

COMMERCIAL BUILDING FOR SALE

438 N JEFFERSON ST, HUNTINGTON, IN

438 NORTH JEFFERSON STREET, HUNTINGTON, IN 46750



KW INDY METRO NORTHEAST

8555 N River Road, Ste 200
Indianapolis, IN 46240



Each Office Independently Owned and Operated

PRESENTED BY:

SHARON THOMPSON

Executive Director

O: (317) 564-7160

C: (317) 607-0884

sharonthompson@kw.com

RB#14044406, Indiana

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EXECUTIVE SUMMARY

438 NORTH JEFFERSON STREET



OFFERING SUMMARY

PRICE:	\$129,900
BUILDING SF:	7,612
LOT SIZE:	0.07 Acres
FRONTAGE:	22
RENOVATED:	1990
YEAR BUILT:	1910
ZONING:	Commercial (NEC)

PROPERTY OVERVIEW

Located in the heart of Huntington, this historic brick building blends vintage charm with modern potential. The building spans 7,612 square feet and is zoned as Commercial (NEC), offering versatility for a variety of commercial uses. Originally built in 1910, each room has high ceilings and natural light. Renovated in 1990 for Metronet Fiber. This property is ready for first floor retail or professional office spaces. The unfinished second floor presents a valuable opportunity for additional square footage to customize for additional office space, storage, as well as potential Airbnb or residential apartments.



