

FOR LEASE RETAIL PROPERTY

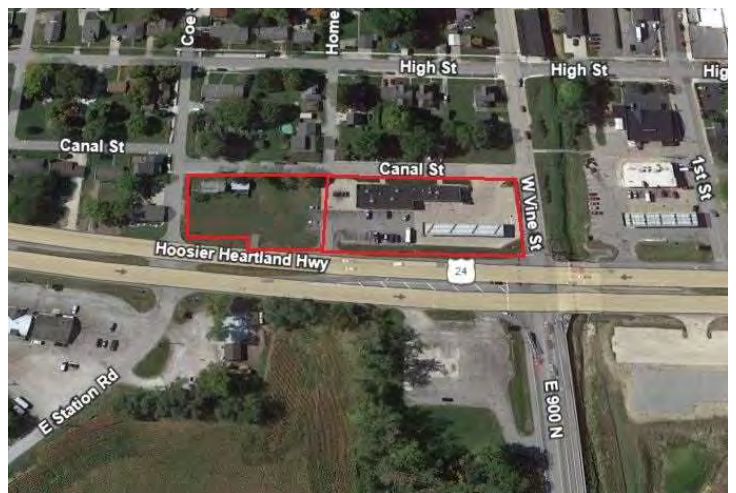


8922-8976 N. US Hwy. 24 E.
Roanoke, IN 46783

Retail Storefronts Available For Lease

About The Property

- Located in established Roanoke Crossing Retail Shopping Center
- Two 1,627.5 SF suites (3,255 SF contiguous) and one 2,821 SF suite available
- Open floor plan concept
- Ideal visibility along US Hwy 24 (15,749 VPD)
- Large pylon signage available
- Lease rate: \$13.50/SF NNN



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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

RETAIL STOREFRONTS AVAILABLE FOR LEASE

BUILDING LOCATION/SIZE/ZONING

Street Address	8976 N. US Hwy. 24 E.
City, State, Zip	Roanoke, IN 46783
County	Huntington
Total Building Size	6,684 SF
Zoning	AB

BUILDING DATA

Former Use	Belmont Beverage
Construction/Renovation	2007/2024
Ceiling Height	10' -12'
Built-in Coolers	Included

POPULATION DEMOGRAPHICS

3 Miles	3,813
5 Miles	6,406
10 Miles	55,610

PARKING/TRANSPORTATION

Parking	48 Spaces
Major Rd. Nearest Site	US Hwy 24
Distance to Interstate	I-69 - Approx. 4 Miles

PROPERTY TAXES

Parcel Numbers:	35-01-23-200-023.400-007
	35-01-23-200-032.900-007
Assessment: Land	\$258,600
Improvements	\$384,700
Total Assessment	\$643,300
Annual Taxes	\$15,798.02 (\$2.36/SF)
Tax Year	2023 Payable 2024

AVAILABILITY/PRICE

Available Space:	Suite	Size
	8922	1,627.5 SF
	8926	1,627.5 SF
	8976	2,821 SF
Contiguous Space:	8922 & 8926	3,255 SF
Lease Rate		\$13.50 SF/yr
Lease Type		NNN
Available		Immediately

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Common Area Maintenance	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord

ADDITIONAL INFORMATION

Suite 8976 has a showroom, cash wrap, individual office, walk-in coolers and one restroom.

Suite 8922 - 8926 is in shell condition with the floor foundation laid. Space could be contiguous or demised in half with one restroom, power supply, rooftop HVAC unit and back exit on each side.



