

FOR LEASE | WEST BROADWAY SHOPPING CENTER

1500 W. BROADWAY STREET
PRINCETON, IN 47670



EXECUTIVE SUMMARY



PROPERTY OVERVIEW

West Broadway Shopping center is the **dominant and highly visible retail destination in Princeton Indiana and Gibson County**. The property is strategically located in the hearth of the city's primary commercial district along **U.S. Route 64 (West Broadway Street)**, the main retail and traffic corridor serving the community.

The West Broadway Shopping Center benefits from a **strong position between established retail uses and Princeton's fastest-growing residential areas, located directly behind the property**. In addition, the site offers **convenient access to the city's industrial corridor, home to major employers including Toyota Motor Manufacturing Indiana and its supporting facilities - which collectively employ more than 11,000 workers; when combined with thousands of area farmers and retailers these sectors create a remarkably robust economy.**

PROPERTY HIGHLIGHTS

- **PREMIER RETAIL PRESENCE:** Dominant and highly visible shopping destination in Princeton.
- **STRATEGIC CORRIDOR LOCATION:** Positioned along U.S. Route 64 (West Broadway Street), the city's primary commercial and traffic corridor (INDOT traffic counts)
- **ESTABLISHED RETAIL ENVIRONMENT:** Surrounded by a strong mix of national and local businesses including banks, quick-service and full-service restaurants, auto parts retailer, wireless providers, grocery stores, and a wide range of additional retail services.
- **RESIDENTIAL GROWTH AND WORKFORCE CONNECTIVITY:** Second Avenue, adjacent located to the shopping center, provides direct connectivity between the retail hub and Princeton's fastest-growing residential areas, including new apartment communities and single-family developments. It also serves as a Key link to the City industrial corridor anchored by Toyota Motor Manufacturing Indiana - which collectively employ more than 11,000 workers.
- **PRIMARY COMMERCIAL HUB:** Princeton IN functions as the primary commercial and administrative hub for surrounding communities within Gibson County, Indiana. Collectively, these communities support a population of approximately 33,276 residents.

OFFERING SUMMARY

Available SF:	7620 - 25,367 SF
Lease Rate - NNN	Call for info
Building Size	107,350 SF
Number of Units	12
Year Renovate	2017/2024/2025
Traffic Count	17,742

DEMOGRAPHICS TRADE AREA

Population	33,276
Avg. household Income	\$86,069
Average Family Income	\$99,332
Median Age	38 years
Race - White	90.42%
Race - Black	1.84%
Race Others	7.74%

Source: WorldPopulationReview.com (estimates based on U.S. Census Bureau data).

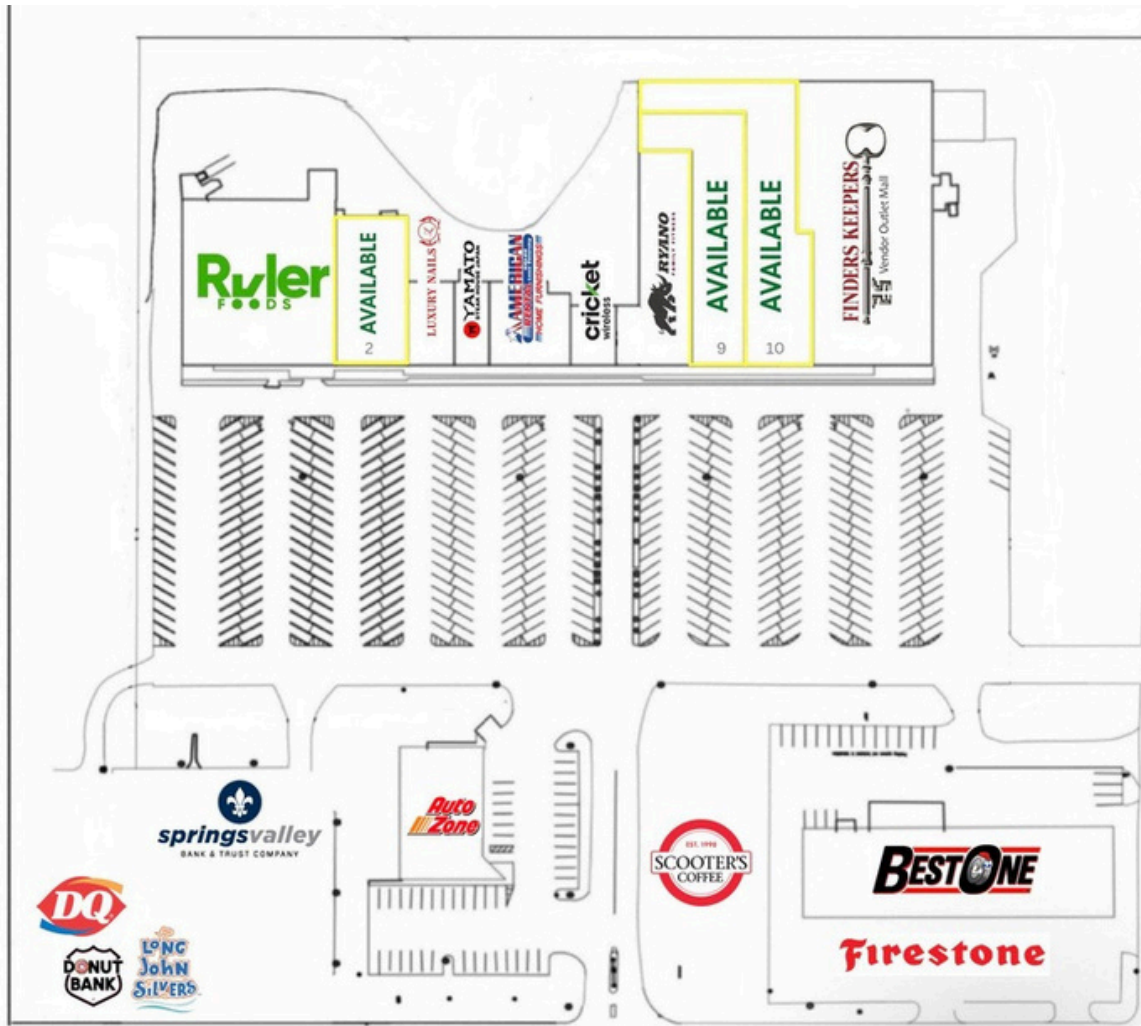
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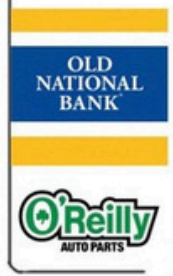
AVAILABLE SPACE

