

Huntington Restaurant/Bar

770 E Franklin St, Huntington IN 46750

OFFERING MEMORANDUM

Turn-key Restaurant/Bar Space



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Huntington Restaurant/Bar

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Exclusively Marketed by:

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01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	770 E Franklin St Huntington IN 46750
COUNTY	Huntington
BUILDING SF	2,484 SF
LAND ACRES	.21
LAND SF	9,147 SF
YEAR BUILT	1970
YEAR RENOVATED	2022

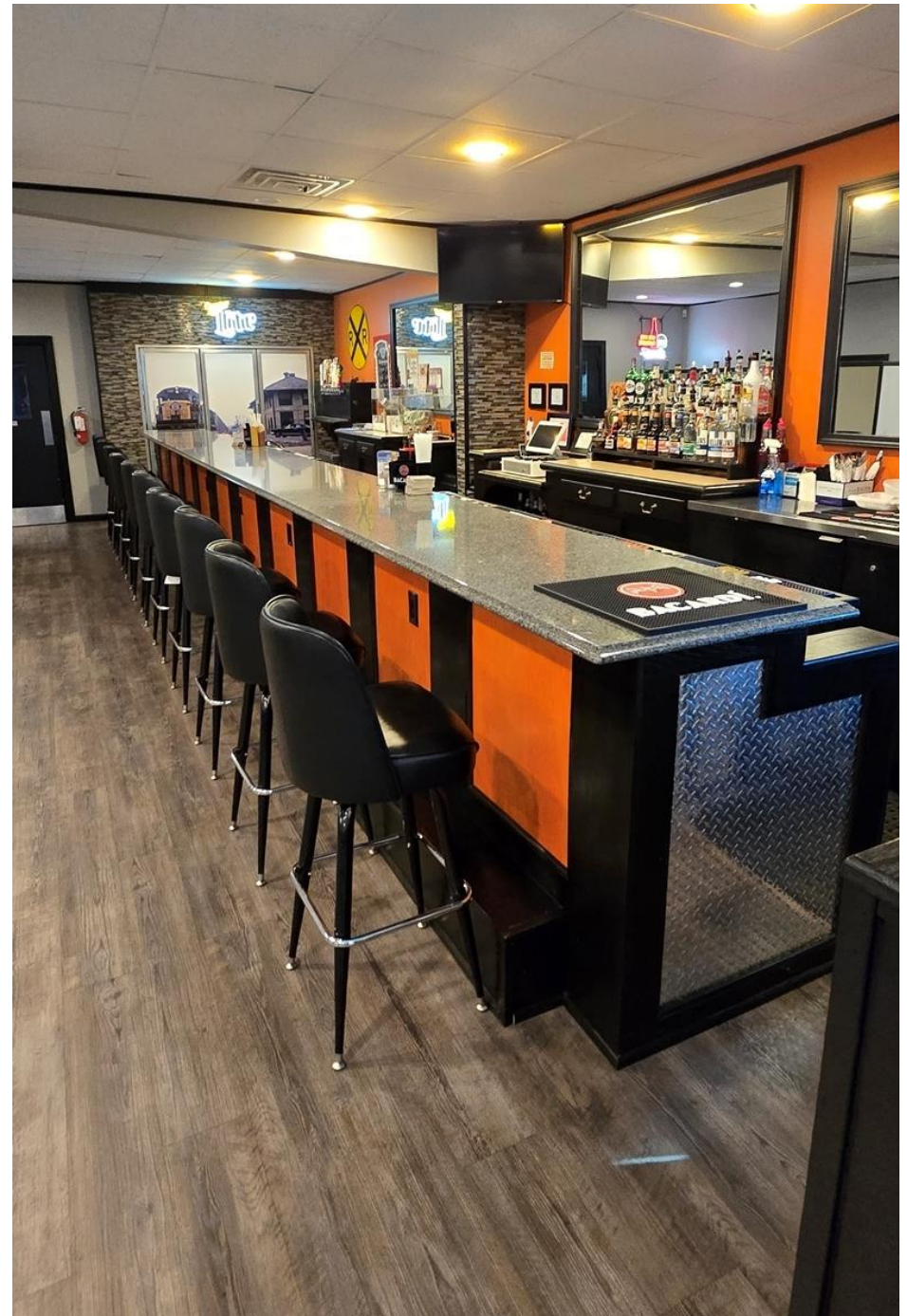
FINANCIAL SUMMARY

PRICE	\$250,000
PRICE PSF	\$100.64

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	9,431	18,803	22,493
2025 Median HH Income	\$51,509	\$57,471	\$60,949
2025 Average HH Income	\$63,927	\$72,329	\$78,429

