

PLAZA NORTH

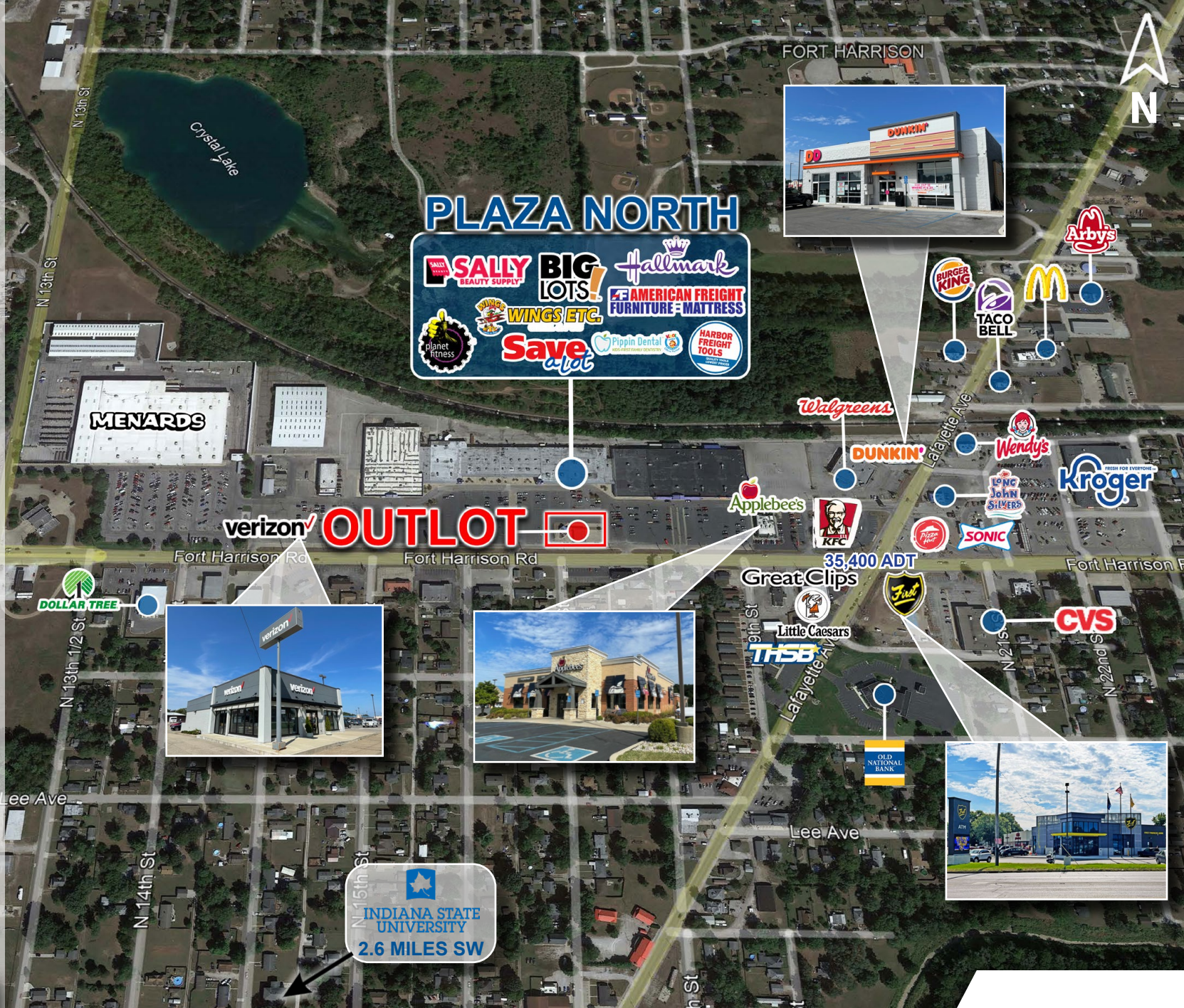
1800 Fort Harrison Rd
Terre Haute, IN 47804

OUTLOT AVAILABLE

For Lease, Ground Lease or BTS

Drive-Thru Opportunity

FOR LEASE, GROUND LEASE OR BTS



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PLAZA NORTH OUTLOT

PROPERTY OVERVIEW

OUTLOT AVAILABLE:

