

# HUNTINGTON SHOPPES

## PRIME OUTLOT: 1 ACRE, fully improved, shovel ready

### For Sale, Ground Lease, Build to Suit

235 Hauenstein Rd, Huntington, IN 46750

Project Overview

Site Plan

Aerial (Site)

Aerial (Market)



### Property Highlights:

- Best remaining available commercial outlot in Huntington IN
- Shared ingress / egress with Huntington Shoppes opening Spring 2019
- Prime visibility and great access to Hauenstein Rd & Highway 24
- 0.962 acre available
- Shovel ready, all utilities and drainage existing
- Great Restaurant, Bank, Medical, Office or Retail Site
- High traffic area surrounded by National Retailers / Restaurants
- Large, expanded population base with regional drawing power; Huntington serves as the county seat

DEMOGRAPHICS	3 miles	5 miles	10 miles	15 miles
Population	20,015	23,410	33,699	60,738
Households	7,581	8,876	12,791	22,783
Ave. HH Income	\$54,889	\$56,908	\$61,350	\$74,276

FOR MORE INFORMATION  
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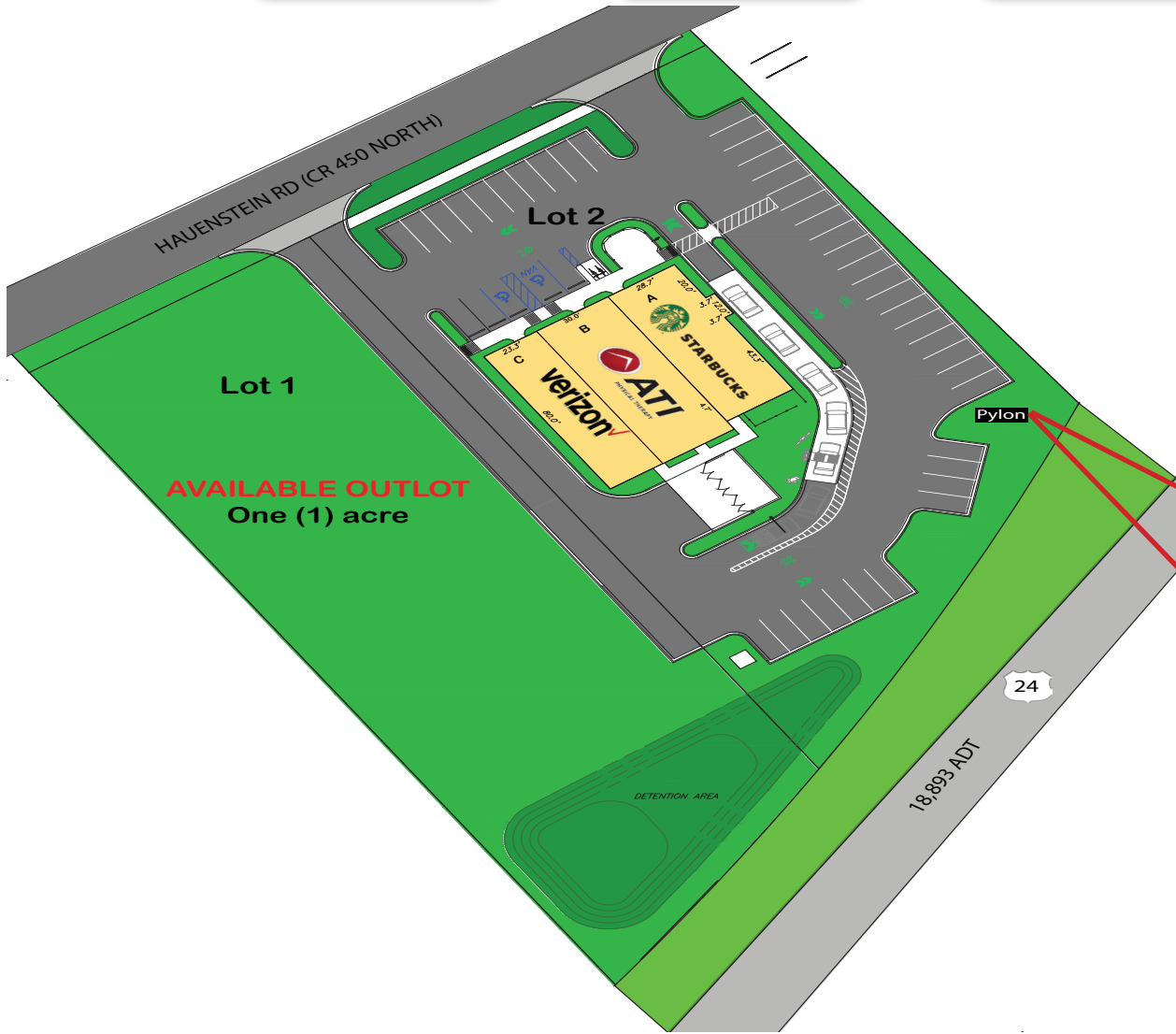
A MEMBER OF  
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RETAIL ADVISORS

