



FOR **LEASE** OFFICE  
PROPERTY



3140 E State Road 124  
Bluffton, IN 46714

# Office Space For Lease

## About The Property

- 3,068 Square Feet on Two Floors
- 5 Private offices
- Conference room upstairs
- Kitchenette on each level
- 2 open work spaces
- Lease rate: \$10.00psf/yr/NNN (\$2,556.67/month)



**the**  
**Zacher**  
company

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# PROPERTY INFORMATION

## OFFICE SPACE FOR LEASE

### LOCATION/ZONING/SIZE

Street Address	3140 E State Road 124
City, State, Zip	Bluffton, IN 46714
County/Township	Wells/Harrison
Zoning	11
Total Building Size	8,758 SF
Site Acreage	13.82

### PRICE/AVAILABILITY

Available Space	3,068 SF
Lease Rate	\$10.00 SF/yr (\$2,556.67/month)
Lease Type	NNN
Date Available	February 1, 2025

### BUILDING DATA

Year Built	1995
Building Type	Office
Restrooms	Two
Sprinklers	No
Elevator	No

### FINANCIAL RESPONSIBILITIES

Utilities *	Tenant
Property Taxes *	Tenant
Property Insurance *	Tenant
Lawn & Snow *	Tenant
Maintenance & Repairs*	Tenant
Roof & Structure	Landlord
Phone & Internet	Tenant

\*Pro-rata share based on SF/area

### POPULATION DEMOGRAPHICS

1 Mile	4,888
3 Miles	12,056
5 Miles	14,069

### TRANSPORTATION

Major Road Nearest Site	Hwy 124
Parking Lot	Asphalt
Parking Spaces	25

### UTILITIES

Electric Supplier	City of Bluffton
Natural Gas	NIPSCO
Water & Sewer	City of Bluffton

### ADDITIONAL INFORMATION

5 Private Office  
Kitchenette on each level  
Open work areas  
Conference room on second floor  
Ample storage, including walk-up attic



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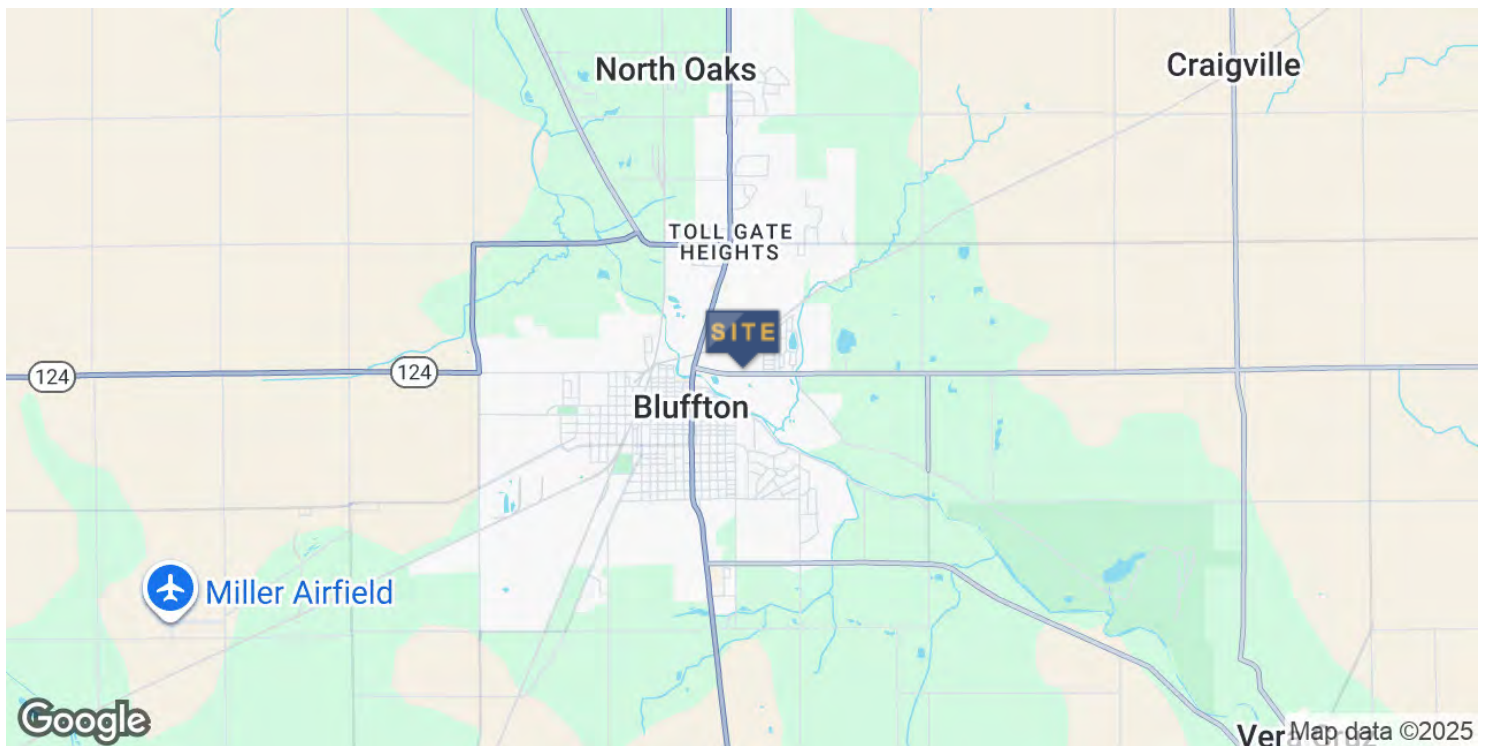