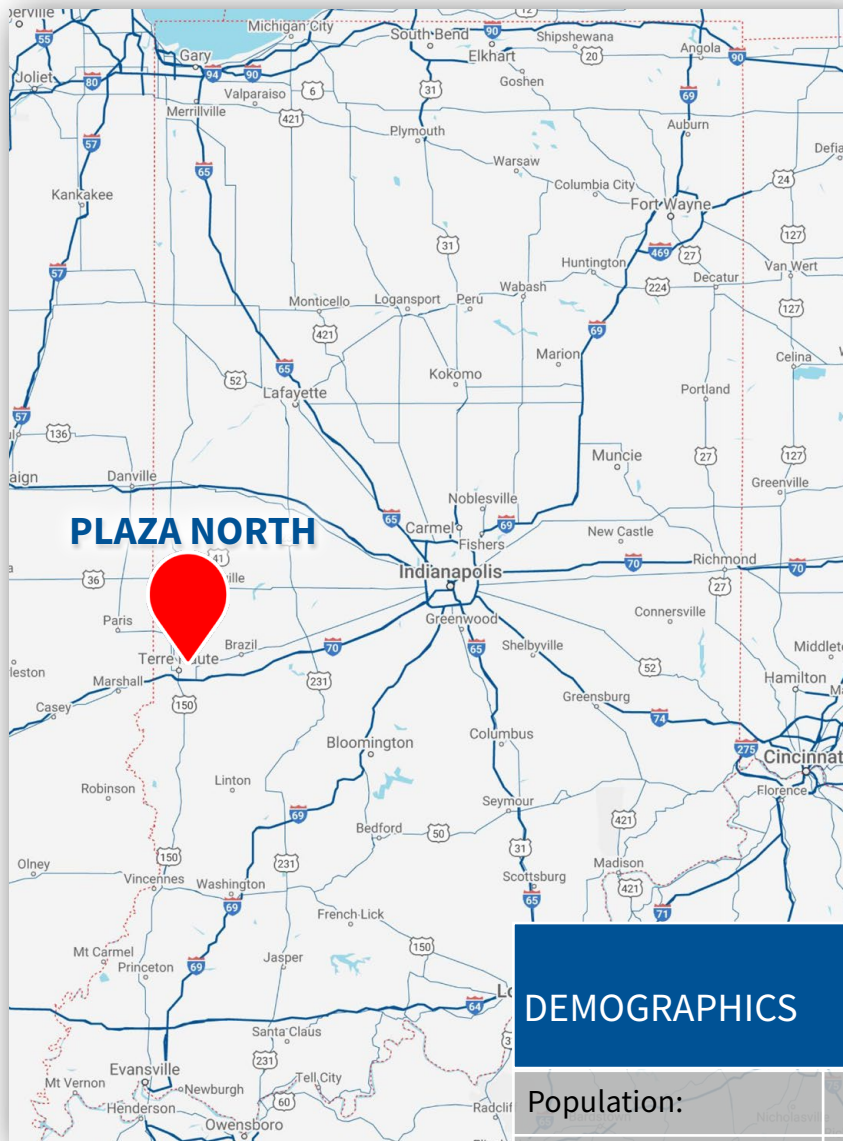
Approximately 0.6 Acre
Outlot with Drive-thru Opportunity

CENTER OVERVIEW:

322,671 SF building | 750 parking spaces

PROPERTY HIGHLIGHTS:

- Highly visible outlot within Plaza North power center serving entire northside of Terre Haute
- Full accessibility to site from Fort Harrison Rd. & Lafayette Ave (over 35,400 ADT combine)
- Rare drive-thru opportunity along Fort Harrison Rd
- Retail corridor includes Big Lots, Sav A Lot, Kroger, KFC, AT&T, Harbor Freight Tools, Applebee's, Verizon, Menards, Planet Fitness (opening soon) and more
- Great opportunity for QSR, Medical or Freestanding Retail



- Home to Indiana State University & prestigious Rose-Hulman Institute of Technology
- Over 50,000 people within 10 minute drive-time of center
- Terre Haute is the county seat town of Vigo County

NEARBY RETAILERS:



DEMOGRAPHICS

	1 MILE	3 MILE	10 Min Drivetime
Population:	5,099	32,873	50,017
Total Employees:	1,545	17,749	26,751
Households:	2,000	12,455	20,082
Avg. HH Income:	\$58,114	\$51,108	\$51,693

