

LEASE

RETAIL



WABASH VILLAGE



1305 N. CASS ST., WABASH, IN 46992

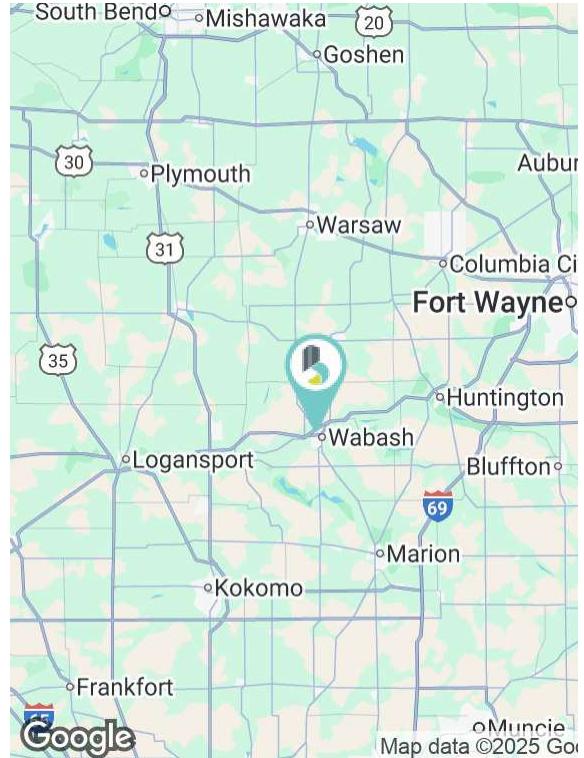
PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Versatile retail spaces to suit various business types
- End cap available with drive-thru potential
- Abundant on-site parking for customers
- Close proximity to major anchor tenant Kroger
- Access to a strong consumer base in the area
- High foot traffic and potential for high sales volume

LEASE RATE

\$4.00 - 8.00 SF/YR (NNN)

Available SF:	6,000 - 12,500 SF
Building Size:	62,695 SF



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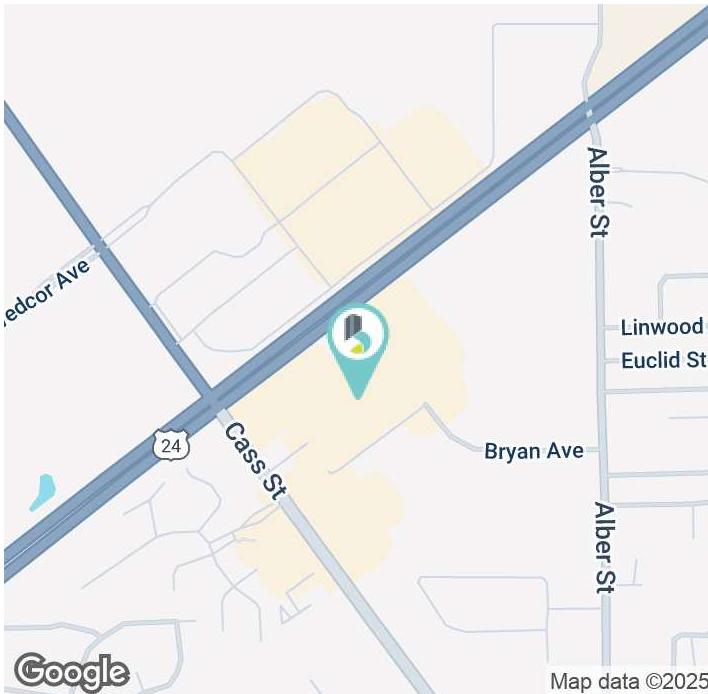
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PROPERTY DESCRIPTION

Anchored by Kroger, Wabash Village provides excellent visibility and foot traffic. Surrounding the center are national tenants such as Culvers, Dominos, Burger King, and Wendy's. This creates a vibrant and dynamic environment, attracting a diverse customer base and contributes to the overall appeal of Wabash Village, enhancing its status as a retail hub in Wabash.

The center offers multiple inline suites for lease including an end cap space ideal for a drive-thru set up. This feature is a fantastic opportunity for businesses that rely on drive-thru service to maximize their customer engagement.



