

401-403 Wabash Ave
Terre Haute, Indiana, 47807

Offering Memorandum



Dave Cash
davecash@remax.net

812-243-0930 Cell

Mark McCreery
markmccreery@remax.net

812-208-4777 Cell

RE/MAX Real Estate Associate
1000 S. 3rd Street
Terre Haute, IN 47802

www.experiencemeanscash.com

(812)-235-4433 Office

(812)-235-2143 Fax

401-403 Wabash Ave

Terre Haute, Indiana

Investment Summary

Investment Summary

List: \$1,055,000

Projected NOI: \$70,741

Cap Rate: 8.47%

Building Size: 6,706 Sq Ft

Land Size: 0.45 Acres

Year built: 2001

Traffic Count: 3,329

Location: Property has 30 on-site parking and is located in the heart of downtown Terre Haute

8.47% Cap Rate with projected 3rd tenant

Dave Cash
davecash@remax.net
812-243-0930 Cell
Mark McCreery
markmccreery@remax.net
812-208-4777 Cell

RE/MAX Real Estate Associate
1000 S. 3rd Street
Terre Haute, IN 47802

www.experiencemeanscash.com
(812)-235-4433 Office
(812)-235-2143 Fax

401-403 Wabash Ave

Terre Haute, Indiana

Lease Summary

Lease Summary

Tenant GLA	%GLA	Lease Commence	Lease Expiration	Annual Base Rent	Rent S/F	Exp Reimbursement	Other Option	Lease Type
Morgan Stanley 3051Sq Ft	45.5%	2001	4/30/2028	\$50,341	\$16.50	\$26,299 (\$8.61)	2/5 Yr	Modified Gross
State Farm 1141Sq Ft	17.1%	2018	12/31/2026	\$20,400	\$17.88	-0-	1/5 Yr	Modified Gross
Available Space 2514Sq Ft	37.4%	N/A	N/A	\$40,738	\$17.00	-0-	N/A	Modified Gross
				\$113,479		\$26,299		

Total Building Expenses: \$50,309
Expenses Reimbursement: \$26,299
Net Expenses by L.L. \$24,091

Gross Rents: \$113,479
Less LL Expense: \$24,091
NOI: \$89,388

Dave Cash
davecash@remax.net
812-243-0930 Cell
Mark McCreery
markmccreery@remax.net
812-208-4777 Cell

RE/MAX Real Estate Associate
1000 S. 3rd Street
Terre Haute, IN 47802

www.experiencemeanscash.com
(812)-235-4433 Office
(812)-235-2143 Fax

401-403 Wabash Ave

Terre Haute, Indiana

Tenant Overview



Square Footage:	3051Sq Ft
Lease Commencement:	2001
Options:	2/5 YR
Headquarters:	New York City
Location:	Terre Haute, IN
Website:	advisor.morganstanley.com

Our Financial Advisors strive to earn the trust of many individuals, families and institutions while helping them achieve their goals. With a full suite of services, our objective is to deliver the resources that can best accomplish each client's unique goals. Morgan Stanley, a leading global financial services firm with over 80,000 employees and offices in 42 countries, provides a wide range of products and services to individuals, businesses and institutions, including brokerage and investment advisory services, financial and wealth planning, lending products and services, annuities and insurance and retirement services.



Square Footage:	1141Sq Ft
Lease Commencement:	2018
Options:	1/5 YR
Locations:	National Company
Website:	Statefarm.com

At State Farm, we prioritize clarity and support. Our team is here to answer your questions and guide you through the insurance process, whether you're in Vigo, Clay, or Sullivan County. We invite you to contact us or visit our office today to discover how we can help you protect what matters most.

State Farm is one of the largest property and casualty and auto providers in the United States. Founded over 100 years ago, they currently have over 19,000 agents and 96 million policies and accounts.

