

LEASE

RETAIL



## WABASH VILLAGE



1305 N. CASS ST., WABASH, IN 46992

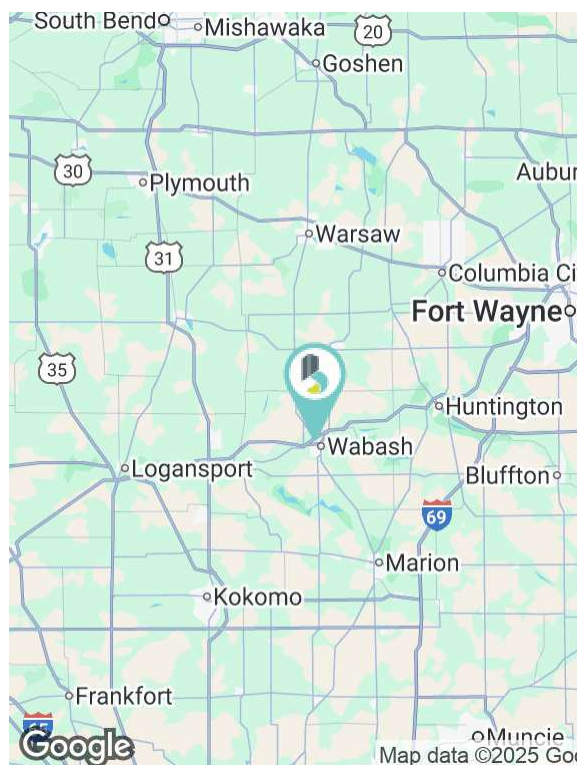
### PROPERTY HIGHLIGHTS

- 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



**BRADLEY COMPANY**  
127 W. Wayne St., Suite 400  
Fort Wayne, IN 46802  
260.423.4311

**CHAD VOGLEWEDE**  
Senior Broker  
260.639.3377  
cvoglewede@bradleyco.com