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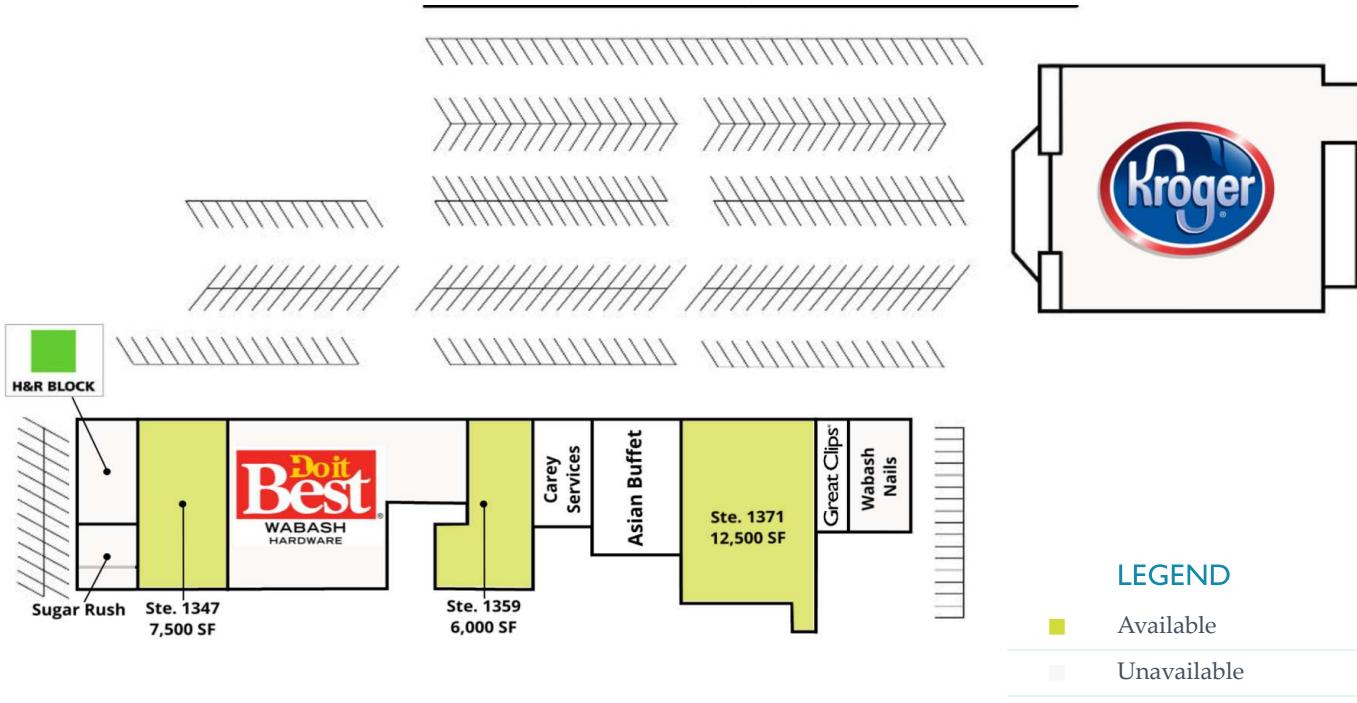
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AVAILABLE SPACES

SUITE	STATUS	SIZE	TYPE	RATE
1347	Available	7,500 SF	NNN	\$4.00 - 8.00 SF/yr
1359	Available	6,000 SF	NNN	\$4.00 - 8.00 SF/yr
1371	Available	12,500 SF	NNN	\$4.00 - 8.00 SF/yr

