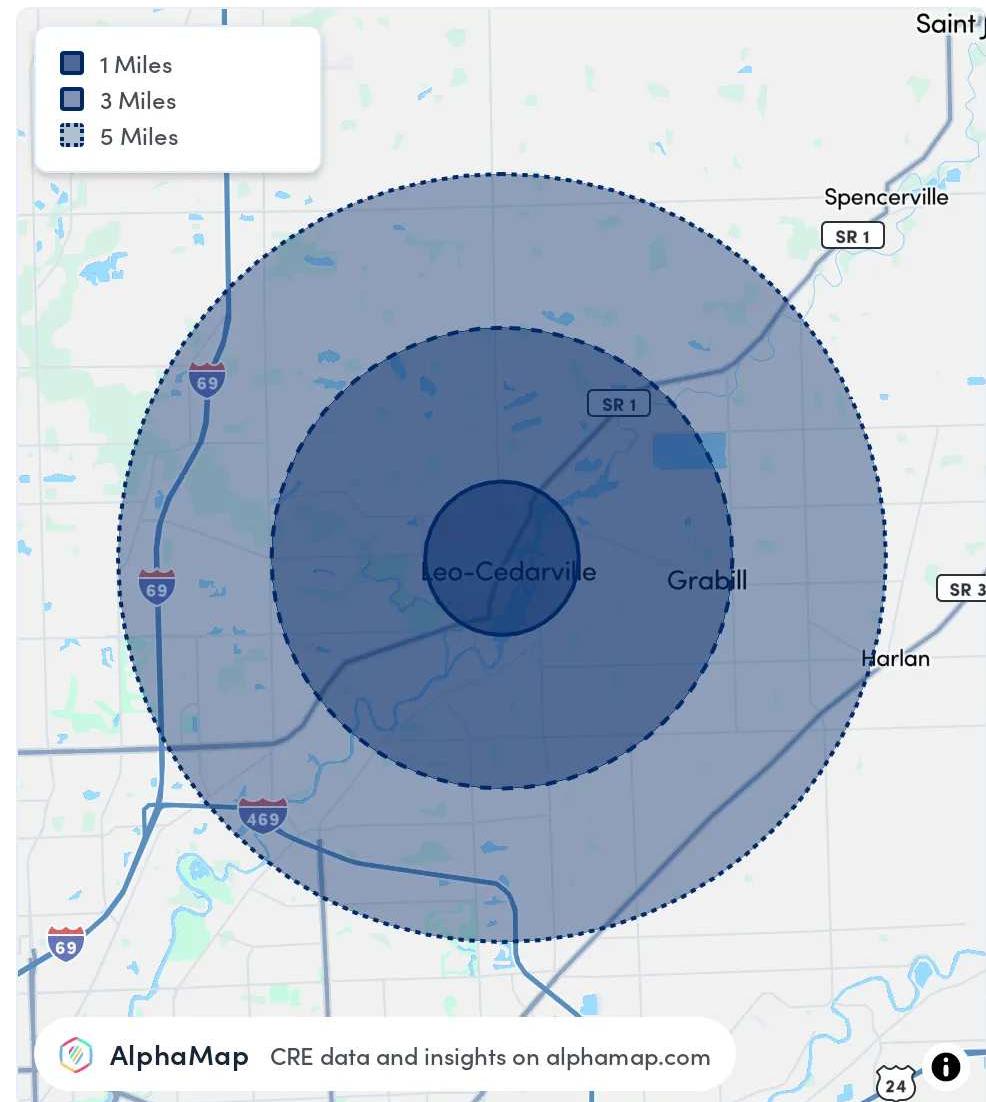
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AREA ANALYTICS

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 3,045 | 10,971 | 38,623 |
| AVERAGE AGE | 39 | 39 | 39 |
| AVERAGE AGE (MALE) | 38 | 38 | 38 |
| AVERAGE AGE (FEMALE) | 40 | 40 | 40 |
| HOUSEHOLD & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 1,014 | 3,726 | 14,125 |
| PERSONS PER HH | 3 | 2.9 | 2.7 |
| AVERAGE HH INCOME | \$132,681 | \$119,984 | \$121,345 |
| AVERAGE HOUSE VALUE | \$412,931 | \$389,908 | \$353,570 |
| PER CAPITA INCOME | \$44,227 | \$41,373 | \$44,942 |

