

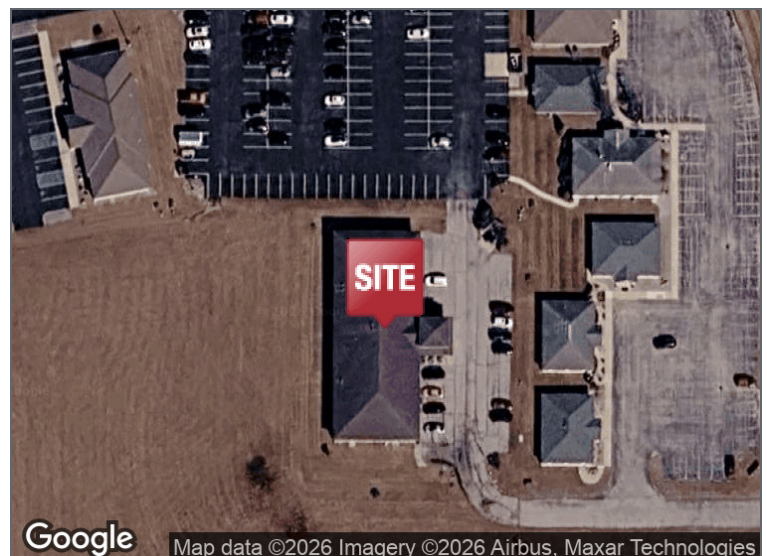


2806 THEATER AVENUE

HUNTINGTON, INDIANA 46750

PROPERTY HIGHLIGHTS

- 1,100 SF available for lease
- Well maintained & professionally managed
- Located in an office park setting near the intersection of US 24 & SR 5
- High office and retail area
- Excellent demographics



200 E. Main Street, Suite 580
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General Property Information			
Name	2806 Theater Avenue	Parcel Number	35-05-09-200-780.015-005
Address	2806 Theater Avenue	Total Building SF	9,160 SF
City, State, Zip	Huntington, IN 46750	Acreage	0.78 AC
County	Huntington	Year Built	2001
Township	Huntington	Zoning	BP
Parking	Asphalt	Parking Spaces	Ample

Property Features			
Construction	Brick	# of Floors	1
Roof	Asphalt shingles	Restrooms	In each unit
Heating	Gas forced air	Central Air	Yes
Other			

Utilities		Nearest Major Roads	
Electric	Vectren Energy	Interstate	I-69
Gas	Duke Energy	Distance	11.5 Miles
Water	Huntington City Utilities	Highway	Hwy 24 & 224
Sewer	Huntington City Utilities	Distance	1.6 Miles

Lease Information			
Unit	SF	Lease Rate	Lease Type
Suite B	1,100 SF	\$14.50/SF/YR	NNN

Expenses		
Type	Price/SF (Estimate)	Responsible Party (Landlord/Tenant)
Taxes	\$1.16/SF	Tenant
CAM	\$3.21/SF	Tenant
Insurance	\$0.35/SF	Tenant
Maint/Repairs		Tenant
Roof/Structure		Landlord
Utilities		Tenant
Total Expenses	\$4.72/SF	

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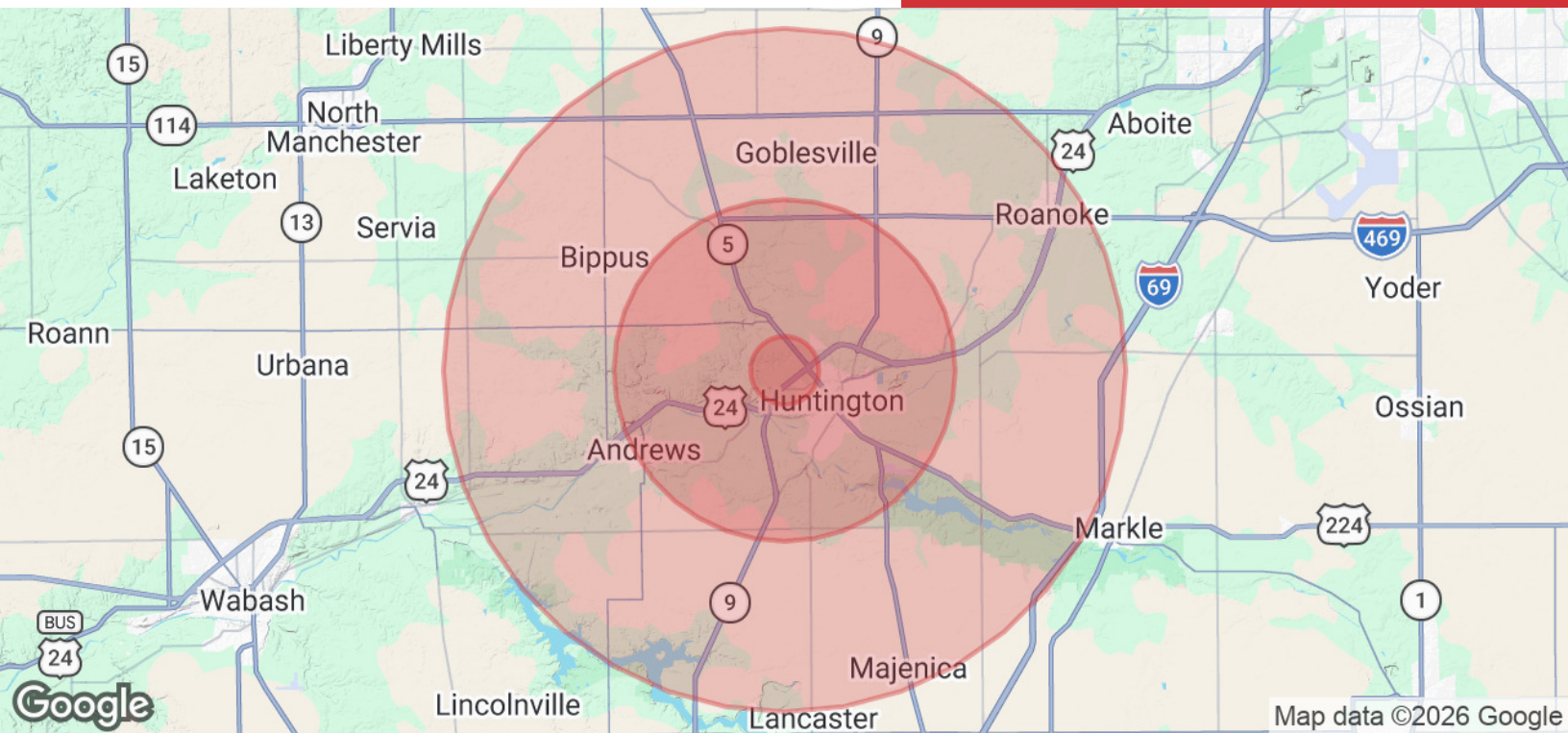


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,236	28,057	41,304
Average Age	31.4	36.4	37.3
Average Age (Male)	31.2	35.7	36.3
Average Age (Female)	31.4	36.8	38.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,193	10,652	15,663
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$45,444	\$49,440	\$53,507
Average House Value		\$154,595	\$148,070

American Community Survey (ACS)

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