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PLAZA NORTH OUTLOT

CENTER SITE PLAN



SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
2	Trader Buck's Flea Market	2,613	9	Wings Etc	7,200	16	AVAILABLE	6,000
2A	ACS Human Services	15,000	10	AVAILABLE	7,200	17	AVAILABLE	5,186
3	Advance America	1,500	11	AVAILABLE	3,439	18	Harbor Freight Tools	20,000
4	American Freight	18,700	12	Glamour Nails	3,600	19	Big Lots	34,500
5	State of Indiana	2,830	13	Hallmark	7,500	20	AVAILABLE	25,832
6	Rent-A-Center	3,600	14	Pippin Dental	7,500	20A	Planet Fitness	17,500
7	AVAILABLE	3,600	15	Save-A-Lot	15,000	21	Dunkin Donuts	8,000
8	Sally Beauty Supply	3,600	Outlot	AVAILABLE		22	Applebee's	4,973

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SITE
PHOTOS

0.6 ACRES

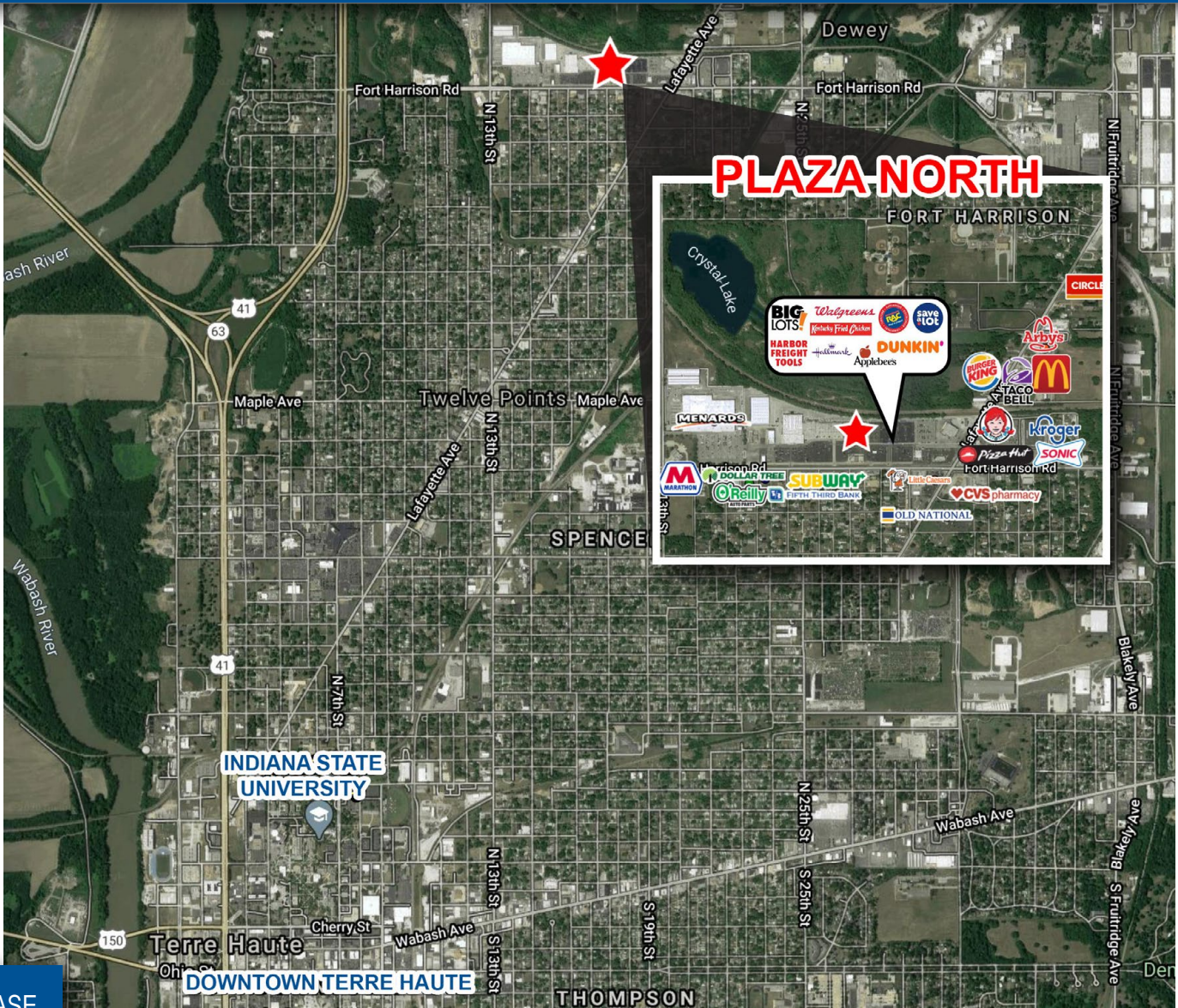


0.6 ACRES



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MARKET
AERIAL



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