Property Description

- Fully remodeled, turn-key restaurant/bar space for sale in Huntington, IN. This 2,484 sf building includes a full kitchen with storage rooms, two updated bathrooms, large dining areas with tables and booths, and a full bar rail with seating for 10. All kitchen, bar and dining equipment is included in the sale. The HVAC was replaced in 2022 and the metal roof got a new polar seal in 2022 as well. The property includes 20 parking spaces and a 12' x 16' shed for additional storage.

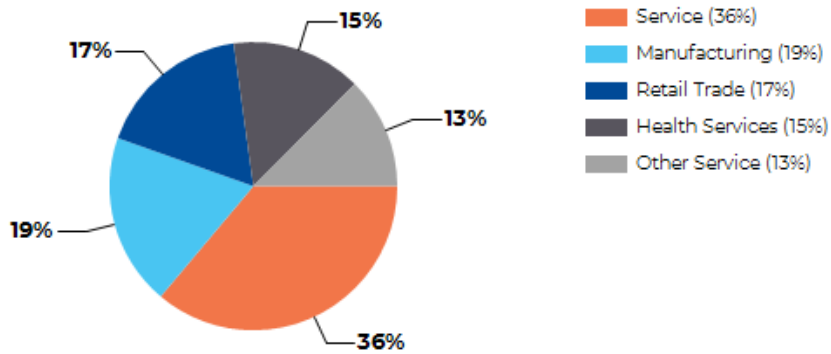


02

Location

- Location Summary
- Local Business Map
- Aerial View Map

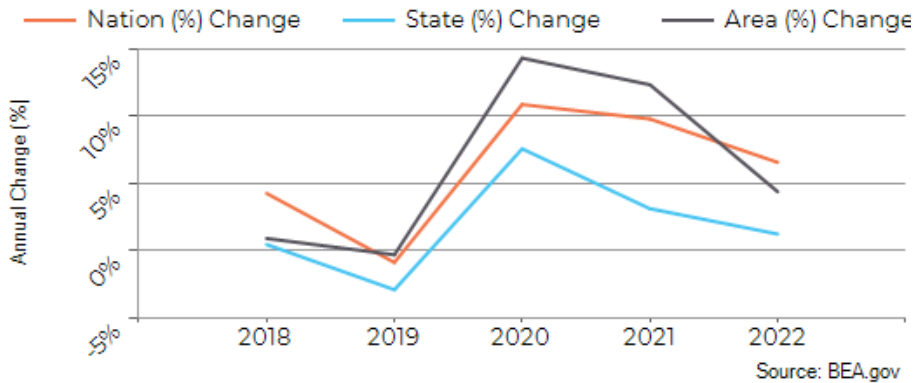
Major Industries by Employee Count

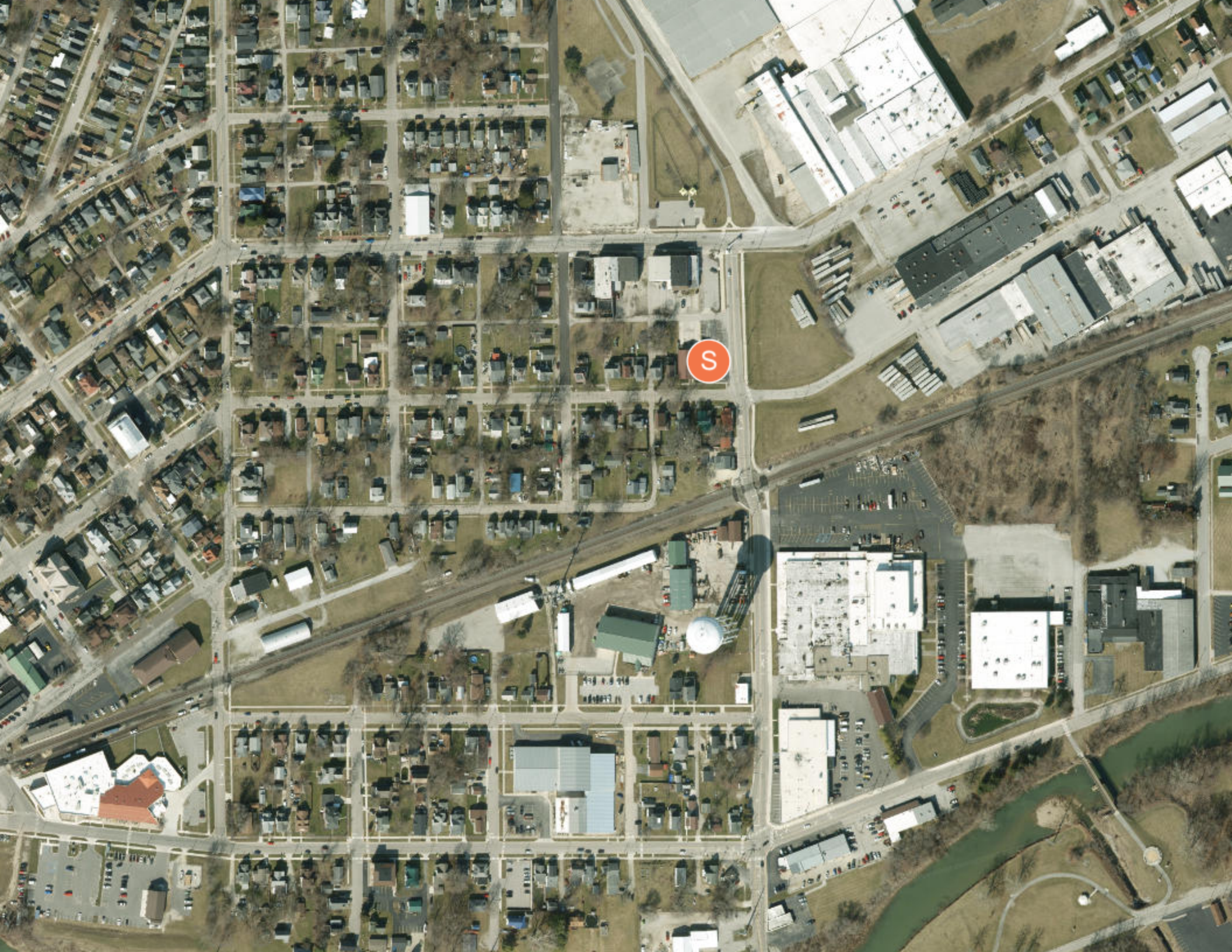


Largest Employers

Allied Signal	500
Teijin Automotive	400
Ecolab - Huntington Plant	300
Echo Lake Foods	250
CF Industries Inc	200
Onsite Management Group	150
Maumee Valley Group	100
Our Sunday Visitor, Inc.	90

Huntington County GDP Trend





03 Property Description

Property Features

Property Images

PROPERTY FEATURES

BUILDING SF	2,484
LAND SF	9,147
LAND ACRES	.21
YEAR BUILT	1970
YEAR RENOVATED	2022
# OF PARCELS	1
ZONING TYPE	A3
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
LOT DIMENSION	60 x 152
NUMBER OF PARKING SPACES	20
CORNER LOCATION	Yes
2024 PAY 2025 TAXES	\$2,802

NEIGHBORING PROPERTIES

NORTH	Retail
SOUTH	Single Family Residential
EAST	Industrial
WEST	Single Family Residential

MECHANICAL

HVAC	New 2022
FIRE SPRINKLERS	No

CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Vinyl/Stone
PARKING SURFACE	Asphalt
ROOF	Metal - New Polar Seal in 2022





