

SHOPPERS MART

1141-1469 CASS STREET, WABASH, IN 46992



NEAL WORDEN

260.705.8823

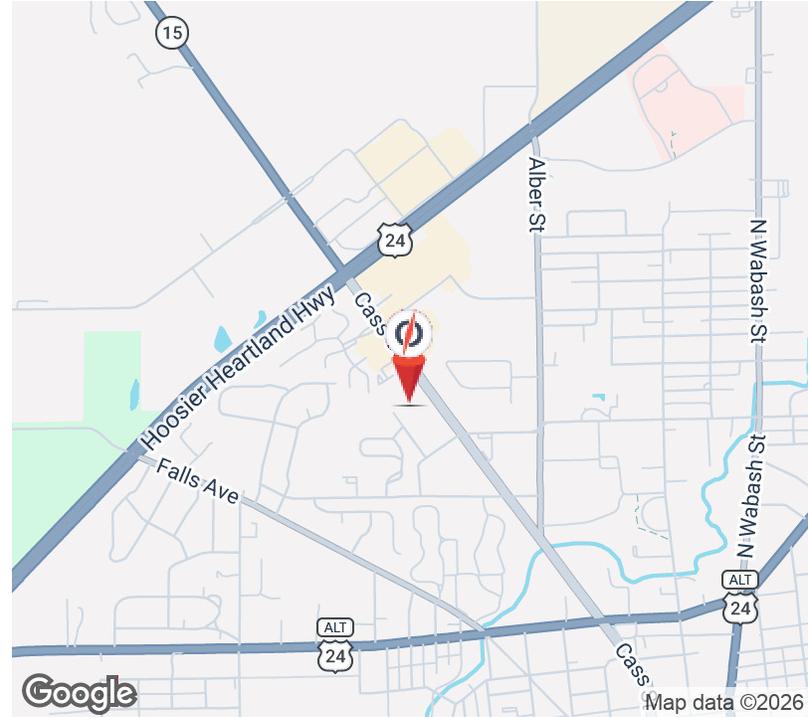
nworden@xplorcommercial.com

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$5.00 - 7.00 SF/yr (NNN)
Building Size:	64,669 SF
Available SF:	750 - 11,553 SF
Lot Size:	8.18 Acres
Year Built:	1964
Zoning:	CM-2
Traffic Count:	15,327

PROPERTY OVERVIEW

Introducing the prime commercial space available for lease at 1141-1469 Cass Street, Wabash, IN, 46992. This versatile property boasts a spacious layout that can accommodate a wide range of businesses. With ample parking and convenient access to major roadways, it offers unparalleled visibility and accessibility for customers and clients. The modern infrastructure, high ceilings, and large windows flood the space with natural light, creating an inviting atmosphere. Whether you're in the retail, office, or service industry, this property provides an exceptional canvas for your business endeavors. Elevate your brand and expand your operations in this dynamic and sought-after location.

PROPERTY HIGHLIGHTS

- Prime location for retailers, office or service industry
- Located near U.S. 24 with excellent visibility to traffic
- Tenants include Auto Zone, Dollar General, Ruoff Mortgage, iMessage and more
- Individual suites ranging from 1,350 - 7,742 SF

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RETAILER MAP



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PROPERTY PHOTOS



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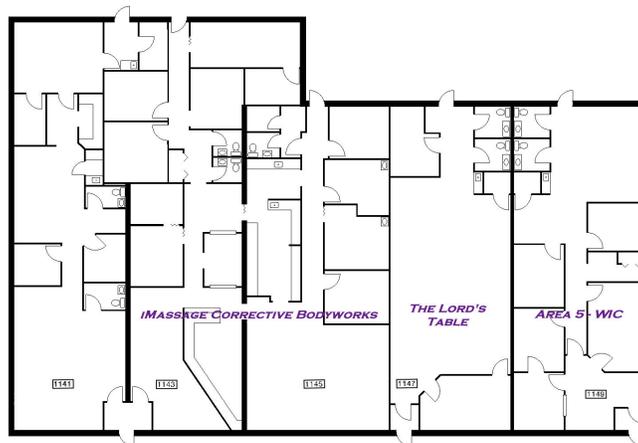
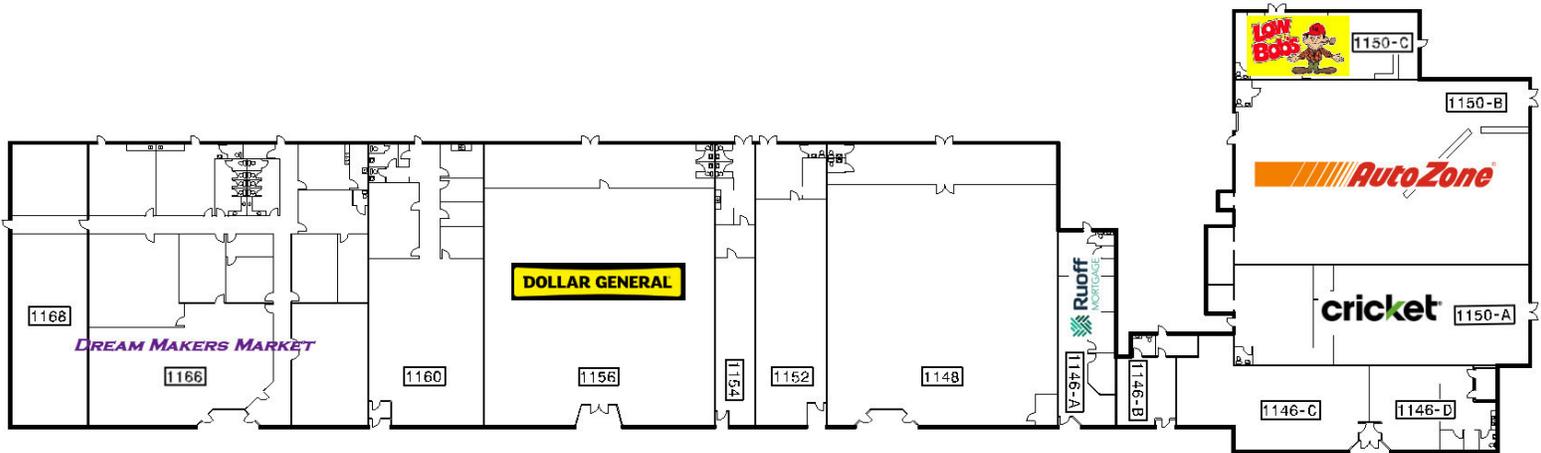
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FLOOR PLANS



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PROPERTY DETAILS

LEASE RATE

\$5.00 - 7.00 SF/YR

LOCATION INFORMATION

Building Name	Shoppers Mart
Street Address	1141-1469 Cass Street
City, State, Zip	Wabash, IN 46992
County	Wabash
Nearest Highway	US 24

BUILDING INFORMATION

Building Size	64,669 SF
Number of Floors	1
Year Built	1964
Construction Status	Existing
Condition	Good
Roof	Rubber
Number of Buildings	3

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	CM-2
Lot Size	8.18 Acres
APN #	85-14-03-403-012.000-008
Traffic Count	15327
Traffic Count Street	N. Cass Street
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	220

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
Restrooms	Varies per unit
Gas / Propane	Yes

AVAILABLE SUITES

Suite 1141	1,716 SF
Suite 1146-C	2,051 SF
Suite 1146-D	1,350 SF
Suite 1148	7,742 SF
Suite 1152	2,450 SF
Suite 1154	1,372 SF