



# FOR SALE / LEASE

## RETAIL PROPERTY



325 Hauenstein Road  
Huntington, IN 46750

## Highly Visible 12,040 SF Location

### About The Property

- Property has 3.84 acres (subject to survey)
- Retail dense area
- Great visibility from Highway 24
- Newer, well maintained building
- I1/Industrial zoning
- Paved parking for 35 vehicles
- Sale price: \$865,000 (\$71.84/sf)
- Lease rate: \$6.50/sf Triple Net



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# PROPERTY INFORMATION

## HIGHLY VISIBLE 12,040 SF LOCATION

### BUILDING LOCATION/ZONING/SIZE

Street Address	325 Hauenstein Road
City, State, Zip	Huntington, IN 46750
County/Township	Huntington/Huntington
City Limits	Yes
Zoning	B2/Business
Total Building Size	12,040 SF
Site Acreage	3.84 Acres (subject to survey)

### PRICE/AVAILABILITY

Sale Price	\$865,000.00
Sale Price/SF	\$71.84
Lease Price/SF	\$6.50 SF/yr
Lease Type	NNN
Availability	Immediately

### BUILDING DATA

Date of Construction	2000
Type of Construction	Stucco, Steel & Brick
Roof Type	Steel
Siding	Steel & Masonry
Floor	Concrete
HVAC	Gas Heat & Fully Air Conditioned
Restroom	1
Lighting	Fluorescent
Overhead Doors	1 - 8' x 10'
Security System	Yes

### FINANCIAL RESPONSIBILITIES

Utilities (\$615/mo.)	Tenant
Property Taxes (\$1,217/mo.)	Tenant
Property Insurance (\$97.13/mo.)	Tenant
Common Area Maintenance	Tenant
Non Structural Maintenance	Tenant
Plate Glass Insurance	Tenant
Roof & Structure	Landlord

### UTILITIES

Electric Supplier (\$355/mo.)	Duke Energy
Natural Gas Source (\$230/mo.)	Vectren
Water & Sewer (\$30/mo.)	City of Huntington

### PROPERTY TAXES

Parcel Number	35-05-09-400-740.304-005
Assessment: Land*	\$296,300
Improvements*	\$198,600
Total Assessment*	\$494,900
Annual Taxes*	\$14,601.00 (\$1.22/sf)
Tax Year	2022 Payable 2023

### PARKING/TRANSPORTATION

Parking	Asphalt/35
Major Road Nearest Site	US Hwy. 24 @ SR 5
Distance to Interstate	10 Miles to I-69
Traffic Counts:	US Hwy. 24 - 15,058 vpd SR 5 - 13,176 vpd

### POPULATION DEMOGRAPHICS

1 Mile	4,383
3 Miles	16,665
5 Miles	28,680



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# ADDITIONAL PHOTOS

## HIGHLY VISIBLE 12,040 SF LOCATION



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# FLOOR PLAN

HIGHLY VISIBLE 12,040 SF LOCATION



FLOOR PLAN  
NOT TO SCALE

STORAGE, OFFICE,  
RESTROOM  
1,029 SF



PARKING LOT



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# RETAILER MAP

HIGHLY VISIBLE 12,040 SF LOCATION



Google

Map data ©2023 Imagery ©2023, IndianaMap Framework Data, Maxar Technologies, USDA/FPAC/GEO



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# AERIAL MAP

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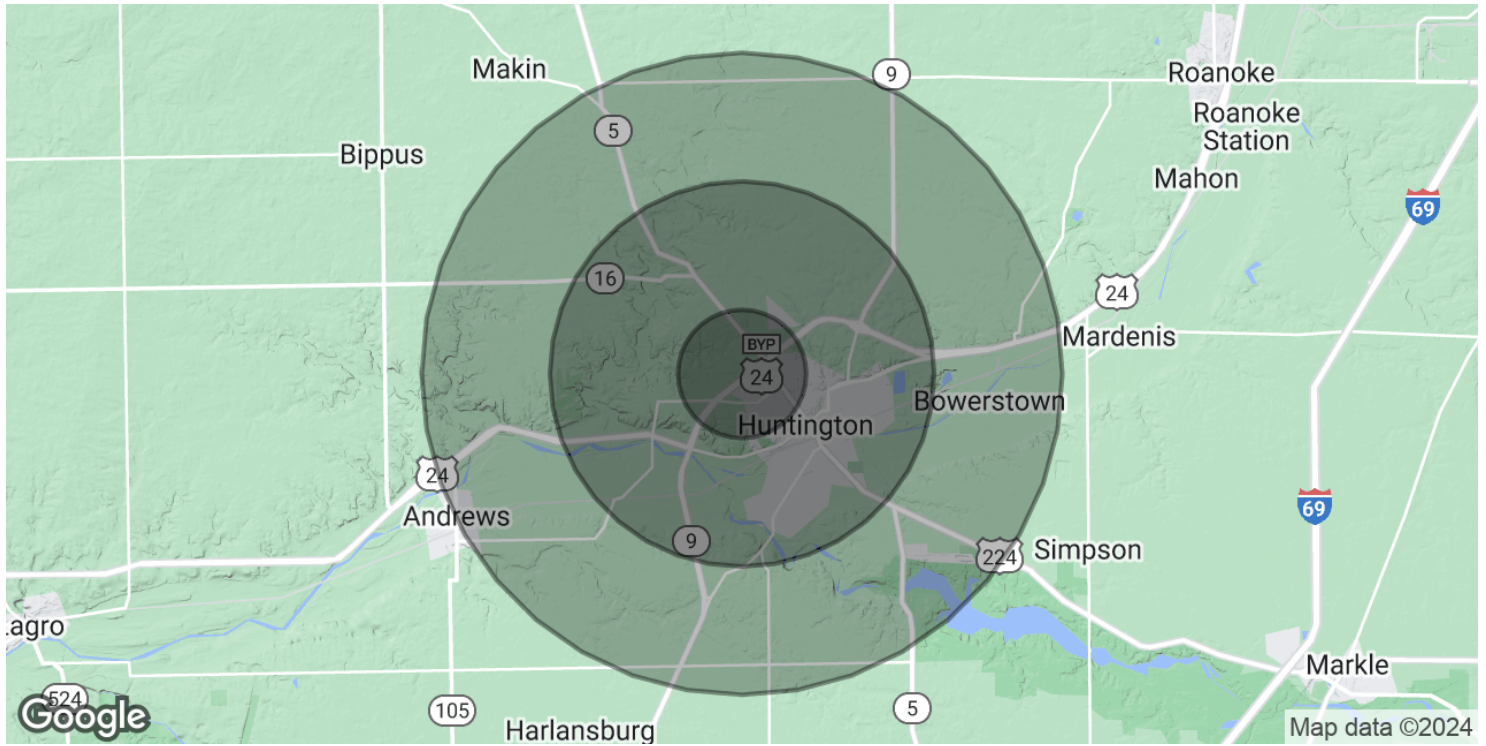
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# DEMOGRAPHICS MAP & REPORT

## HIGHLY VISIBLE 12,040 SF LOCATION



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,383	16,665	28,680
Average Age	29.7	34.5	36.4
Average Age (Male)	29.7	33.9	35.7
Average Age (Female)	29.5	34.6	36.8

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,534	6,252	10,900
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$45,833	\$47,536	\$49,343
Average House Value		\$159,864	\$154,869

\* Demographic data derived from 2020 ACS - US Census



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