04

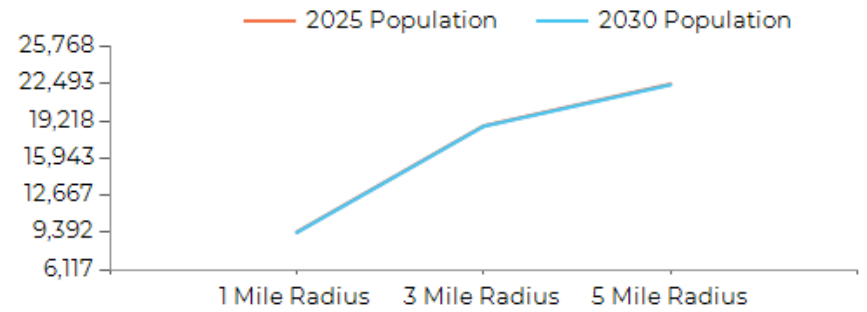
Demographics

General Demographics

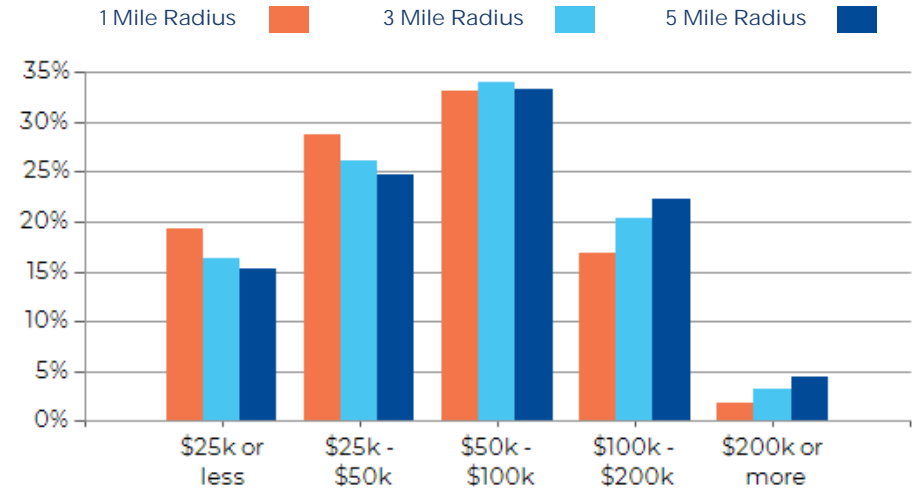
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,808	19,814	23,395
2010 Population	9,999	19,247	22,979
2025 Population	9,431	18,803	22,493
2030 Population	9,392	18,766	22,429
2025 African American	135	229	244
2025 American Indian	86	129	145
2025 Asian	65	146	160
2025 Hispanic	442	766	847
2025 Other Race	151	265	290
2025 White	8,490	17,101	20,564
2025 Multiracial	501	927	1,084
2025-2030: Population: Growth Rate	-0.40%	-0.20%	-0.30%

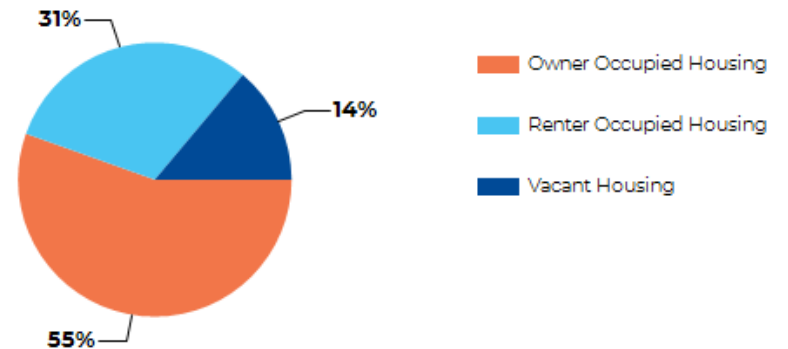
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	375	725	790
\$15,000-\$24,999	388	565	633
\$25,000-\$34,999	560	965	1,043
\$35,000-\$49,999	572	1,098	1,269
\$50,000-\$74,999	765	1,543	1,789
\$75,000-\$99,999	542	1,130	1,327
\$100,000-\$149,999	499	1,234	1,577
\$150,000-\$199,999	163	367	505
\$200,000 or greater	72	249	415
Median HH Income	\$51,509	\$57,471	\$60,949
Average HH Income	\$63,927	\$72,329	\$78,429