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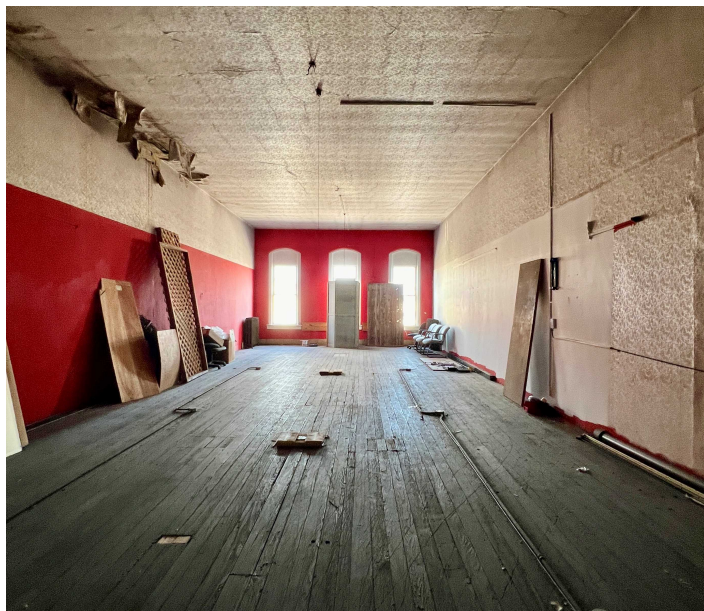
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