

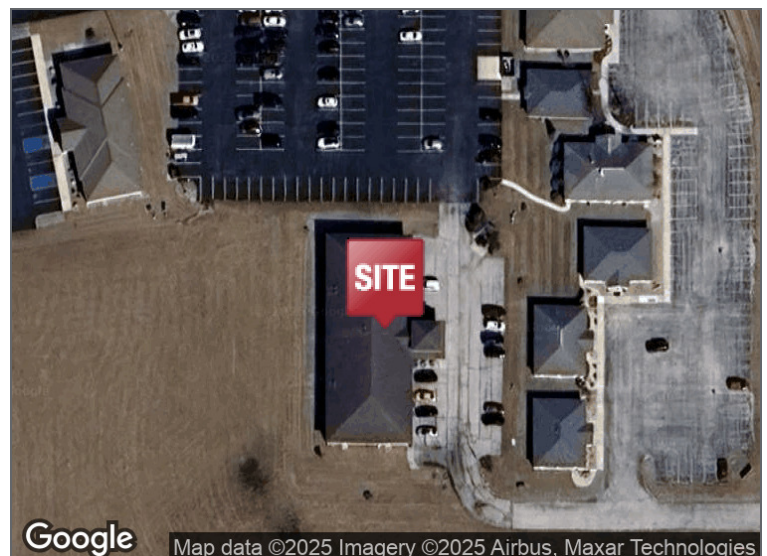


## 2806 THEATER AVENUE

HUNTINGTON, INDIANA 46750

### PROPERTY HIGHLIGHTS

- Two units 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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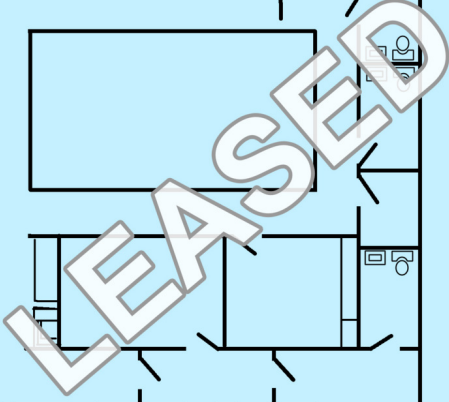
General Property Information			
<b>Name</b>	2806 Theater Avenue	<b>Parcel Number</b>	35-05-09-200-780.015.005
<b>Address</b>	2806 Theater Avenue	<b>Total Building SF</b>	9,160 SF
<b>City, State, Zip</b>	Huntington, IN 46750	<b>Acreage</b>	0.78 AC
<b>County</b>	Huntington	<b>Year Built</b>	2001
<b>Township</b>	Huntington	<b>Zoning</b>	BP
<b>Parking</b>	Asphalt lot	<b>Parking Spaces</b>	Ample
Property Features			
<b>Construction Type</b>	Brick	<b>Number of Floors</b>	One
<b>Roof</b>	Asphalt shingles	<b>Foundation</b>	Slab
<b>Lighting</b>	Fluorescent	<b>Sprinklers</b>	No
<b>Electrical</b>	Standard	<b>Restrooms</b>	Five total; Two in Suite A
<b>Heating</b>	Gas forced air	<b>Central Air</b>	Central air
Utilities		Major Roads	
<b>Electric</b>	Vectren Energy	<b>Nearest Interstate</b>	I-69
<b>Gas</b>	Duke Energy	<b>Distance</b>	Approximately 11.5 miles
<b>Water/Sewer</b>	Huntington City Utilities	<b>Nearest Highway</b>	Hwy 24 & 224
		<b>Distance</b>	Approximately 1.6 miles
Lease Information			
<b>Available</b>	<b>Size</b>	<b>Lease Rate</b>	<b>Lease Type</b>
Suite A	3,535 SF	\$14.50/SF/YR	NNN
Suite B	1,100 SF	\$14.50/SF/YR	NNN
Expenses			
<b>Type</b>	<b>Price per SF (estimate)</b>	<b>Responsible Party (Landlord/Tenant)</b>	
<b>Taxes</b>	\$1.16/SF	Tenant	
<b>CAM Fee</b>	\$3.69/SF	Tenant	
<b>Insurance</b>	\$0.24/SF	Tenant	
<b>Utilities</b>		Tenant	
<b>Roof /Structure</b>		Landlord	
<b>Total</b>	\$5.09		