**CONNER CALL**  
Broker | Market Research Analyst  
260.241.6892  
ccall@bradleyco.com



BRADLEYCO.COM

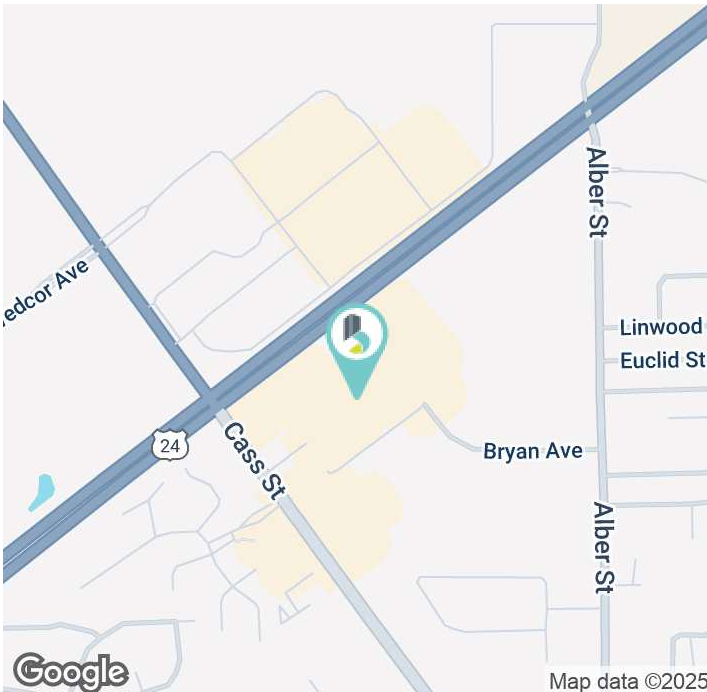




1305 N. CASS ST., WABASH, IN 46992

LEASE

RETAIL



## 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.

### CHAD VOGLEWEDE

Senior Broker  
260.639.3377  
cvoglewede@bradleyco.com

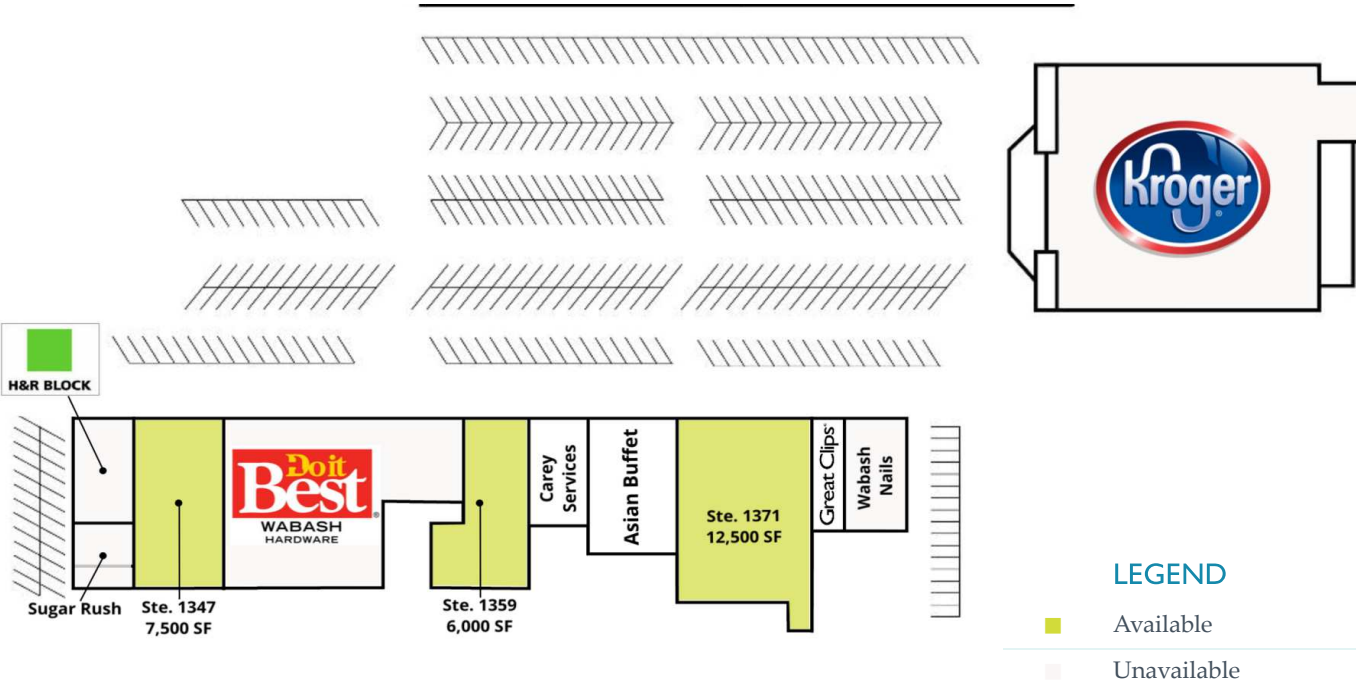