Project Overview

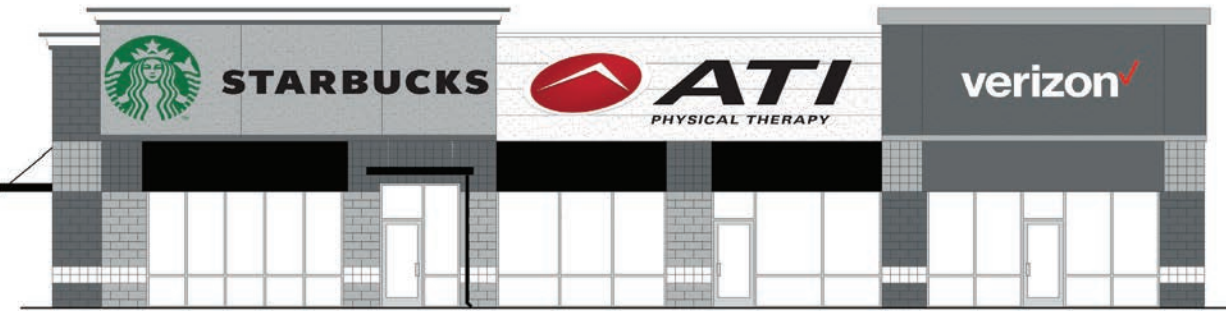
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<b>Lot 1:</b>	<b>Available OUTLOT</b>	<b>1 ACRE</b>
<b>Lot 2:</b>	<b>Huntington Shoppes</b>	<b>1.1 ACRE</b>
Suite A	Starbucks	2,203 SF
Suite B	ATI Physical Therapy	2,400 SF
Suite C	Verizon	1,867 SF
Total GLA:		6,470 SF









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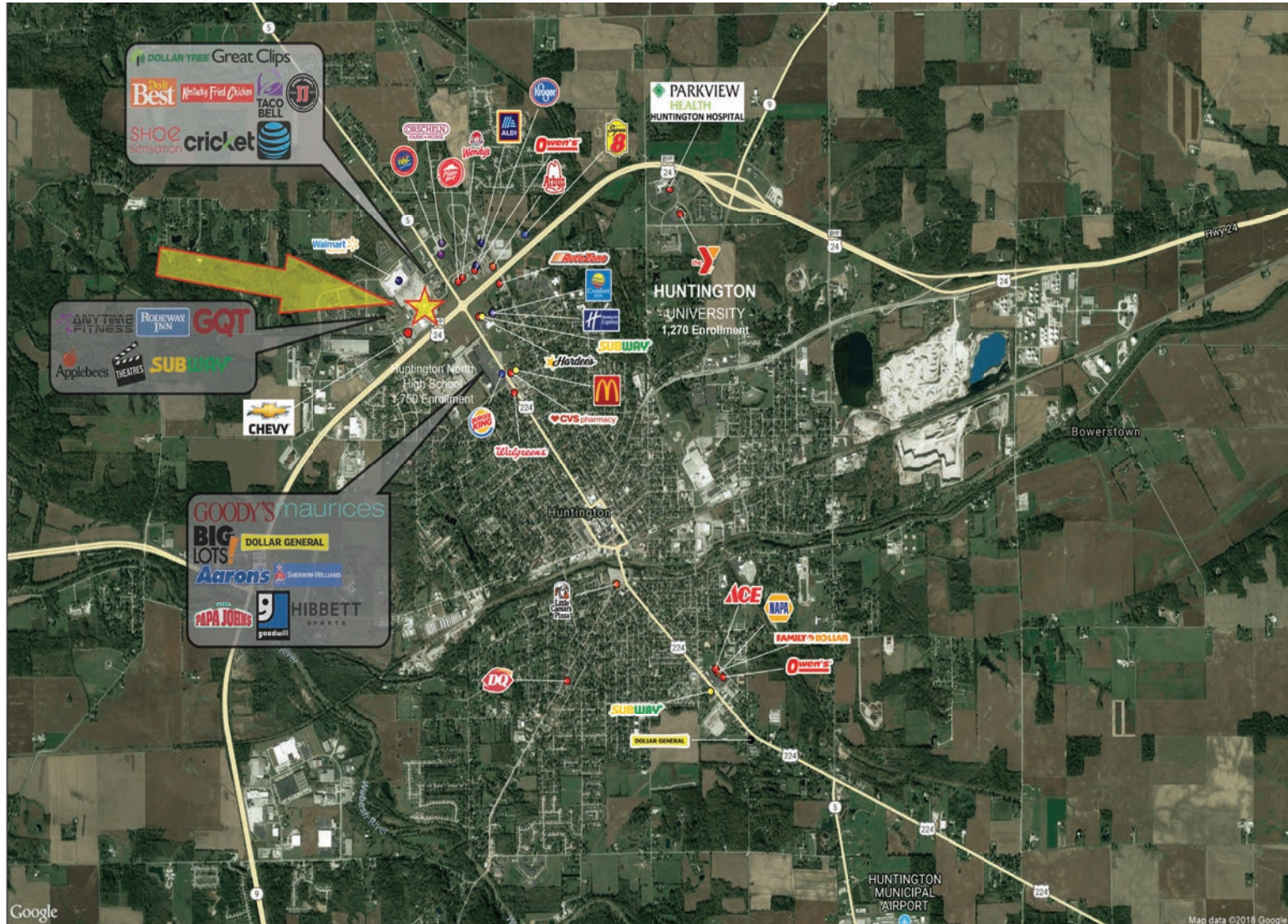
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