Dave Cash
davecash@remax.net
812-243-0930 Cell
Mark McCreery
markmccreery@remax.net
812-208-4777 Cell

RE/MAX Real Estate Associate
1000 S. 3rd Street
Terre Haute, IN 47802

www.experiencemeanscash.com
(812)-235-4433 Office
(812)-235-2143 Fax

401-403 Wabash Ave Terre Haute, Indiana

Demographic Maps

- Terre Haute is the County Seat of Vigo County and one of the Largest Cities in the Wabash Valley MSA with a Population in Excess of 60,000 People

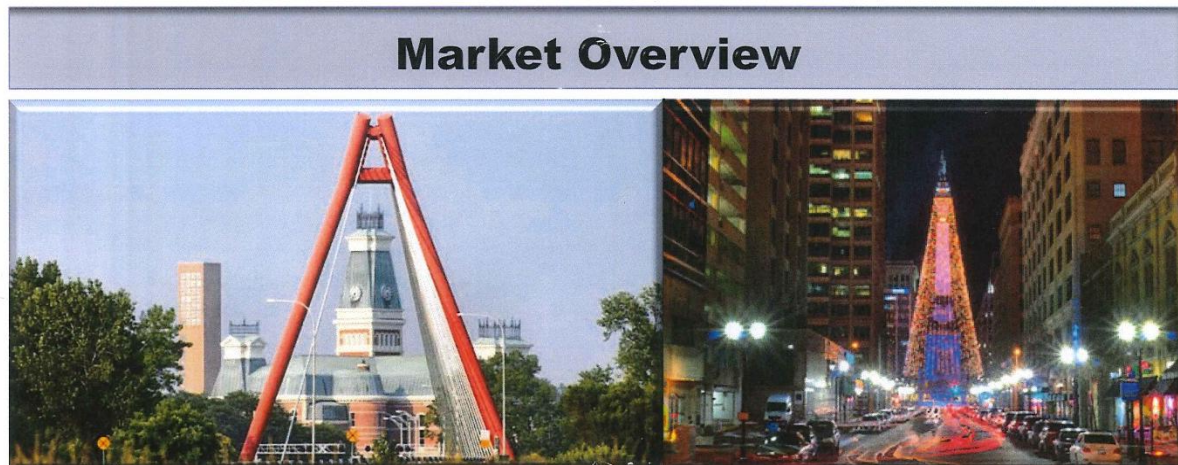
AERIAL OVERVIEW



Dave Cash
davecash@remax.net
812-243-0930 Cell
Mark McCreery
markmccreery@remax.net
812-208-4777 Cell

RE/MAX Real Estate Associate
1000 S. 3rd Street
Terre Haute, IN 47802

www.experiencemeanscash.com
(812)-235-4433 Office
(812)-235-2143 Fax



Terre Haute is a city in Vigo County, Indiana, United States, and its county seat. As of the 2020 census, the city had a population of 58,389 and its metropolitan area had a population of 168,716.

Located along the Wabash River about 5 miles (8 km) east of the state border with Illinois, Terre Haute is one of the largest cities in the Wabash Valley and is known as the Queen City of the Wabash. The city is home to multiple higher-education institutions, including Indiana State University with enrollment of 7,600 and adjacent to Downtown, Rose-Hulman Institute of Technology, Saint Mary of the Woods College and Ivy Tech Community College of Indiana.

Major Employers

- Union Hospital – 3,155
- Vigo County Schools – 2,160
- Indiana State University – 1,148
- Vigo County – 813
- US Federal Corrections Complex – 691
- City of Terre Haute – 688
- AMCOR – 680
- Great Dane Trailers – 542
- Tagleef – 484

Demographics

Population 2023: 58,389
Medium HH Income: \$41,960
Per Capita Income: \$24,448

Dave Cash
davecash@remax.net
812-243-0930 Cell
Mark McCreery
markmccreery@remax.net
812-208-4777 Cell

RE/MAX Real Estate Associate
1000 S. 3rd Street
Terre Haute, IN 47802

www.experiencemeanscash.com
(812)-235-4433 Office
(812)-235-2143 Fax