

# CONFIDENTIAL OFFERING MEMORANDUM

760 N. Broadway St. | Peru, IN 46970



# NAI Cressy

P 574.271.4060 | [CRESSY.COM](https://www.cressy.com)

200 N. Church Street, Suite 200 | Mishawaka, IN 46544

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**Roy Roelke**  
Senior Broker

D 574.485.1537 | C 574.286.9159

[rroelke@cressy.com](mailto:rroelke@cressy.com)

NAI Cressy Commercial Real Estate. (“Agent”) has been engaged as the exclusive agent for the sale of 760 N. Broadway Street, Peru, Indiana (the “Property”), by the owner of the Property (“Seller”).

The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with NAI Cressy Commercial Real Estate as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor.” The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to NAI Cressy Commercial Real Estate.

**Prospective Purchaser:** Signed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Email Address: \_\_\_\_\_

**Representing Broker:**

Printed Name: Roy Roelke

Title: Senior Broker

Mailing Address: 200 N. Church Street, Suite 200, Mishawaka, IN 46544

Phone #: 574.271.4060

Email Address: rroelke@cressy.com

The terms and conditions contained in the above Confidentiality Memorandum have been read and are agreed to this \_\_\_\_ day of \_\_\_\_\_ 2023.

**Return to:** NAI Cressy, 200 N. Church Street | Mishawaka, IN 46544 | 574.271.4060

EXECUTIVE SUMMARY	4
PROPERTY OVERVIEW	5
LOCATION OVERVIEW	7
MARKET OVERVIEW	8

**Exclusive Advisor:**  
ROY ROELKE  
Senior Broker  
574.485.1537  
rroelke@cressy.com





# EXECUTIVE SUMMARY

# CONFIDENTIAL OFFERING MEMORANDUM

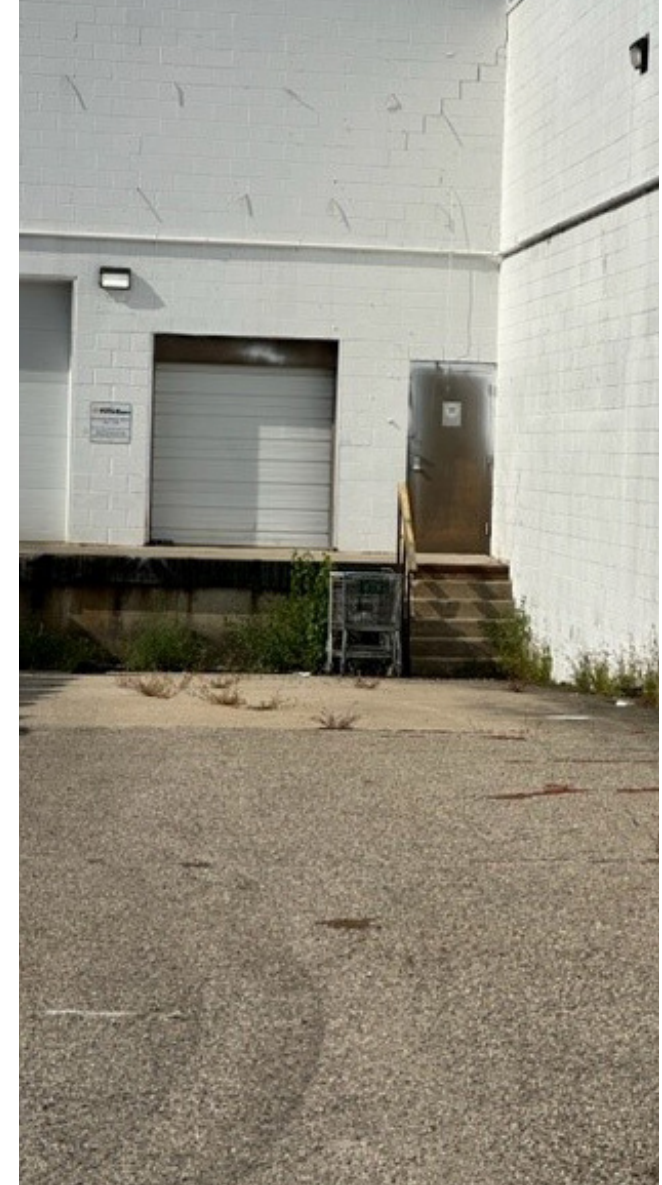
760 N. Broadway St. | Peru, IN 46970

