



FOR **LEASE** LAND PROPERTY



912 W Main St  
Peru, IN 46970

# 0.629 Acre Available For Ground Lease In Peru, IN

## About The Property

- 20 year sub-lease through Scooter's Coffee
- Hard corner
- Busy signalized intersection
- Adjacent to Kroger and Aldi
- \$60,000 per year; Absolute NNN



**the**  
**Zacher**  
company

JOY NEUENSCHWANDER, SIOR, CPM

Broker Associate

joyn@zacherco.com

260.422.8474

444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

*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

## 0.629 ACRE AVAILABLE FOR GROUND LEASE IN PERU, IN

### LOCATION/ACREAGE

Street Address	912 W Main St
City, State, Zip	Peru, IN 46970
Total Land Area	0.629 Acre
Zoning	B-3

### PRICE/AVAILABILITY

Lease Rate	\$60,000/year
Lease Type	NNN
Available	Immediately

### POPULATION DEMOGRAPHICS

5 Miles	16,352
10 Miles	31,007
15 Miles	80,712

### PROPERTY TAXES

Parcel Number	52-08-32-100-014.011-016
Assessment: Land	\$106,400
Improvements	\$116,500
Total Assessment	\$222,900
Tax Year	2023 Payable 2024

### TRANSPORTATION

Traffic Counts:		
W. Main St.		4,527 VPD
S. Business 31		9,332 VPD



JOY NEUENSCHWANDER, SIOR, CPM  
Broker Associate  
joyn@zacherco.com  
260.422.8474



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.

# RETAILER MAP

0.629 ACRE AVAILABLE FOR GROUND LEASE IN PERU, IN



JOY NEUENSCHWANDER, SIOR, CPM  
Broker Associate  
joyn@zacherco.com  
260.422.8474



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.

# LOCATION MAP

0.629 ACRE AVAILABLE FOR GROUND LEASE IN PERU, IN



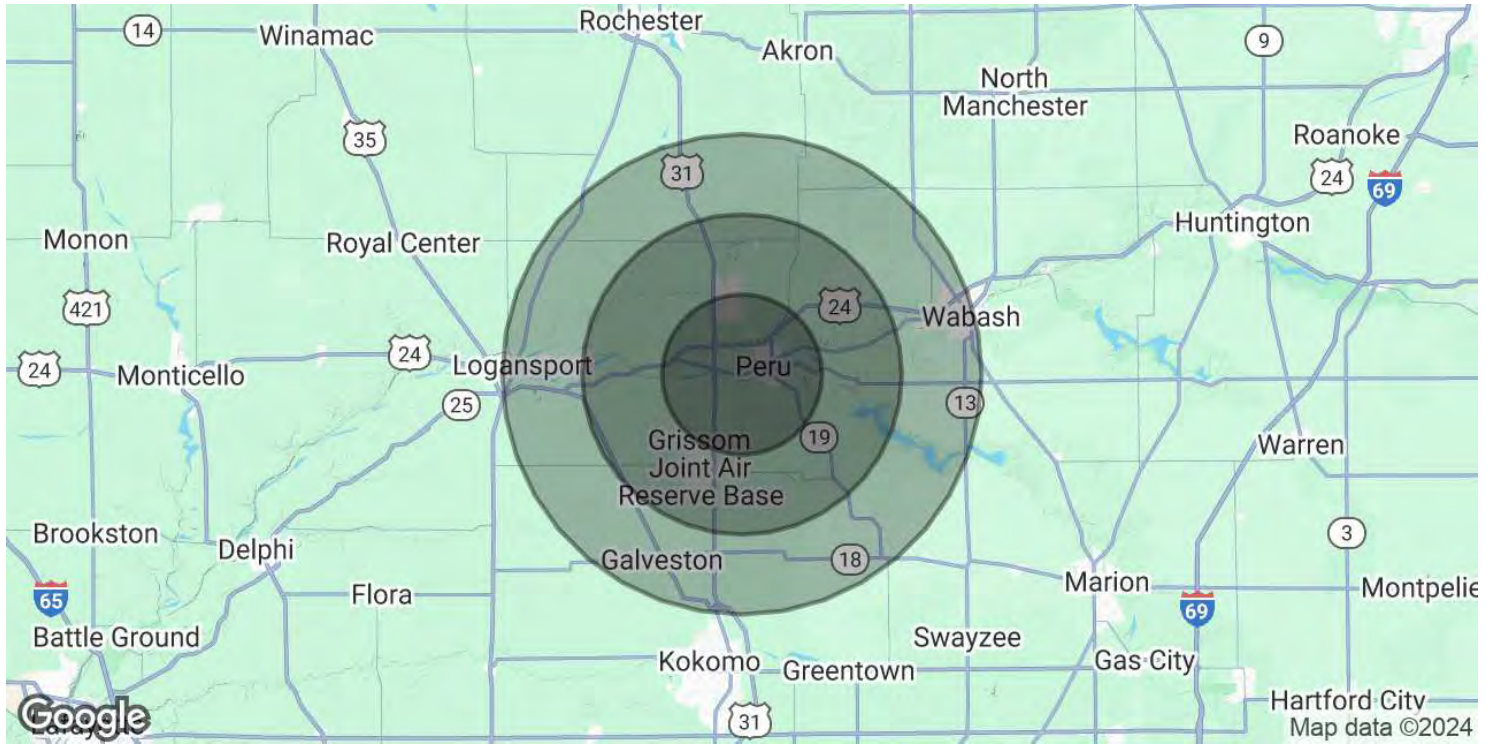
JOY NEUENSCHWANDER, SIOR, CPM  
Broker Associate  
joyn@zacherco.com  
260.422.8474



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.

# DEMOGRAPHICS MAP & REPORT

## 0.629 ACRE AVAILABLE FOR GROUND LEASE IN PERU, IN



### POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	16,352	31,007	80,712
Average Age	42	41	42
Average Age (Male)	41	40	41
Average Age (Female)	43	42	43

### HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	6,981	11,476	31,621
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$79,281	\$79,983	\$79,846
Average House Value	\$154,867	\$157,550	\$160,266

Demographics data derived from AlphaMap



JOY NEUENSCHWANDER, SIOR, CPM  
 Broker Associate  
 joy@zacherco.com  
 260.422.8474



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.