

LEASE

Lutheran Health Plaza

1302 MINNICH ROAD

New Haven, IN 46774

PRESENTED BY:

DIANA PARENT, CCIM

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

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.

OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/yr (NNN)
NUMBER OF UNITS:	24
AVAILABLE SF:	1,100 - 9,000 SF
LOT SIZE:	9.67 Acres
BUILDING SIZE:	79,422 SF

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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

ADDITIONAL PHOTOS

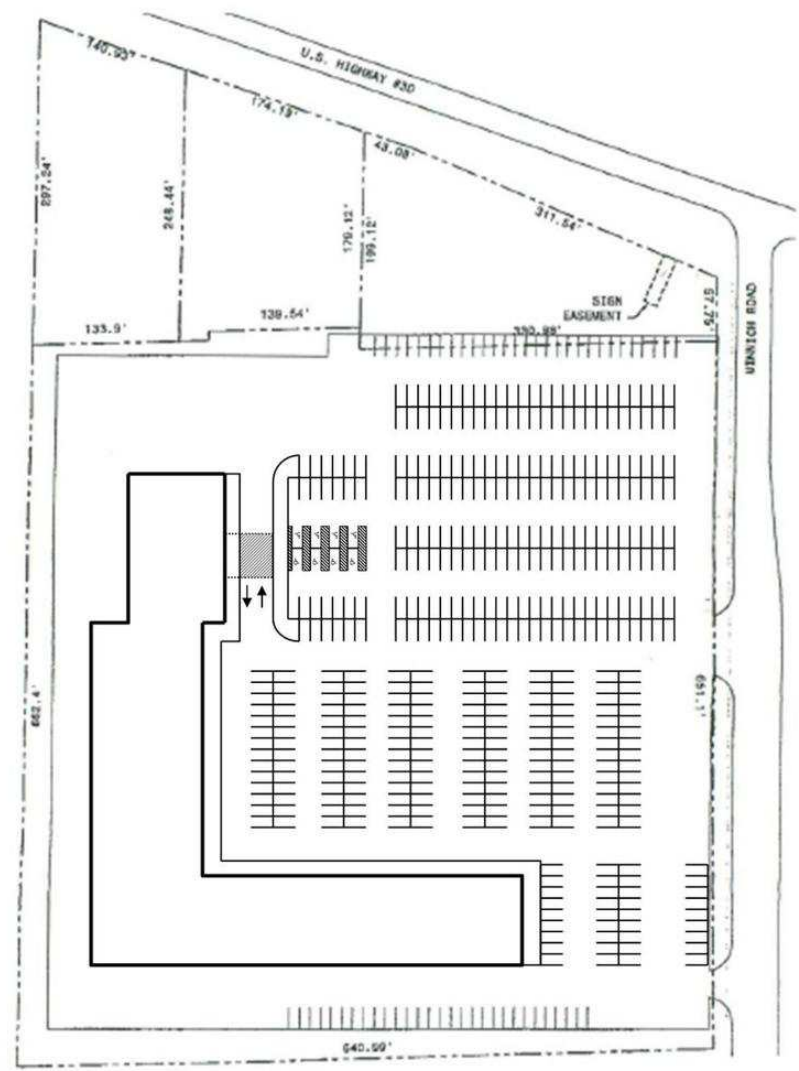


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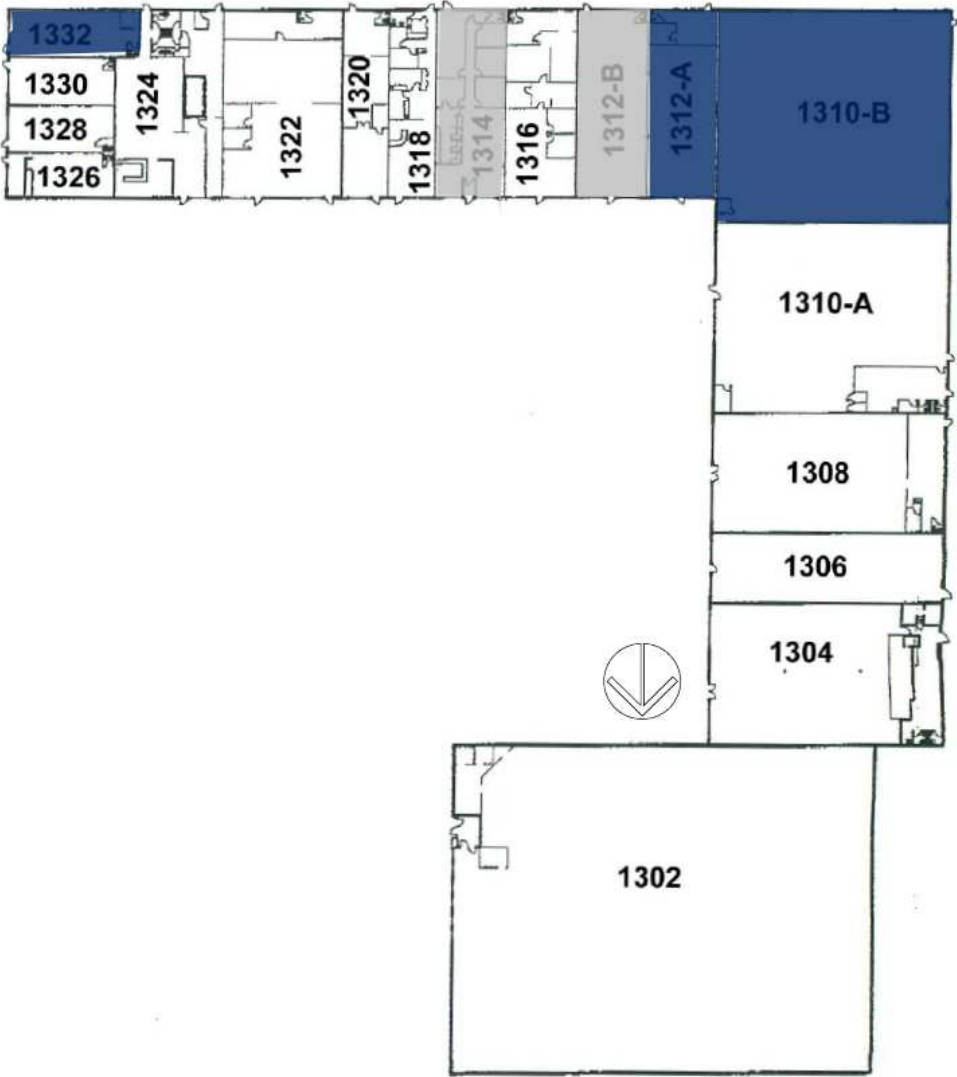
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SITE PLAN I SHOPPING CENTER AND OUTLETS