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ADDITIONAL PHOTOS

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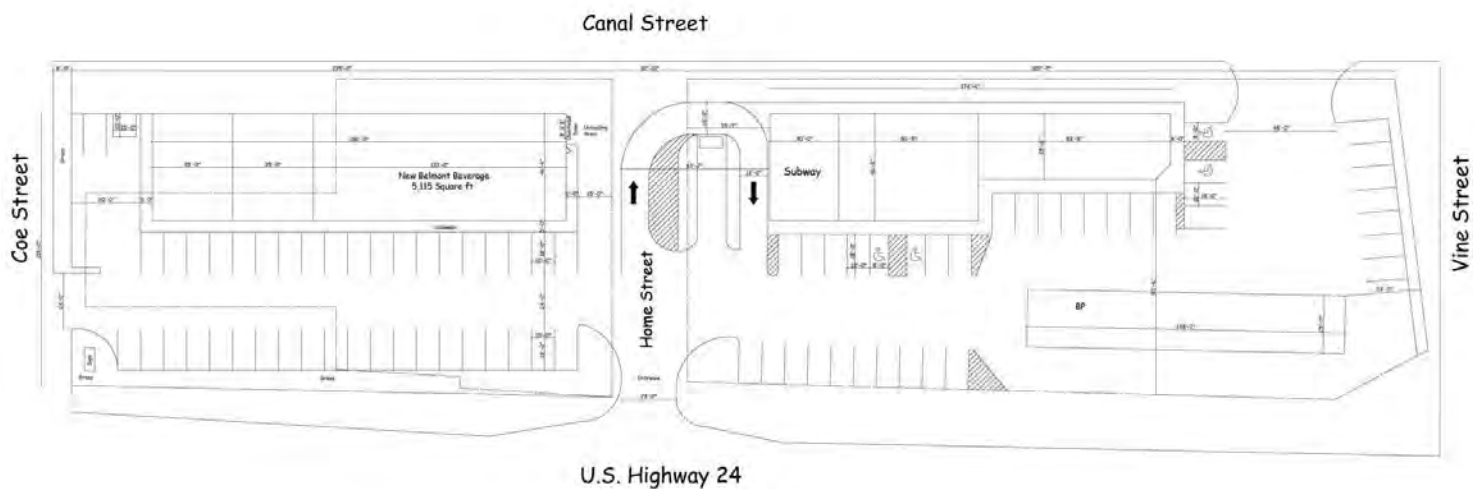
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SITE PLANS