This established 100,677 SF multi-tenant retail center is the home of Family Farm and Home, Parkview Health and Dollar Tree. The property currently offers four suites of various size retail and/or office space. Uses could include, but not be limited to, retail, medical, food/grocery, governmental, education, automotive, warehouse and storage. Ample onsite parking. Suite signage. Individually metered suites. The suites are served by 200 Amp power, single phase power and roof top gas forced air heat and central air conditioning. Suite 1 is the former ALCO space of 15,660 SF which has an 8' high overhead door with a lowered dock drive which also matches up with a semi-height. There is a lowered drive-up to the dock which matches heights with a semi-trailer. This area is drained. Suite 2 is 14,811 SF and is served by a 7' overhead door. There is plenty of ceiling height to make the door taller. The ceiling in this area is approximately 20'. Suite 3 is 2,661 SF located behind Parkview Health. It has a truck loading dock and is excellent warehouse space. Lastly, suite 4 is the former 2,627 SF eye doctor suite is an excellent "white box" setup with flexibility for many different types of office arrangements and had a new roof installed in the fall of 2016.

[VIEW PROPERTY ONLINE](#)



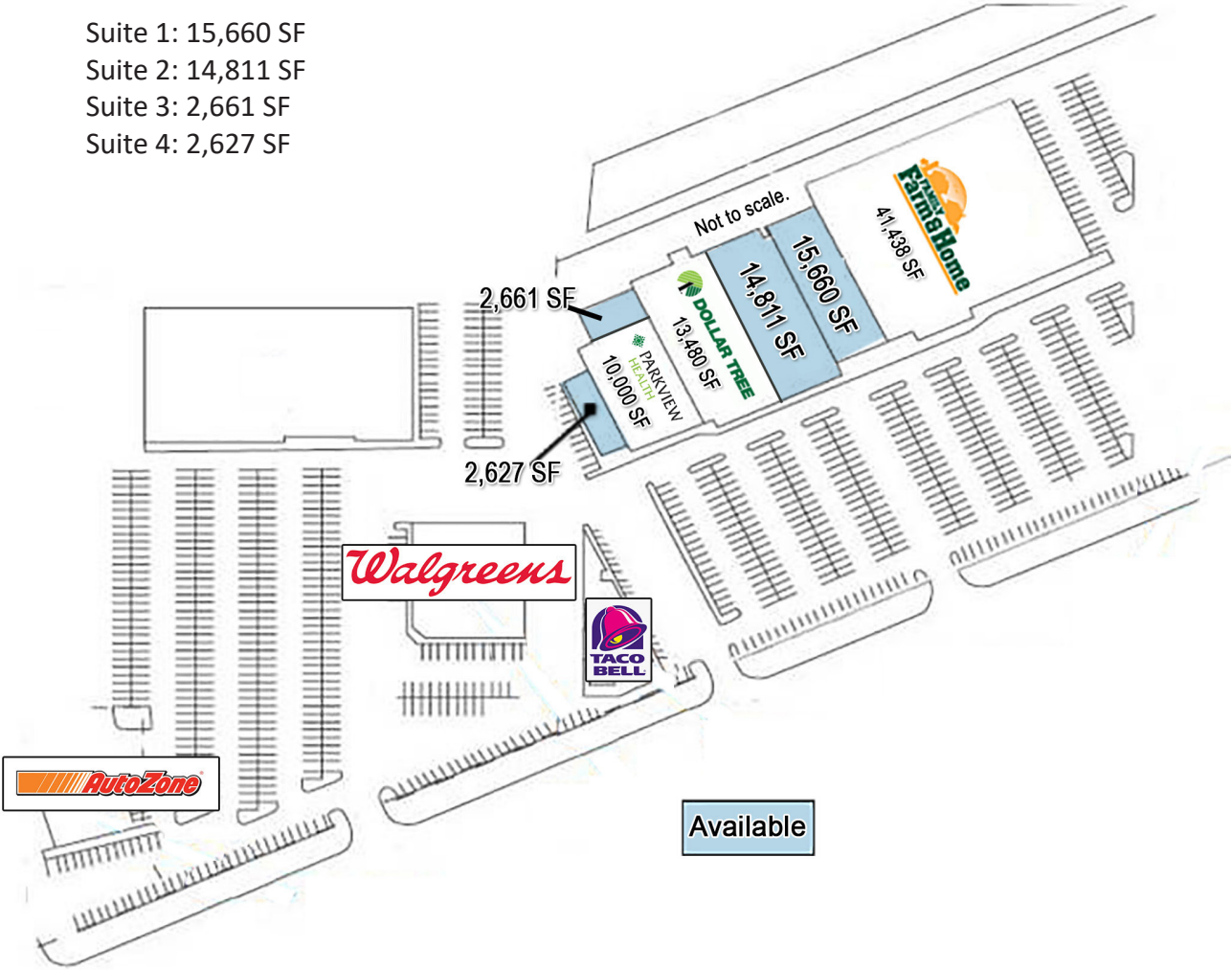
ADDRESS	760 N. Broadway Street Peru, IN 46970
TOTAL SQUARE FEET	100,677 SF
PARCEL SIZE	8.9 Acres
OCCUPANCY	65%
ZONING	B-3
LIGHTING	Fluorescent
HVAC	Gas Forced Air Heat and Central Air
PARKING	350 Parking Spaces
YEAR BUILT	1972
LIST PRICE	\$4,375,000 Financials are available once Confidentiality Agreement has been signed and received by the Broker.







