

LEASE



RETAIL

HARTFORD CITY RETAIL



1709 N. WALNUT, HARTFORD CITY, IN 47348

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

BRADLEY COMPANY
 127 W. Wayne St., Suite 400
 Fort Wayne, IN 46802
 260.423.4311

CHAD VOGLEWEDE
 Broker
 260.639.3377
 cvoglewede@bradleyco.com

CONNER CALL
 Broker | Market Research Analyst
 260.755.7823
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BRADLEYCO.COM



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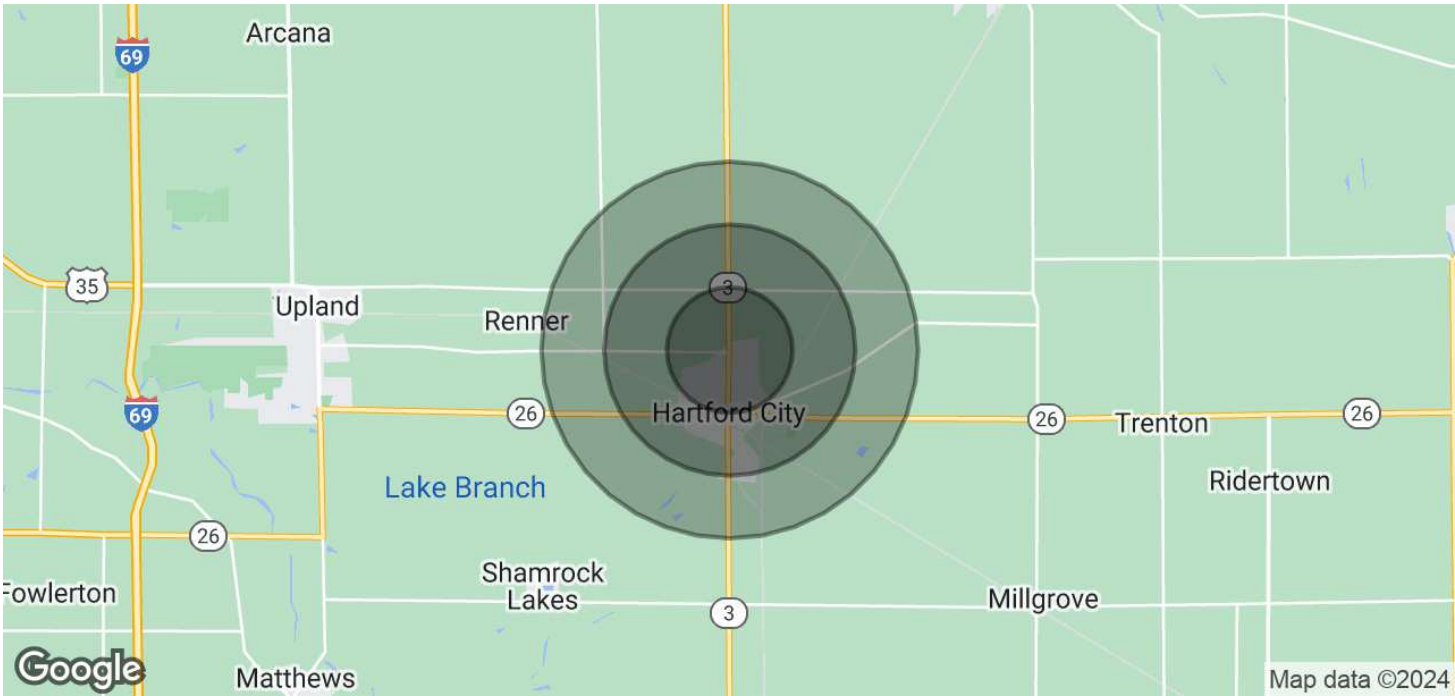
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,375	5,945	6,605
Average Age	38.9	41.5	42.4
Average Age (Male)	35.8	39.0	39.5
Average Age (Female)	41.5	43.3	44.1

HOUSEHOLDS & INCOME	1 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
Average House Value	\$58,048	\$68,965	\$75,036

* Demographic data derived from 2020 ACS - US Census

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