### CONNER CALL

Broker | Market Research Analyst  
260.241.6892  
ccall@bradleyco.com



1305 N. CASS ST., WABASH, IN 46992

LEASE    RETAIL



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

CHAD VOGLEWEDE  
Senior Broker  
260.639.3377  
cvoglewede@bradleyco.com

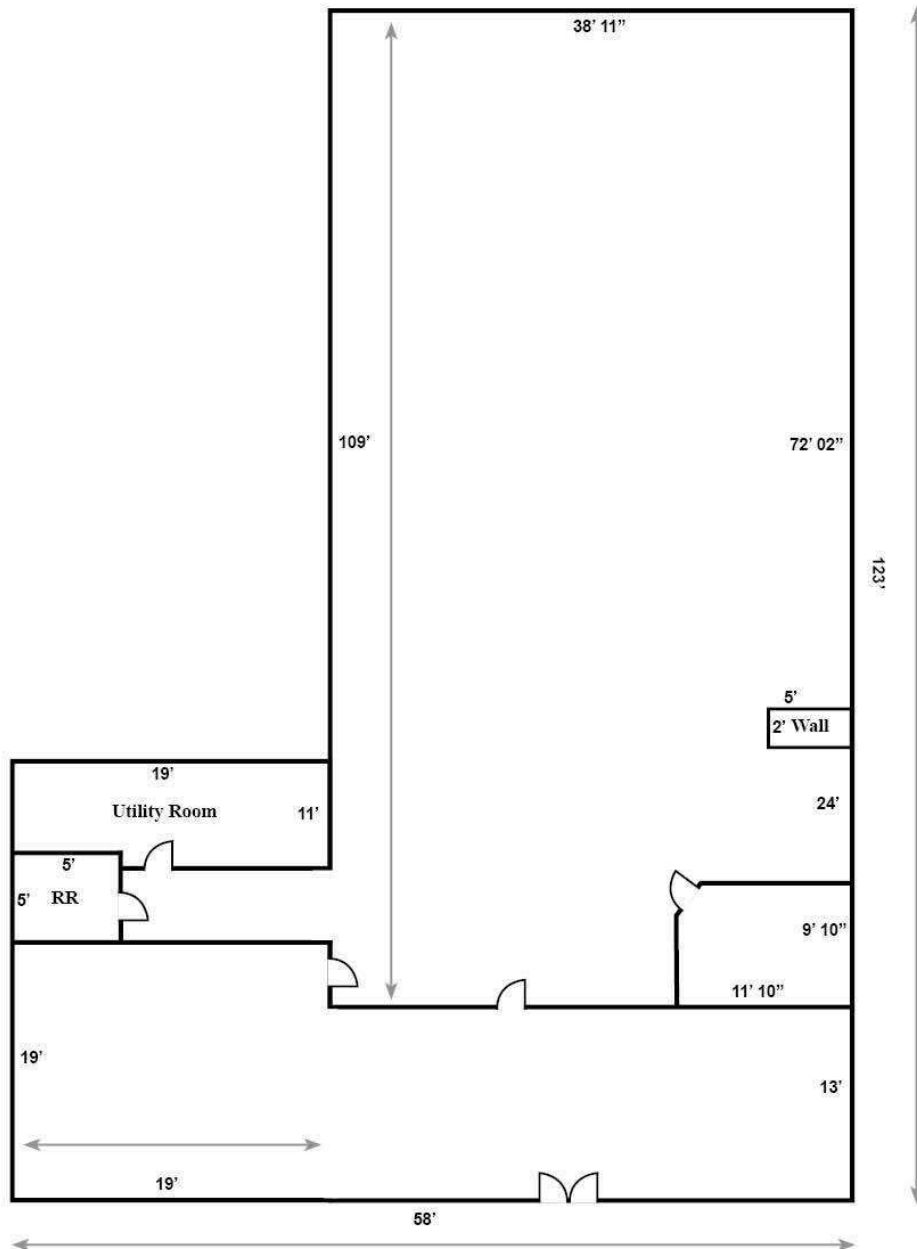
CONNER CALL  
Broker | Market Research Analyst  
260.241.6892  
ccall@bradleyco.com