Suite 1: 15,660 SF  
Suite 2: 14,811 SF  
Suite 3: 2,661 SF  
Suite 4: 2,627 SF

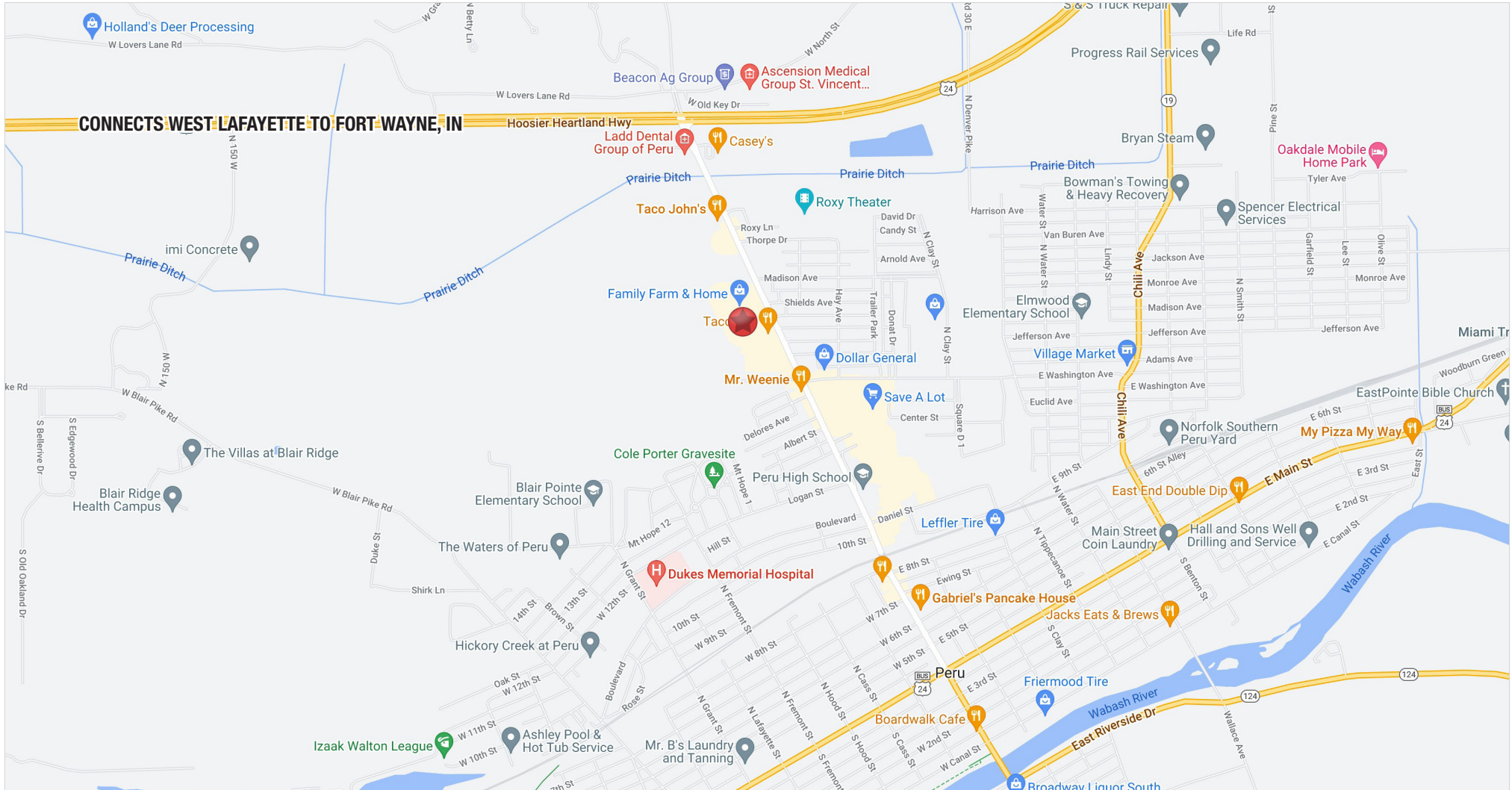


# LOCATION OVERVIEW

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Less than 2 miles east of US 31 a major 4-lane highway connecting Indianapolis to South Bend, IN, Kalamazoo, MI and Grand Rapids, MI. Established retail area on north side of town with many national retailers on this state highway which runs north and south through Peru. Less than one-half mile from Hoosier Heartland Corridor which is new four lane highway linking West Lafayette to Ft. Wayne. Center turn lanes in the parking lot.





## MIAMI COUNTY, INDIANA

Peru/Miami County, Indiana, is rich with history, breathtaking scenery and endless opportunities. Where else could you sit in the cockpit of a historical aircraft, see a breathtaking circus performance, play a round of golf, enjoy wine tasting, take in history of the Miami Indians, Cole Porter and other historic sites all in one day.

The Mississinewa, Eel and Wabash rivers wind their way through Miami County and offer great fishing, canoeing, hiking, horseback riding trails, camping, swimming, and a Riverwalk in downtown Peru. Miami County offers four golf courses and various festivals throughout the year that are attended by residents and tourists from all over the country.