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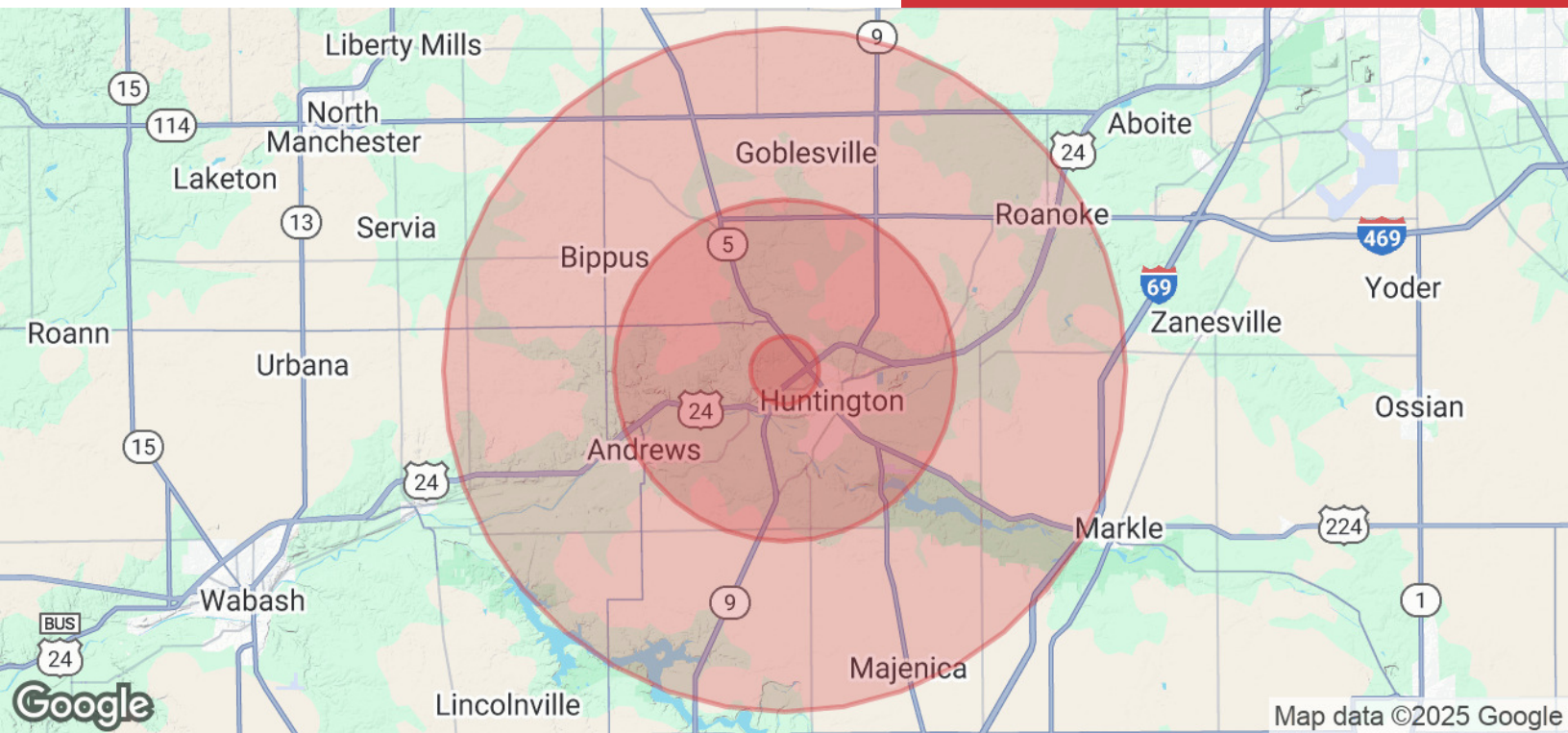
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### POPULATION

	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

2020 American Community Survey (ACS)

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