1305 N. CASS ST., WABASH, IN 46992

LEASE

RETAIL



**CHAD VOGLEWEDE**  
Senior Broker  
260.639.3377  
cvoglewede@bradleyco.com

**CONNER CALL**  
Broker | Market Research Analyst  
260.241.6892  
ccall@bradleyco.com





1305 N. CASS ST., WABASH, IN 46992

LEASE

RETAIL



**CHAD VOGLEWEDE**  
Senior Broker  
260.639.3377  
cvoglewede@bradleyco.com

**CONNER CALL**  
Broker | Market Research Analyst  
260.241.6892  
ccall@bradleyco.com





1305 N. CASS ST., WABASH, IN 46992

LEASE

RETAIL



**CHAD VOGLEWEDE**  
Senior Broker  
260.639.3377  
cvoglewede@bradleyco.com

**CONNER CALL**  
Broker | Market Research Analyst  
260.241.6892  
ccall@bradleyco.com

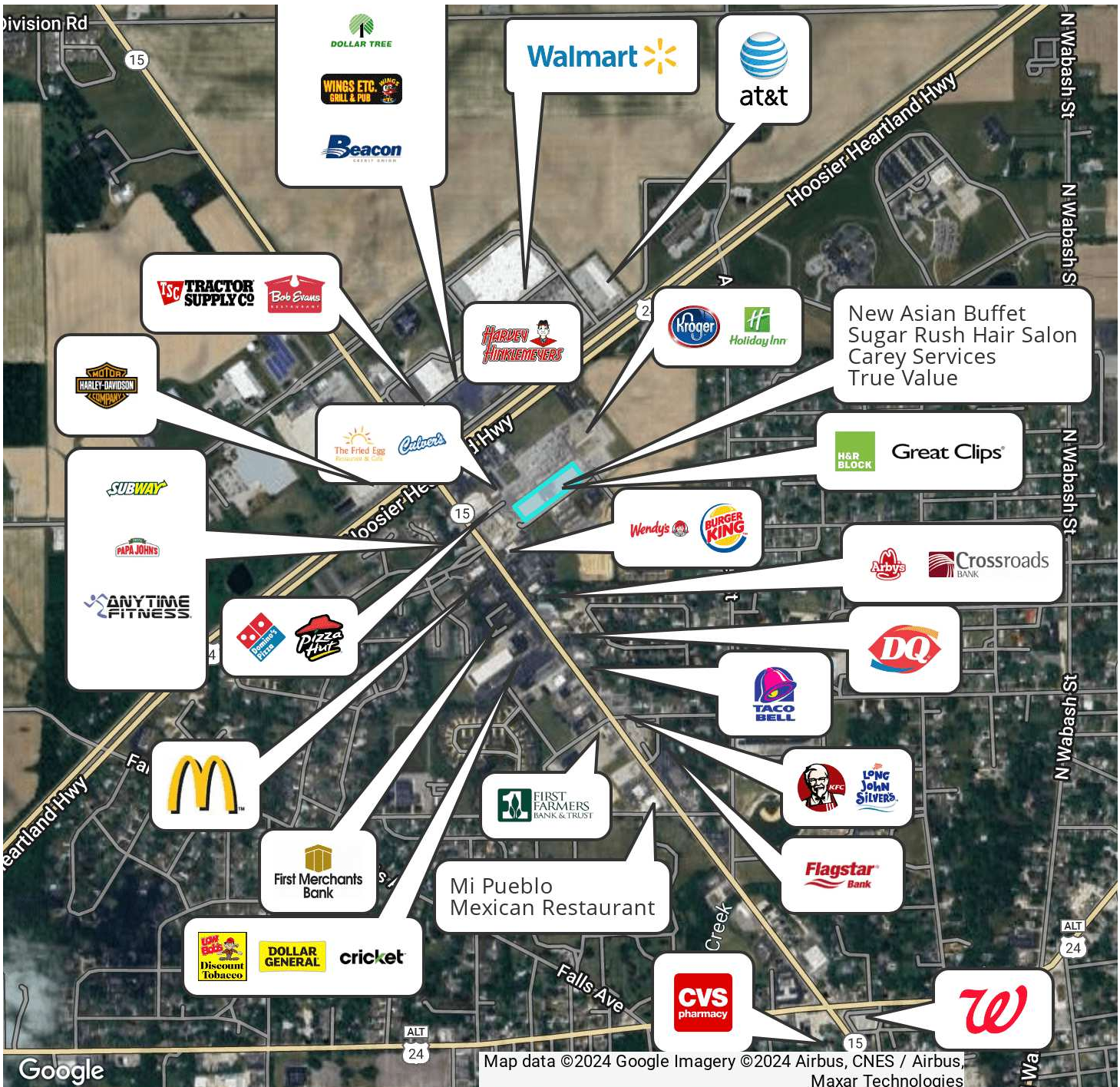




1305 N. CASS ST., WABASH, IN 46992

LEASE

RETAIL



**CHAD VOGLEWEDE**  
Senior Broker  
260.639.3377  
cvoglewede@bradleyco.com

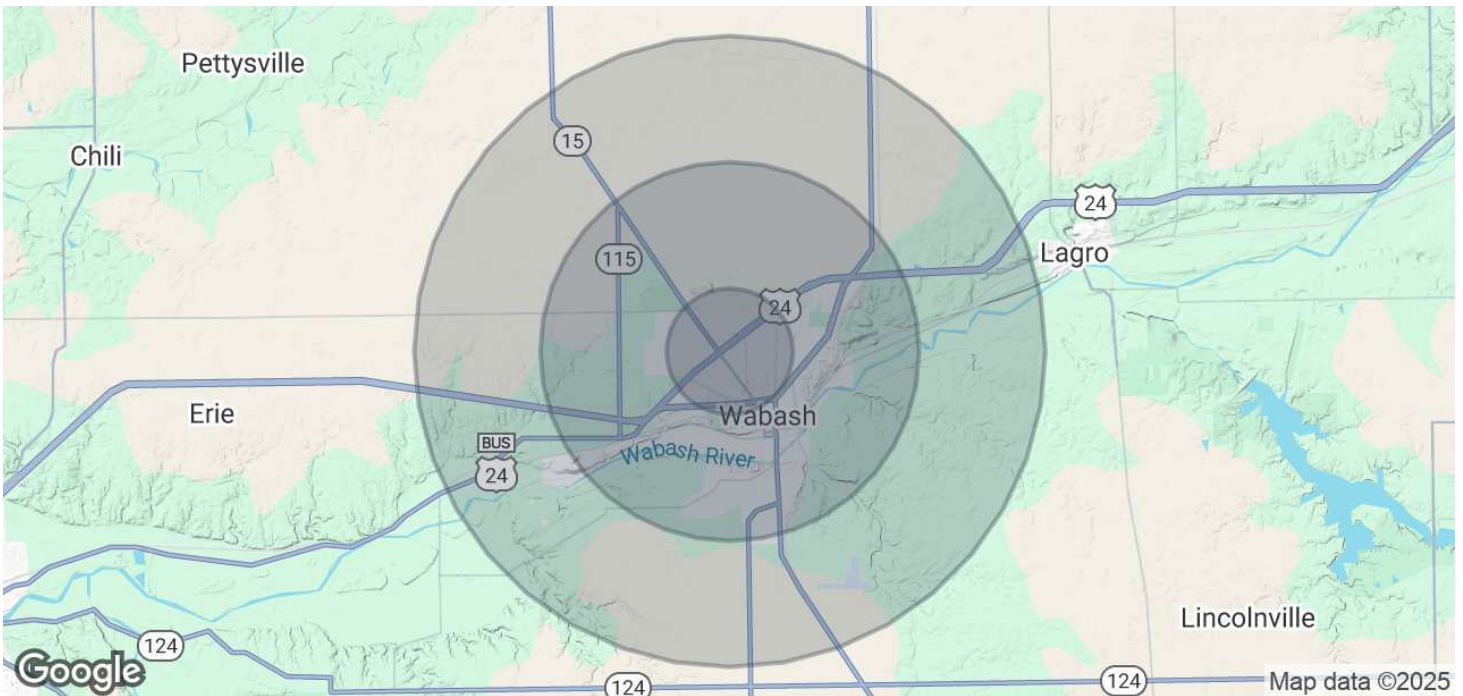
**CONNER CALL**  
Broker | Market Research Analyst  
260.241.6892  
ccall@bradleyco.com



1305 N. CASS ST., WABASH, IN 46992

LEASE

RETAIL



## POPULATION

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

## HOUSEHOLDS &amp; 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

Senior Broker  
260.639.3377  
cvoglewede@bradleyco.com

## CONNER CALL

Broker | Market Research Analyst  
260.241.6892  
ccall@bradleyco.com