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

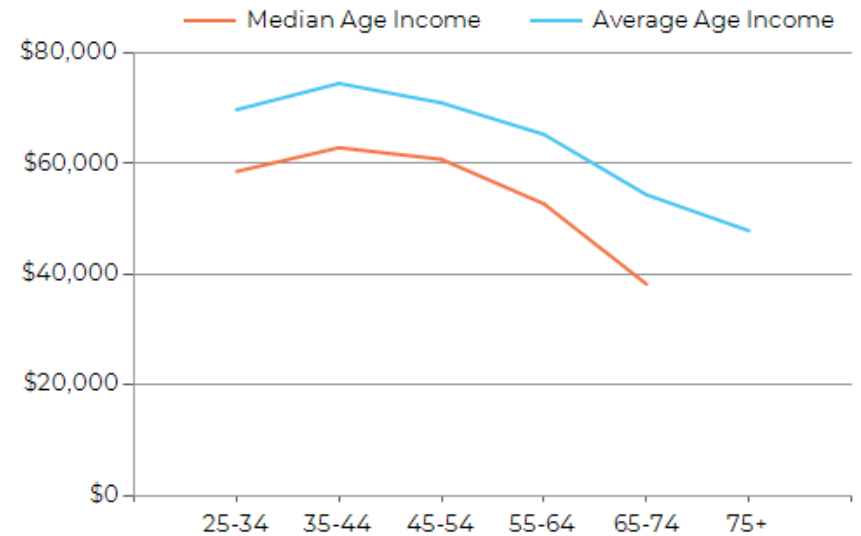
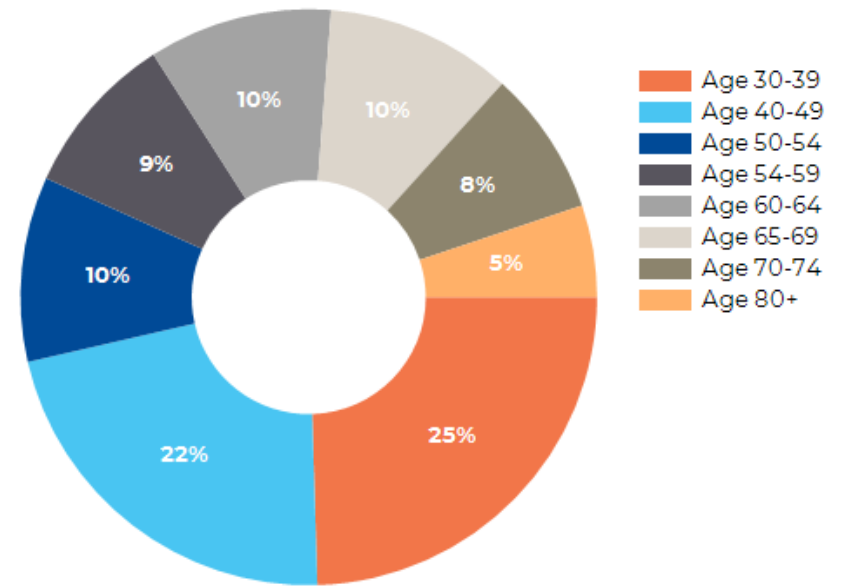


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	709	1,248	1,438
2025 Population Age 35-39	607	1,147	1,378
2025 Population Age 40-44	574	1,090	1,304
2025 Population Age 45-49	599	1,109	1,336
2025 Population Age 50-54	557	1,071	1,311
2025 Population Age 55-59	492	1,005	1,256
2025 Population Age 60-64	552	1,205	1,492
2025 Population Age 65-69	562	1,198	1,488
2025 Population Age 70-74	436	974	1,204
2025 Population Age 75-79	277	670	837
2025 Population Age 80-84	160	471	582
2025 Population Age 85+	159	483	551
2025 Population Age 18+	7,282	14,882	17,822
2025 Median Age	37	40	40
2030 Median Age	39	41	42

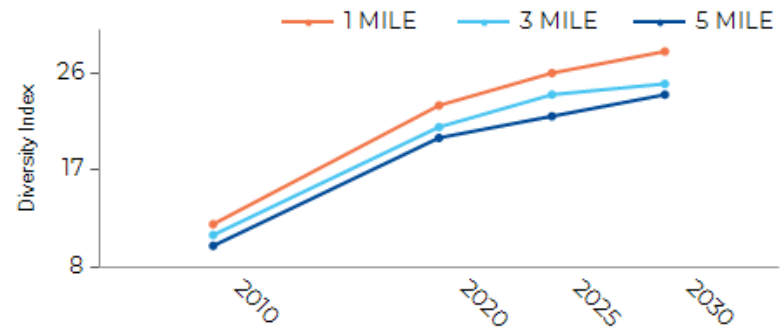
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,616	\$61,515	\$64,349
Average Household Income 25-34	\$69,809	\$72,771	\$76,965
Median Household Income 35-44	\$62,928	\$71,167	\$75,833
Average Household Income 35-44	\$74,562	\$83,972	\$90,664
Median Household Income 45-54	\$60,815	\$69,288	\$76,164
Average Household Income 45-54	\$71,037	\$83,242	\$93,220
Median Household Income 55-64	\$52,753	\$62,152	\$68,074
Average Household Income 55-64	\$65,321	\$79,283	\$87,421
Median Household Income 65-74	\$38,221	\$49,428	\$52,713
Average Household Income 65-74	\$54,395	\$63,743	\$69,098
Average Household Income 75+	\$47,894	\$53,739	\$55,748