Map and demographics data derived from AlphaMap

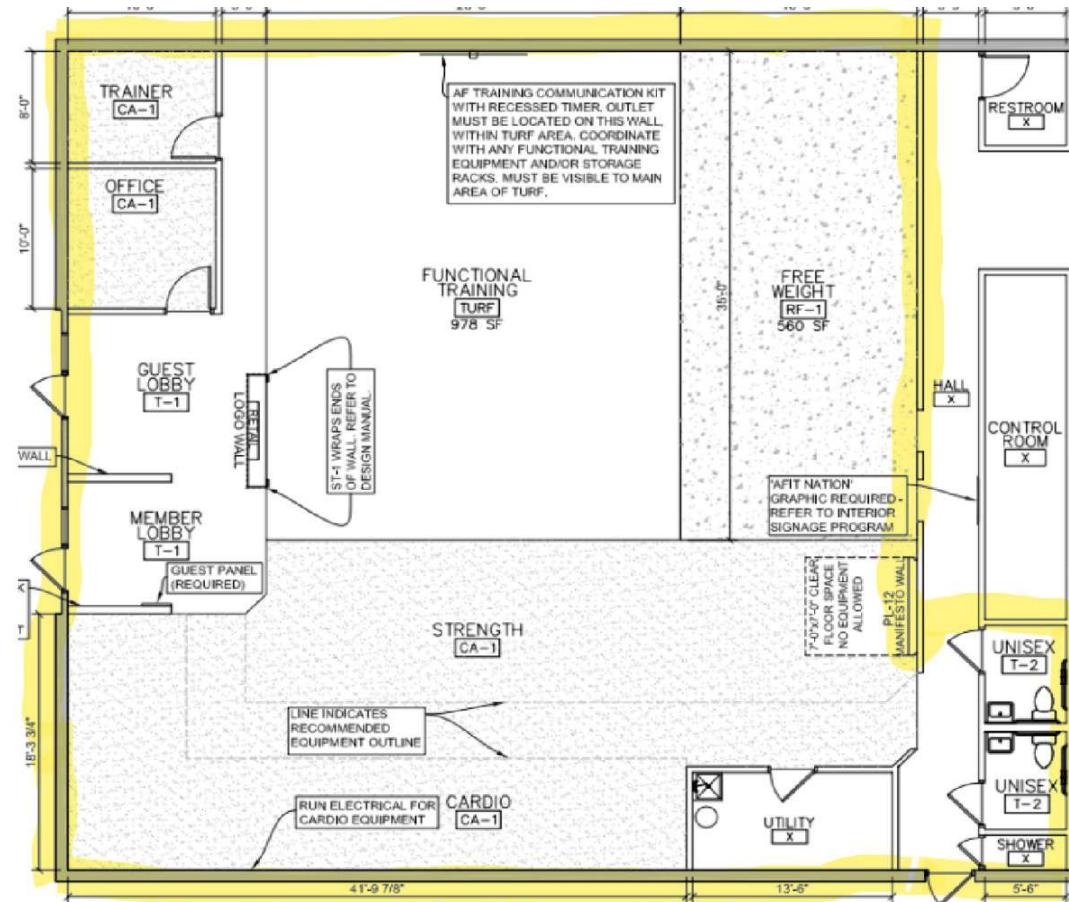


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FLOOR PLAN - 4,200 SF UNIT A RETAIL

