

FOR LEASE | WEST BROADWAY

1500 W. BROADWAY STREET
PRINCETON, IN 47670



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	7,620 - 25,367 SF
Lease Rate:	Negotiable (NNN)
NNN Expenses:	\$1.75 SF/yr
Lease Term:	3 - 5 years
Building Size:	99,454 SF
Zoning:	GB
Traffic Count:	14,526 VPD

PROPERTY OVERVIEW

Situated in an established neighborhood amid rooftops and near to ancillary retailers and services, this community shopping center offers everyday conveniences to its customers. Anchored by Ruler Foods, additional retail tenants include: Cricket Wireless, American Rental, Auto Zone, Luxury Nails, Yamato Japanese Steakhouse, Scooter's Coffee and New Image Family Fitness.

PROPERTY HIGHLIGHTS

- Prime commercial space available
- Serving a well-established working class neighborhood
- Anchored by Ruler Foods
- Easy access at signaled intersection on West Broadway (SR 64)

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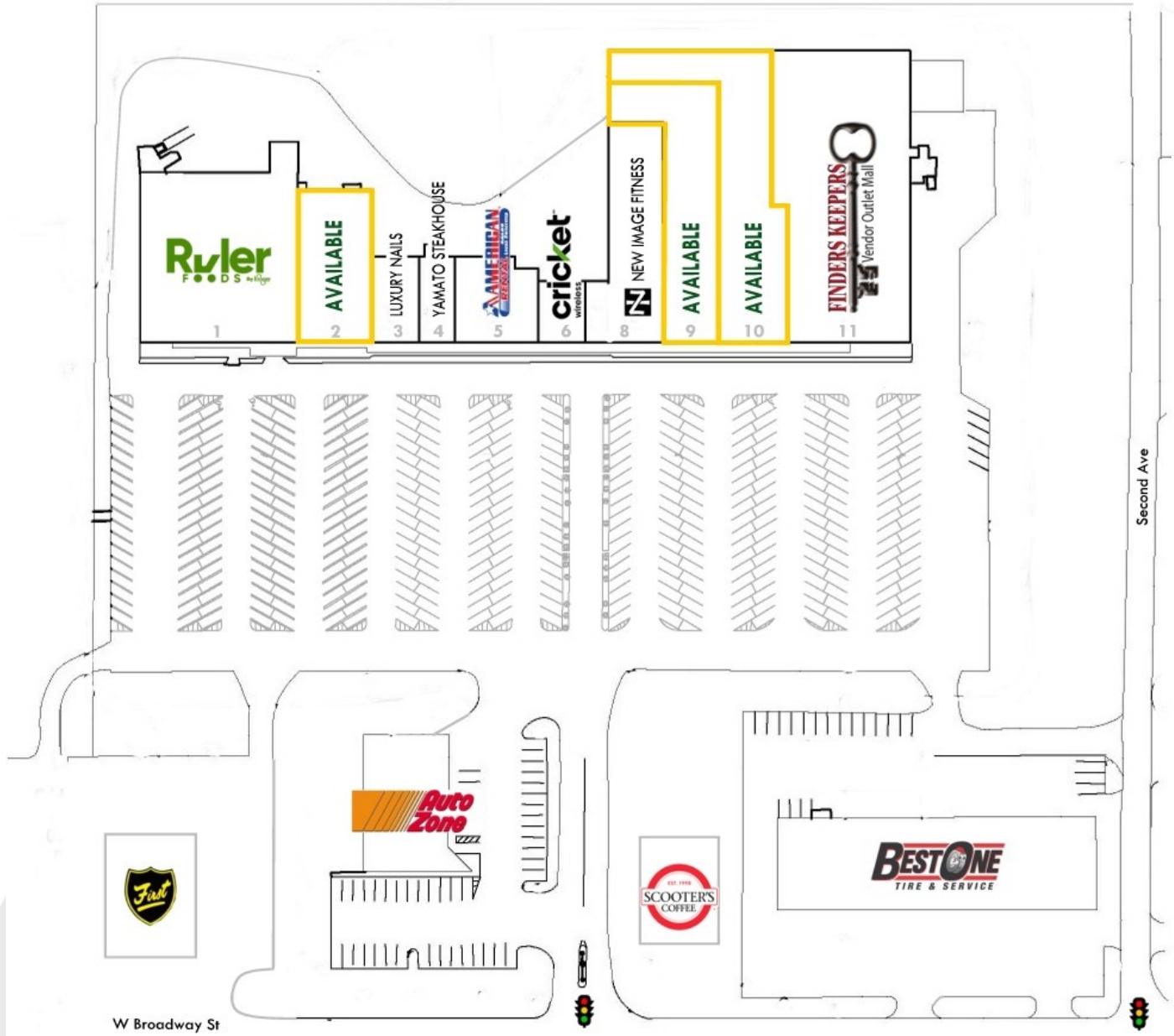
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AVAILABLE SPACE



SPACE	SIZE (SF)	LEASE TYPE	LEASE RATE
Space 2	7,620 SF	NNN	Negotiable
Space 9	10,800 SF - 25,367 SF	NNN	Negotiable
Space 10	14,567 SF - 25,367 SF	NNN	Negotiable

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LOCATION MAPS



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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,128	10,058	12,573
Daytime population	4,224	10,160	23,076
Median age	39.2	40.6	41.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,378	4,234	5,205
# of persons per HH	2.16	2.32	2.37
Average HH income	\$64,484	\$75,184	\$78,217
Average house value	\$152,910	\$160,856	\$166,312

* Demographic data derived from 2010-2023 US Census

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