Population By Age

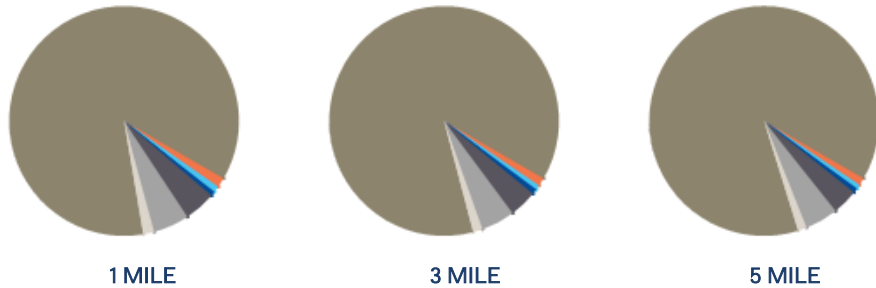


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	28	25	24
Diversity Index (current year)	26	24	22
Diversity Index (2020)	23	21	20
Diversity Index (2010)	12	11	10

POPULATION DIVERSITY



POPULATION BY RACE

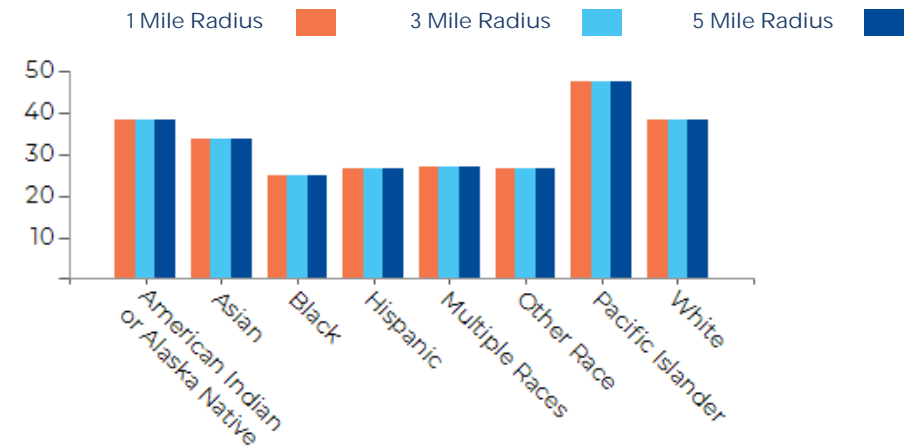


2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	1%
American Indian	1%	1%	1%
Asian	1%	1%	1%
Hispanic	4%	4%	4%
Multiracial	5%	5%	5%
Other Race	2%	1%	1%
White	86%	87%	88%

2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	38	39
Median Asian Age	34	37	37
Median Black Age	25	26	25
Median Hispanic Age	27	25	25
Median Multiple Races Age	27	29	30
Median Other Race Age	27	26	26
Median Pacific Islander Age	48	43	39
Median White Age	38	41	42

2025 MEDIAN AGE BY RACE



05 Company Profile

Advisor Profile



Whitney Peterson
Broker

Whitney Peterson serves as a commercial real estate broker for AVI Commercial based in Fort Wayne, IN. She handles the sales and leasing of the AVI Commercial portfolio as well as outside listings throughout the Midwest.

Peterson comes to us with over 15 years of marketing, property management, and commercial real estate experience. Prior to joining AVI Commercial, Peterson served as an associate broker at SVN | Parke Group where she handled the sales and leasing of properties throughout northeast Indiana. Whitney's past experiences are grounded in property management, giving her a complete understanding of the Landlord's perspective. This experience is invaluable to successfully negotiating and facilitating lease transactions.

Peterson earned a bachelor's in business marketing from Indiana University in Fort Wayne, IN. She currently resides in northwest Fort Wayne with her husband Soren and daughters Avery and Madison. In her free time, Whitney enjoys traveling, cycling, hiking and spending time with her family and friends.

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