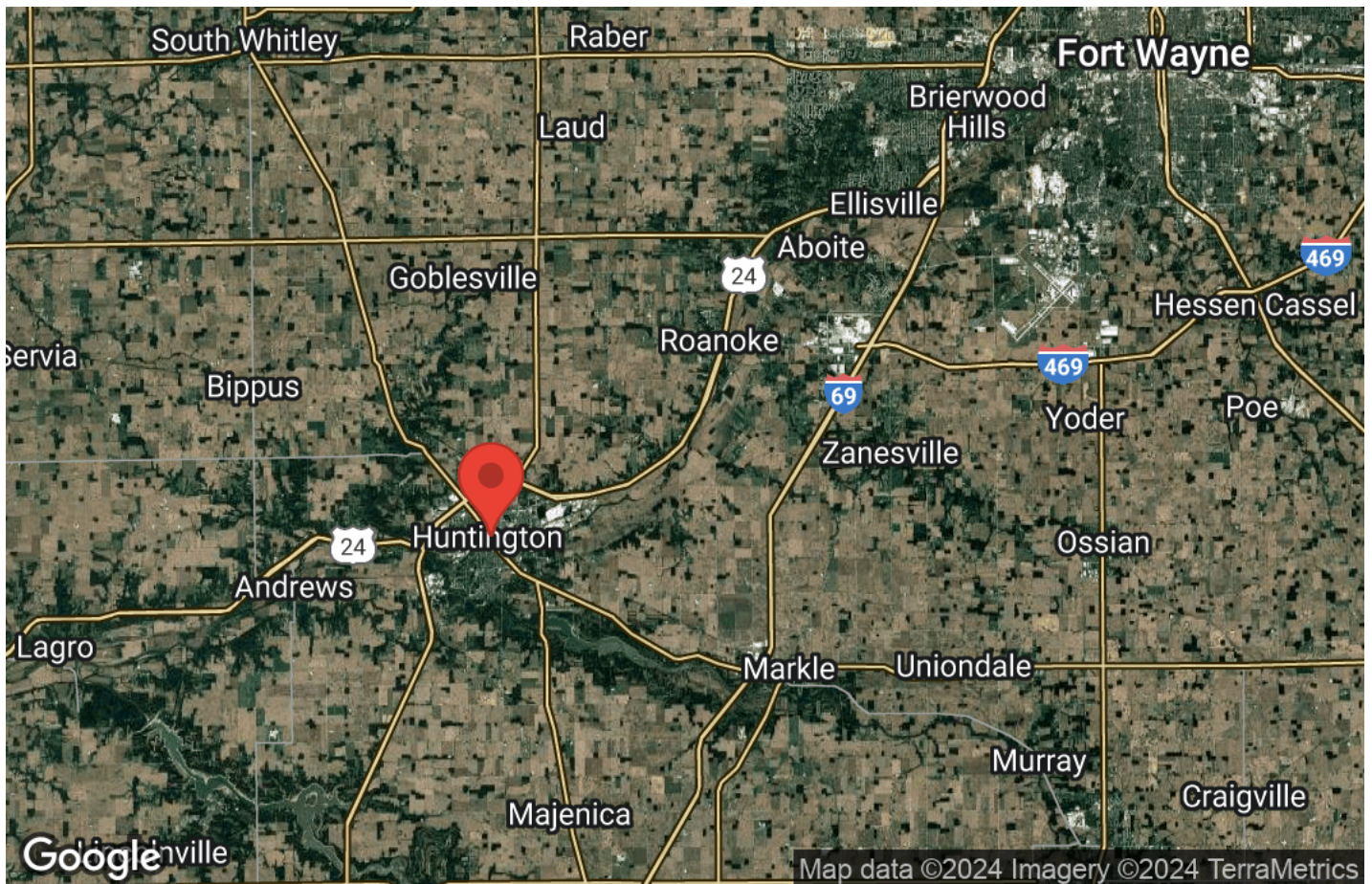
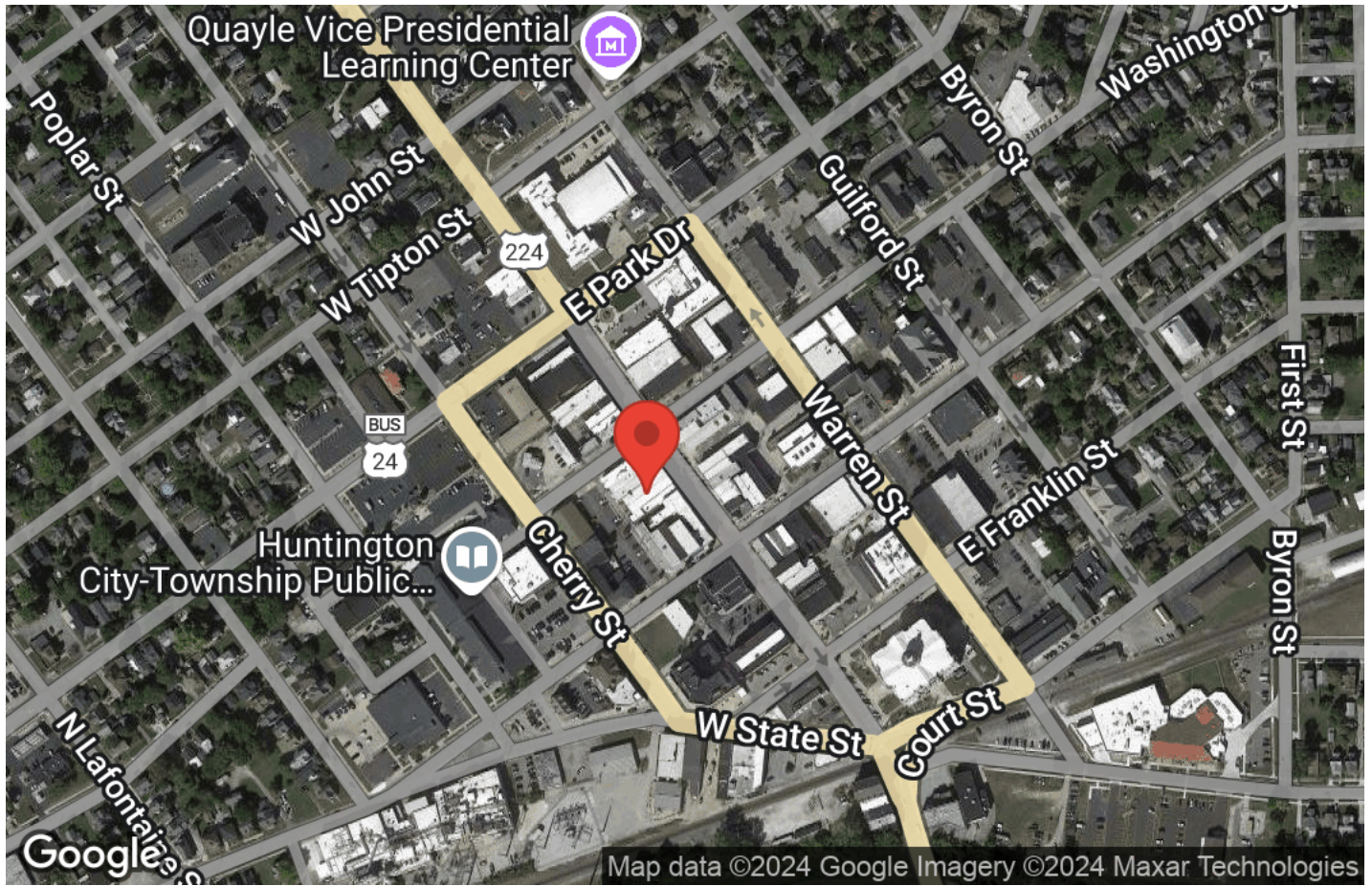
PROPERTY PHOTOS