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RETAILER MAP

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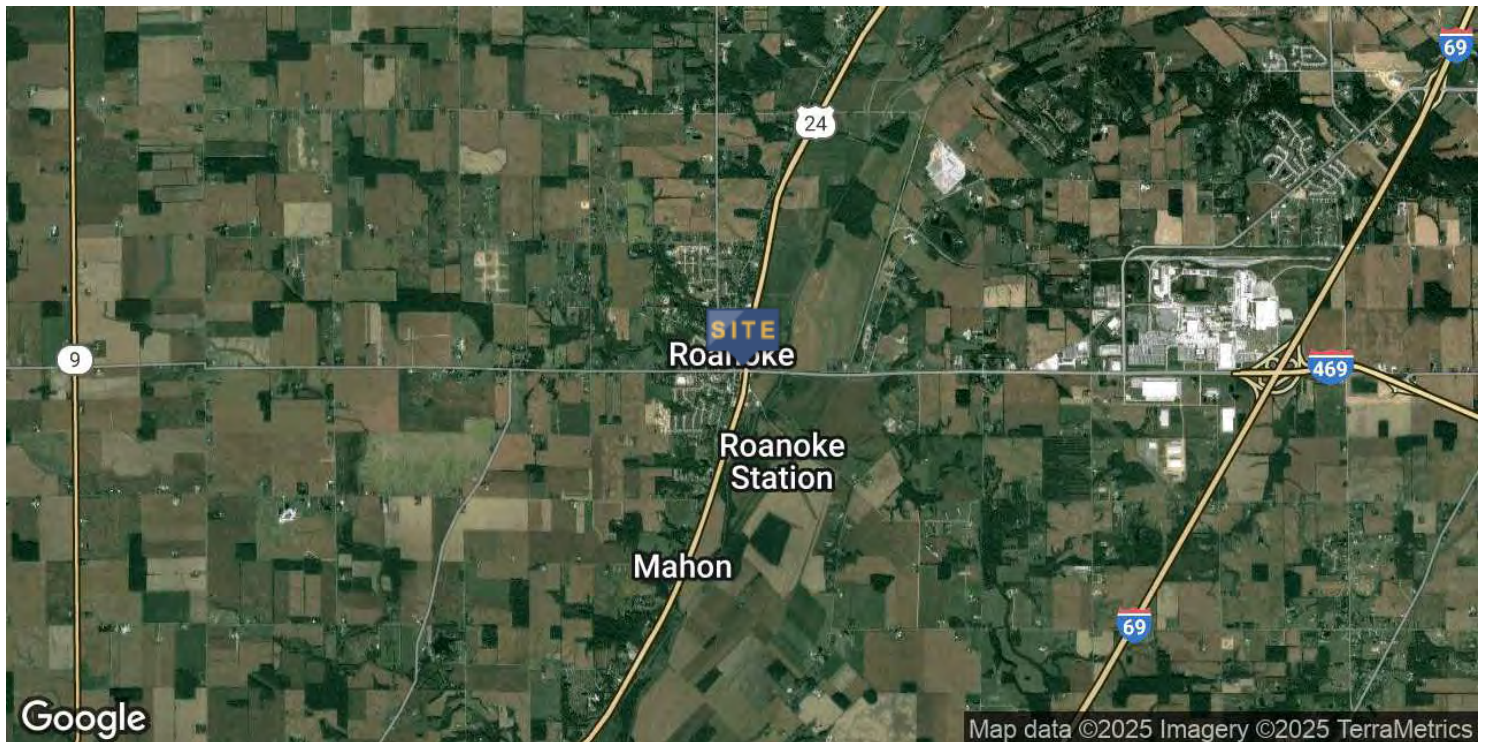
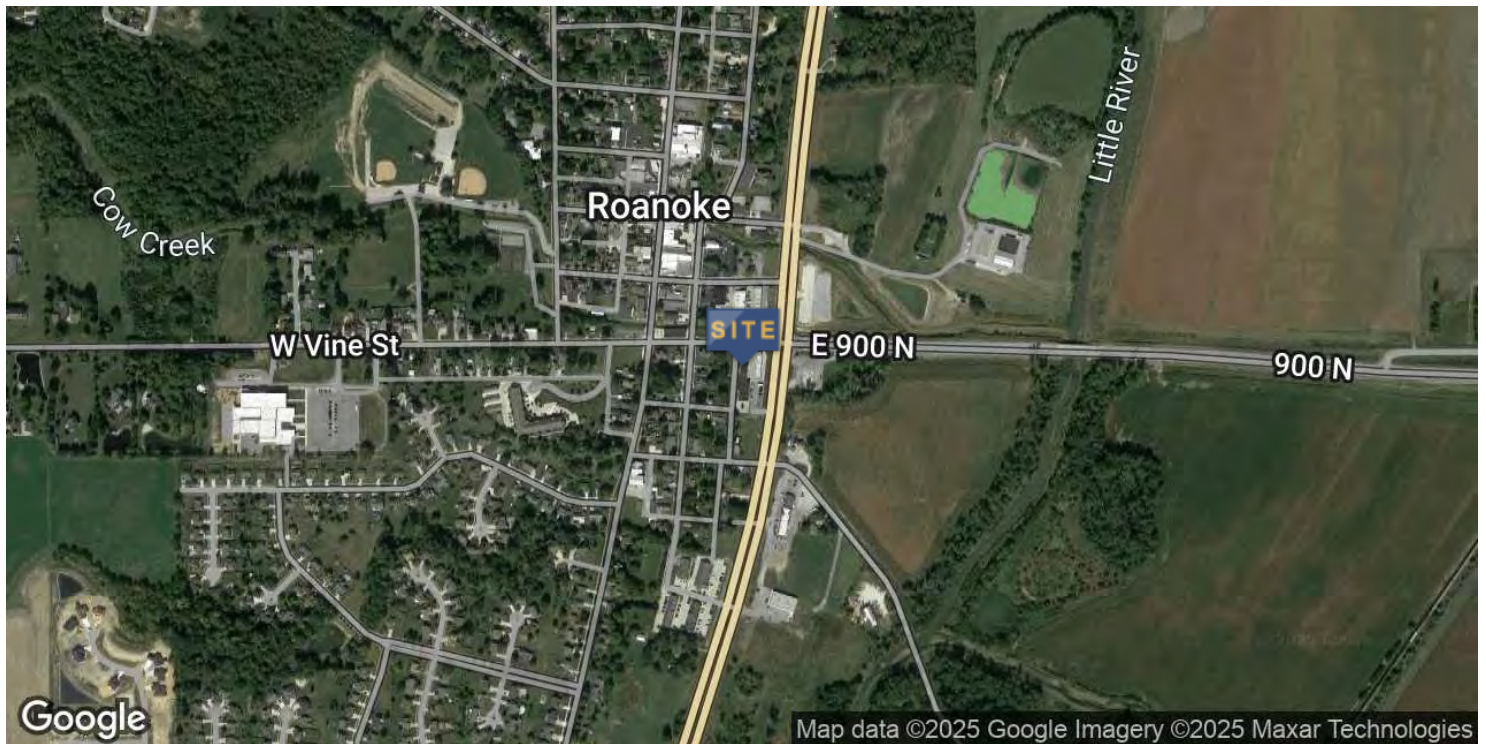
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LOCATION MAP