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SITE PLAN



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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,100 - 9,000 SF	LEASE RATE:	\$15.00 SF/yr

AVAILABLE SPACES					
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1312A	Available	2,374 SF	NNN	\$15.00 SF/yr	-
1310B	Available	9,000 SF	NNN	\$15.00 SF/yr	-
1332	Available	1,100 SF	NNN	\$15.00 SF/yr	-

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RETAILER MAP

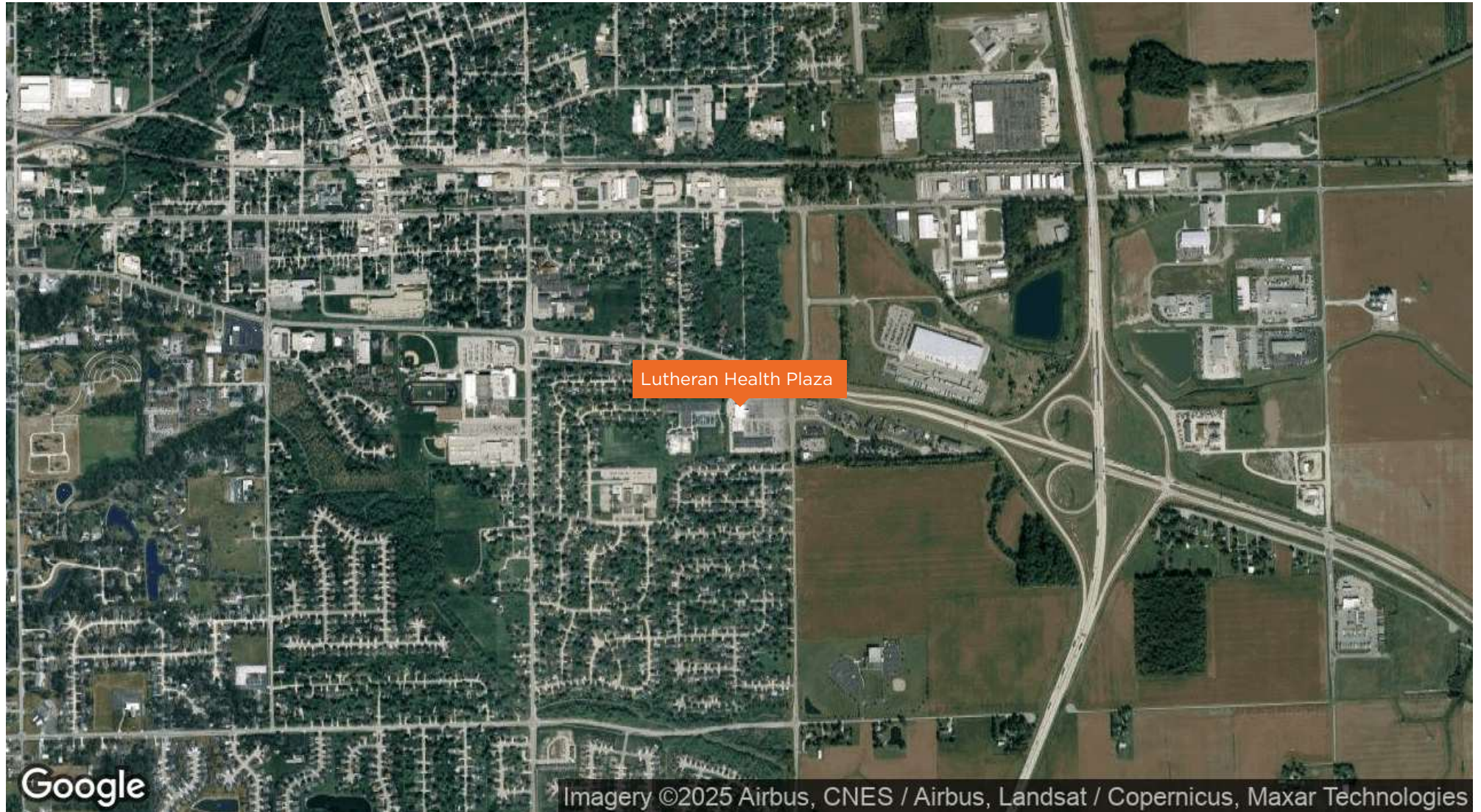


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REGIONAL MAP



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SVN | PARKE GROUP 8