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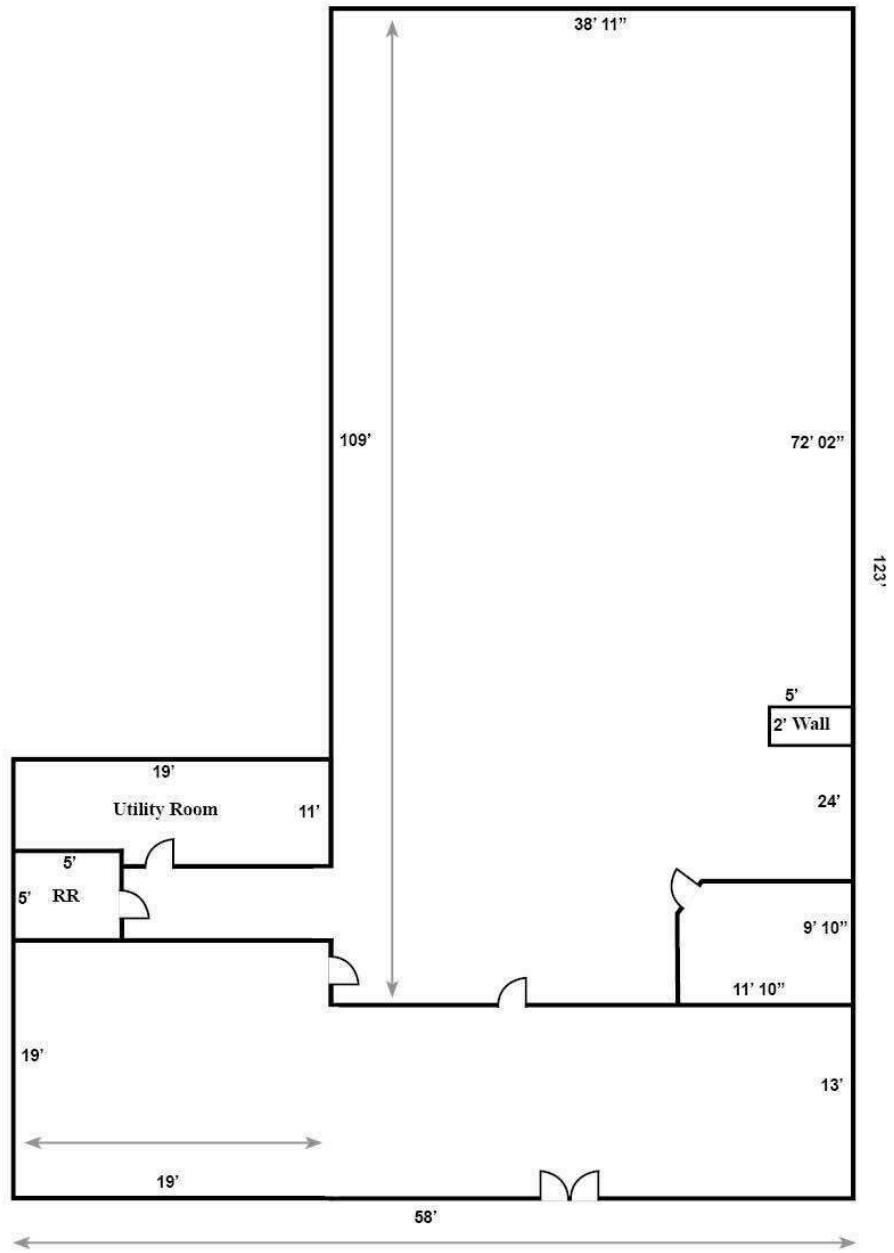
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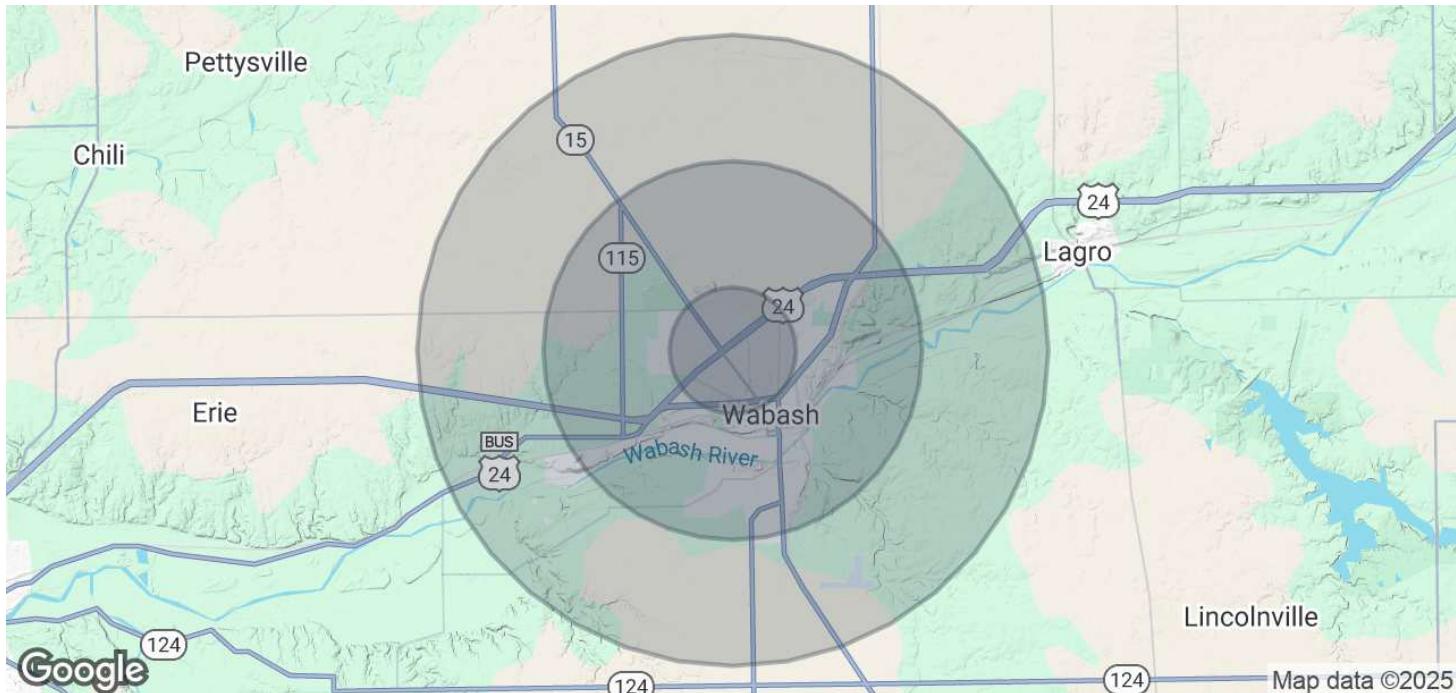
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	3,849	11,415	13,336
Average Age	46	43	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,744	4,933	5,726
Average HH Income	\$74,228	\$74,721	\$77,754

TRAFFIC COUNTS**US 24****10,296 VPD***Demographics data derived from AlphaMap***CHAD VOGLEWEDE**

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