438 NORTH JEFFERSON STREET



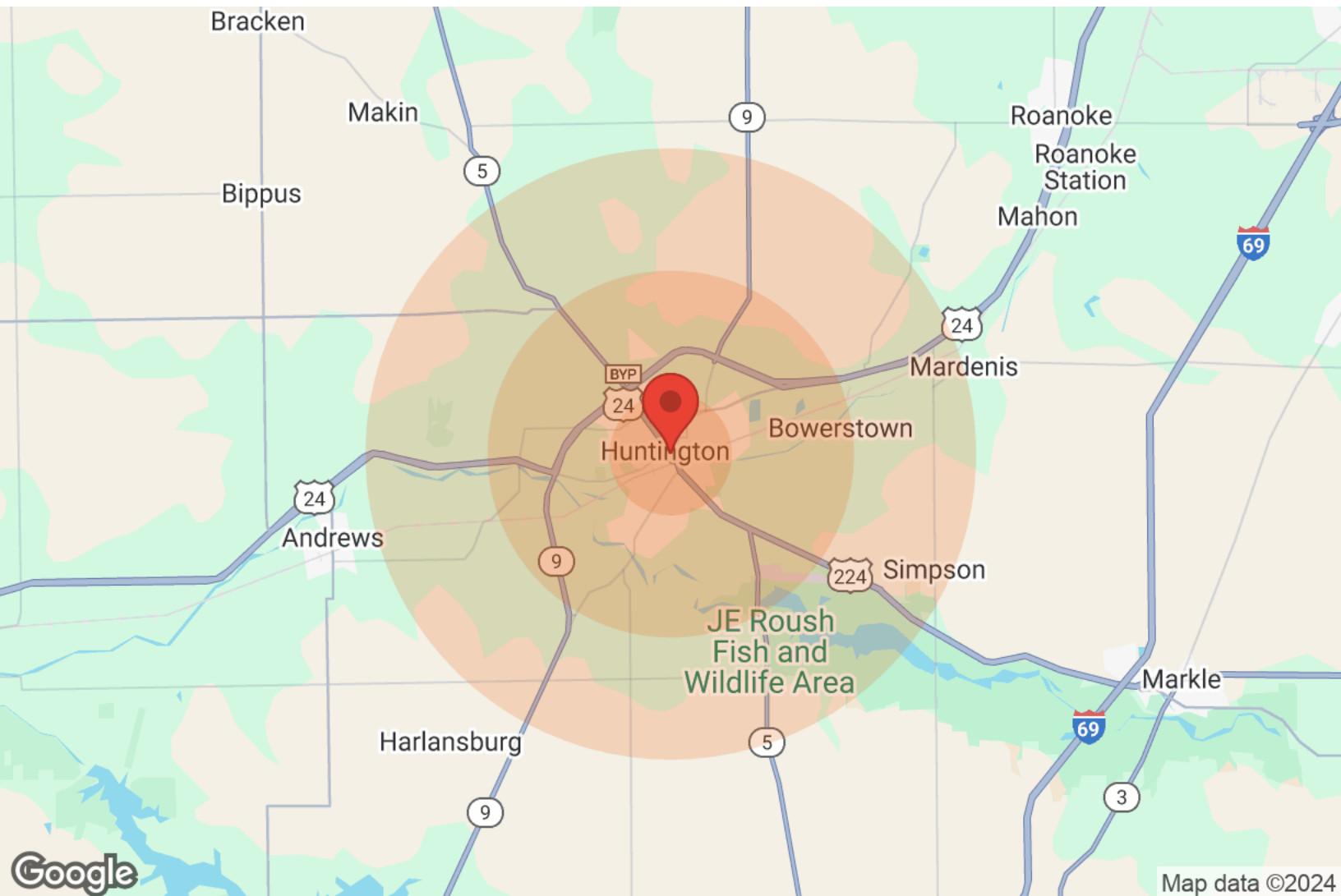
LOCATION MAPS

438 NORTH JEFFERSON STREET



DEMOGRAPHICS

438 NORTH JEFFERSON STREET



Population	1 Mile	3 Miles	5 Miles
Male	4,323	8,813	9,769
Female	4,347	9,600	10,614
Total Population	8,670	18,413	20,383

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,897	3,650	4,015
Ages 15-24	1,363	2,600	2,860
Ages 25-54	3,623	7,701	8,474
Ages 55-64	898	2,029	2,280
Ages 65+	889	2,433	2,754

Race	1 Mile	3 Miles	5 Miles
White	8,592	18,254	20,215
Black	2	24	24
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	45	135	137
Multi-Racial	152	256	274

Income	1 Mile	3 Miles	5 Miles
Median	\$37,599	\$38,123	\$38,293
< \$15,000	485	1,089	1,187
\$15,000-\$24,999	453	907	938
\$25,000-\$34,999	601	1,169	1,315
\$35,000-\$49,999	629	1,167	1,252
\$50,000-\$74,999	788	1,486	1,699
\$75,000-\$99,999	195	625	706
\$100,000-\$149,999	106	359	490
\$150,000-\$199,999	N/A	44	70
> \$200,000	8	70	70

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,918	7,925	8,775
Occupied	3,338	6,975	7,764
Owner Occupied	2,143	4,855	5,421
Renter Occupied	1,195	2,120	2,343
Vacant	580	950	1,011

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