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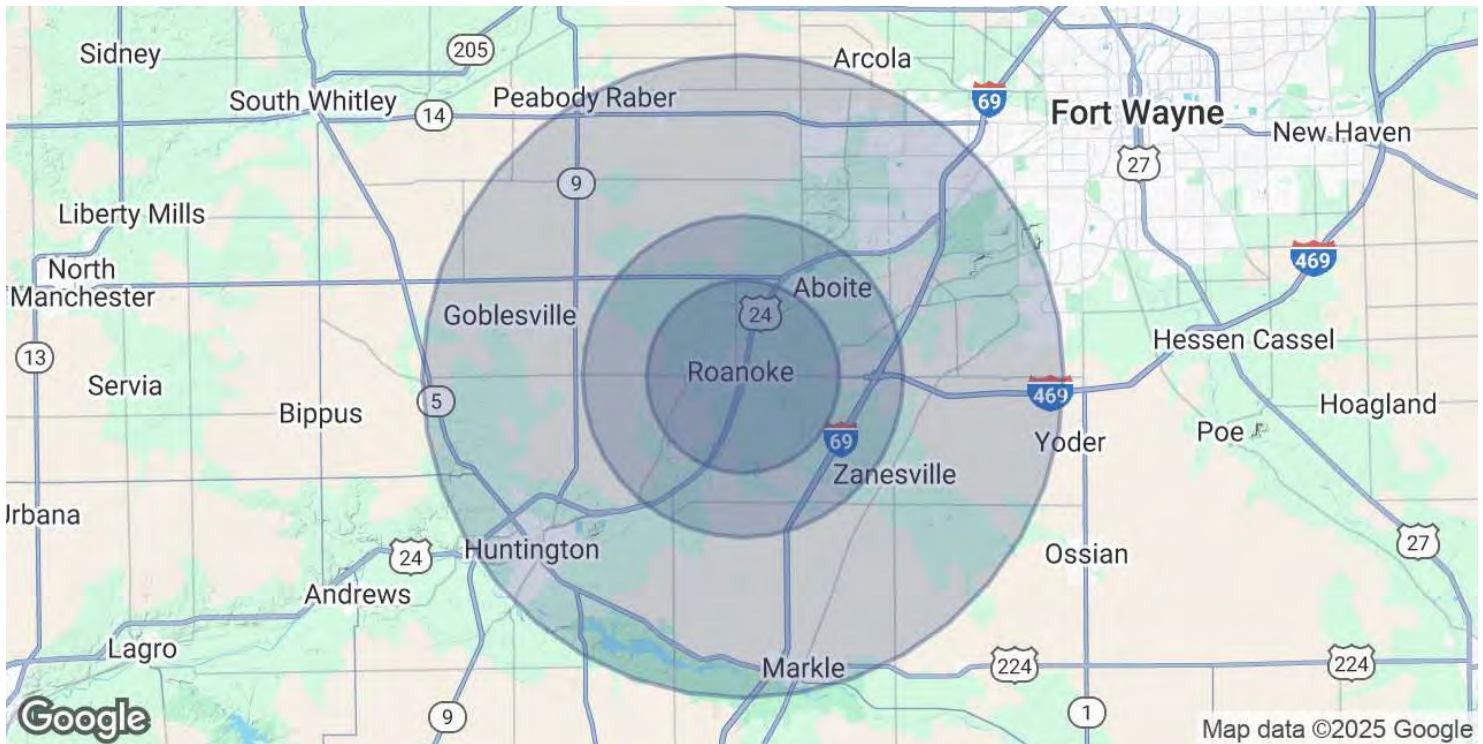
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DEMOGRAPHICS MAP & REPORT

RETAIL STOREFRONTS AVAILABLE FOR LEASE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,813	6,406	55,610
Average Age	43	43	40
Average Age (Male)	42	42	39
Average Age (Female)	43	43	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,562	2,563	21,225
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$104,182	\$105,965	\$110,203
Average House Value	\$277,158	\$287,507	\$287,899

Demographics data derived from AlphaMap



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