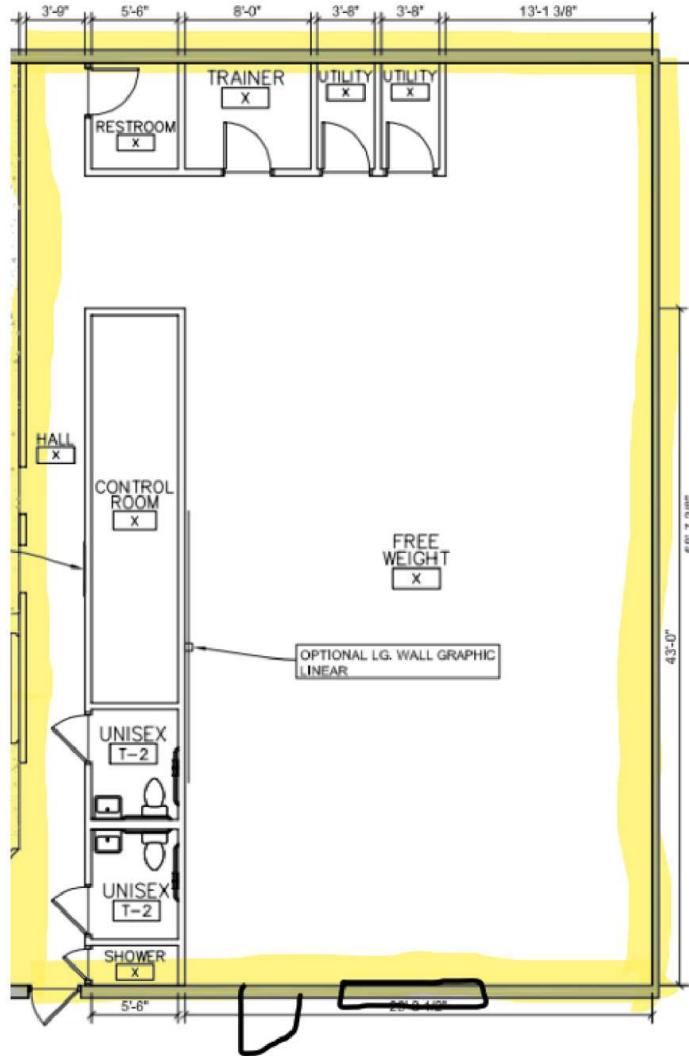


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FLOOR PLAN - 2,100 SF UNIT B OFFICE OR RETAIL

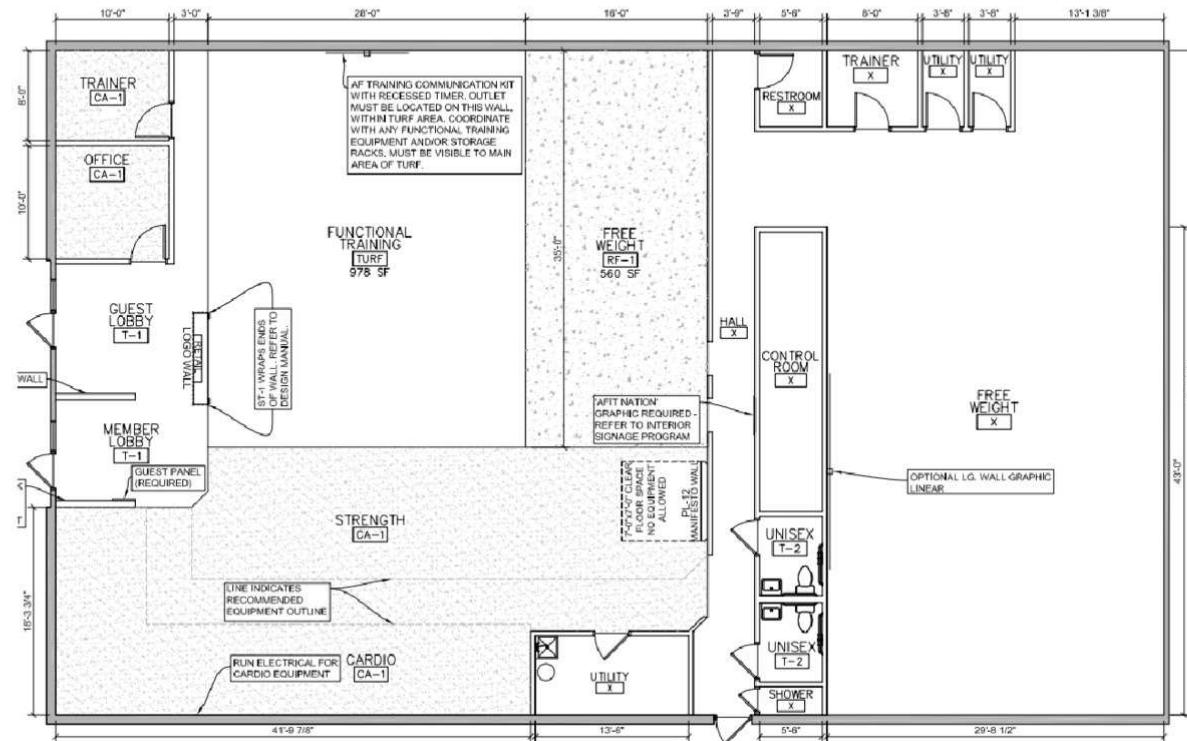


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FLOOR PLAN - 6,300 SF TOTAL FLOOR PLAN



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RETAILER MAP



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