

RETAIL

HARTFORD CITY RETAIL



PROPERTY HIGHLIGHTS

- Former YMCA located less than a mile from IU-Blackford Hospital
- · Neighboring tenants include Needler's Fresh Market, Pizza King and Rent-A-Center
- · Busy shopping center with ample parking
- Great visibility from N. Walnut St.
- NNN Charges = \$3.50/SF

LEASE RATE	\$8.50 SF/YR (NNN)
Available SF:	12,500 SF
Lot Size:	1.62 Acres
Building Size:	16,100 SF













1709 N. WALNUT, HARTFORD CITY, IN 47348

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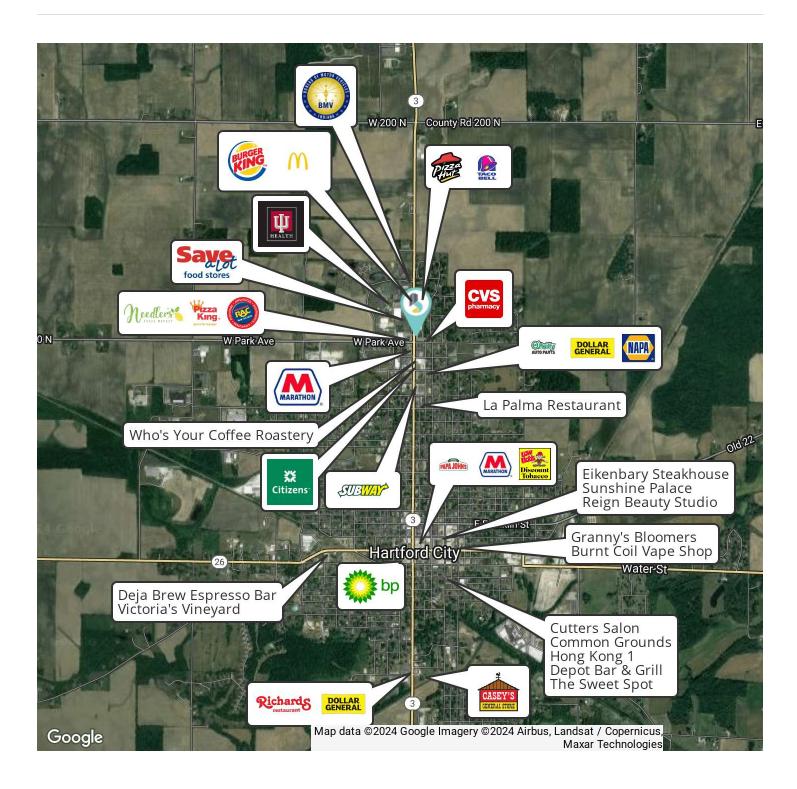
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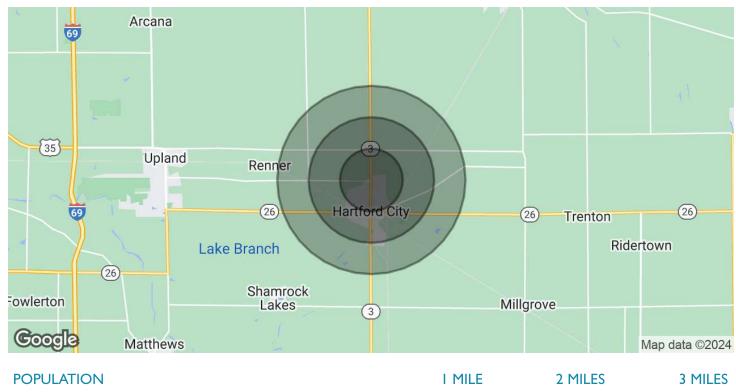
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POPULATION	I MILE	2 MILES	3 MILES
Total Population	4,375	5,945	6,605
Average Age	38.9	41.5	42.4
Average Age (Male)	35.8	39.0	39.5
Average Age (Female)	41.5	43.3	44.1
HOUSEHOLDS & INCOME	I MILE	2 MILES	3 MILES
Total Households	2,180	2,989	3,324
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$42,702	\$46,465	\$47,604

^{*} Demographic data derived from 2020 ACS - US Census

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