SPACE	SIZE (SF)	LEASE TYPE	LEASE RATE
Space 2	7,620 SF	NNN	Negotiable
Space 9	10,800 SF -25,367 SF	NNN	Negotiable
Space 10	14,567 -25,367 SF	NNN	Negotiable



TENANTS

- RULER FOODS - KROGER
- AUTOZONE
- FINDERS KEEPERS
- AMERICAN RENTAL
- CRICKET WIRELESS
- YAMATO -STEAK HOUSE
- RYANO FAMILY FITNESS
- LUXURY NAILS



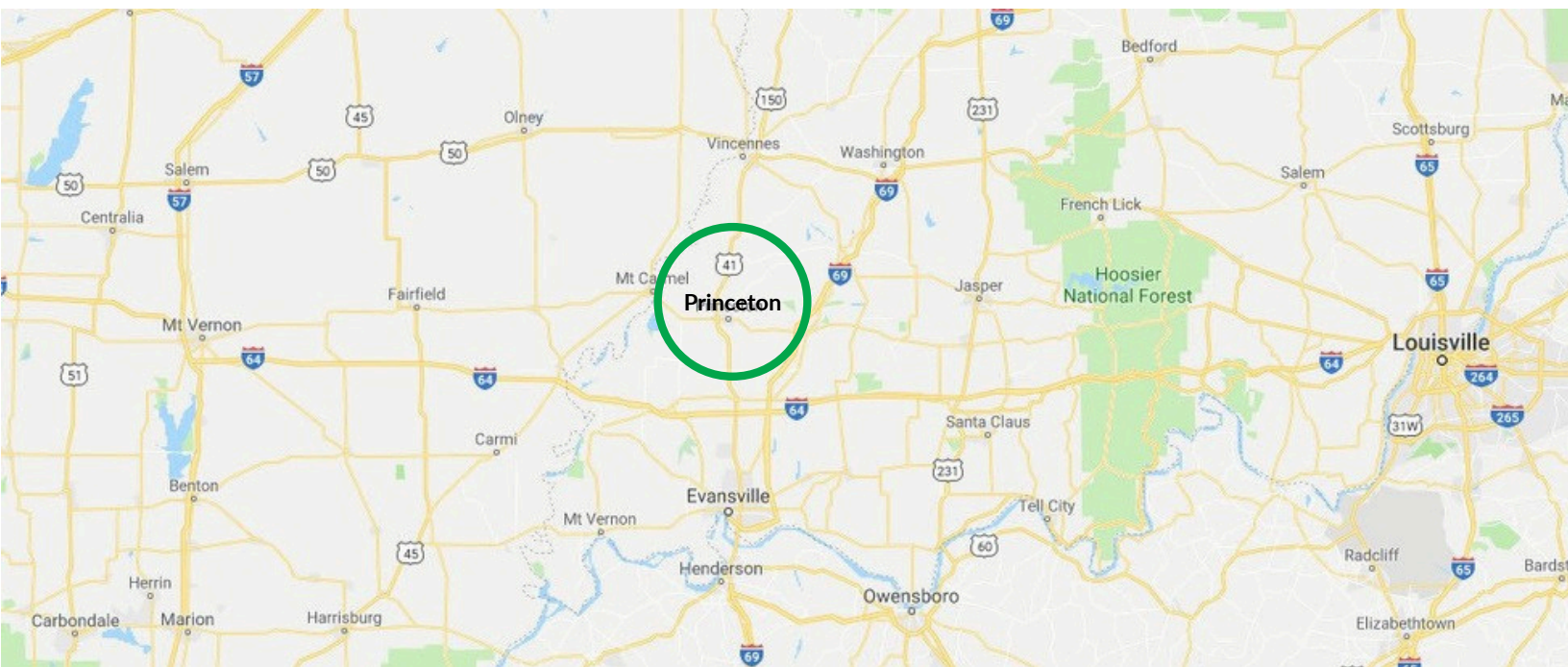
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LOCATION MAPS



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Ruler Foods (Kroger)



Finders keepers - Vendor Outlet Mall



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Autozone



Cricket Wireless



Yamato - Steak House



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American Rental- Furniture



Ryano - Family Fitness



Luxury Nails - Salon



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West Broadway Shopping Center



New Asphalt Service Area



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Pylon Sign



Landscaping



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