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# LOCATION MAP

## OFFICE SPACE FOR LEASE



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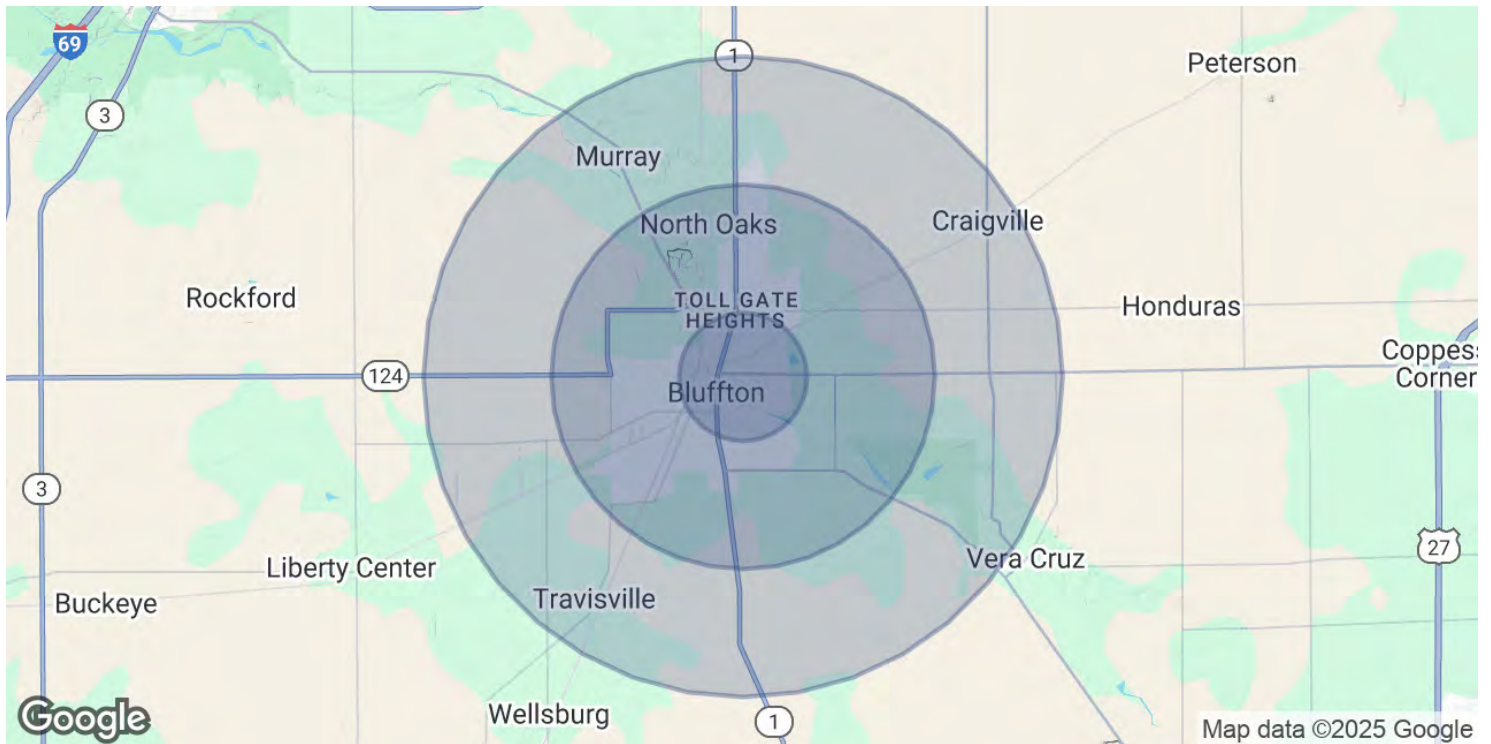
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# DEMOGRAPHICS MAP & REPORT

## OFFICE SPACE FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,888	12,056	14,069
Average Age	39	41	41
Average Age (Male)	37	39	39
Average Age (Female)	40	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,059	4,969	5,721
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$67,264	\$85,068	\$88,477
Average House Value	\$125,043	\$178,529	\$192,163

Demographics data derived from AlphaMap



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