The area is also rich in history and things to do. It is home to the International Circus Hall of Fame, Grissom Air Museum, Circus City Speedway and Bunker Hill Dragstrip, and the Miami County Museum. There are many family-owned restaurants to try, sample goods from Oak Hill Winery and McClure's Orchard, enjoy local talent at the Ole Olsen Theatre, visit one of the area's two alpaca farms, and much more.

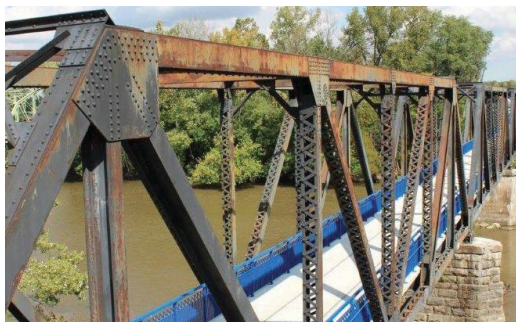
### KEY EMPLOYERS

IAMAW Local Lodge 2069  
Miami Correctional Facility  
Conagra Foods  
Dukes Memorial Hospital  
Miami County  
Bryan Steam LLC  
Snively Machine & Mfg Co Inc  
American Stationery Co  
Gallahan Oil  
Bona Vista Programs Inc

### LOCATION

Miami County, strategically placed in North Central Indiana, is within one day's driving distance to 65 percent of the U. S. population. Two U. S. highways, 24 (east/west) and 31 (north/south), run through and intersect in the county aiding in business travel.

Our community is within 65 miles of Interstate 65, 465, 70, 74, 69 and 80/90.





# MARKET OVERVIEW

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## 2023 Demographics | Miami County, IN

POPULATION	36,011
HOUSEHOLDS	13,521
AVERAGE HOUSEHOLD INCOME	\$79,701
MEDIAN AGE	39.6
AVERAGE COMMUTE TIME	21.2 minutes
TOTAL BUSINESSES	936
UNEMPLOYMENT RATE	2.2%
MEDIAN HOME VALUE	\$109,238

