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 | Drone Aerials (Site) | 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 PLEASE CONTACT:

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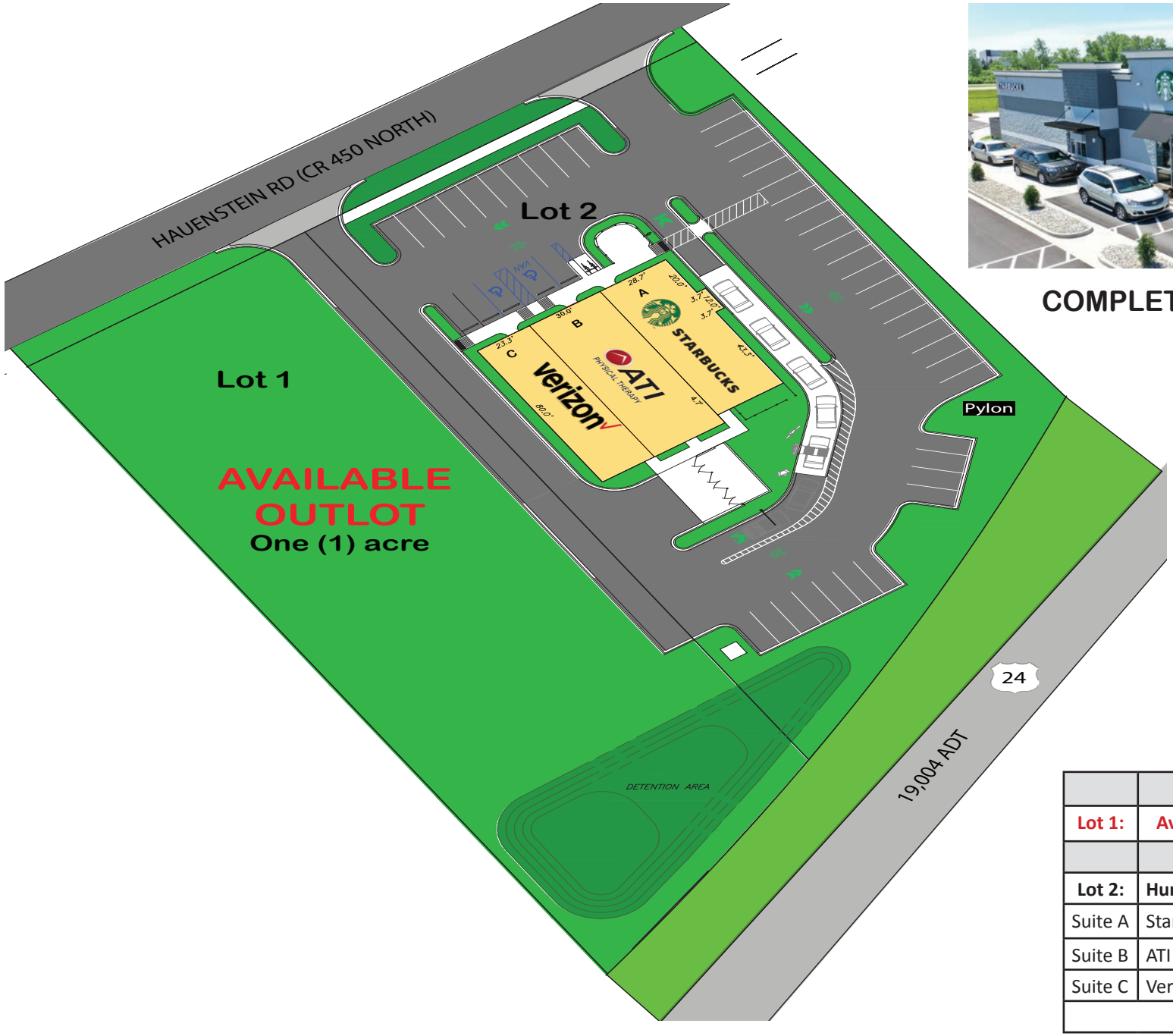

COMPLETION PHOTO LOT 2

Lot 1:	**Available OUTLOT**	**1 ACRE**
Lot 2:	**Huntington Shoppes**	**1.1 ACRE**
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

Walmart
Save money. Live better.
ATI
PHYSICAL THERAPY
verizon
N
SITE

ATI
PHYSICAL THERAPY
verizon
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SITE

ATI
PHYSICAL THERAPY
verizon
NE
SITE

Huntington North
High School
1,750 Enrollment
15,602 ADT
4,229 ADT
6,642 ADT
19,004 ADT
10,053 ADT
Walmart
Save money. Live better.
Northpoint Ave
N Jefferson St
William E Zahn Ave
Frontage Rd
Walton St
Walmart Dr
Hauenstein Rd
Hotel Ave
Griffin Ct
Leba Ln
Viking Ln
Northpark Ave
Park Ave
Google
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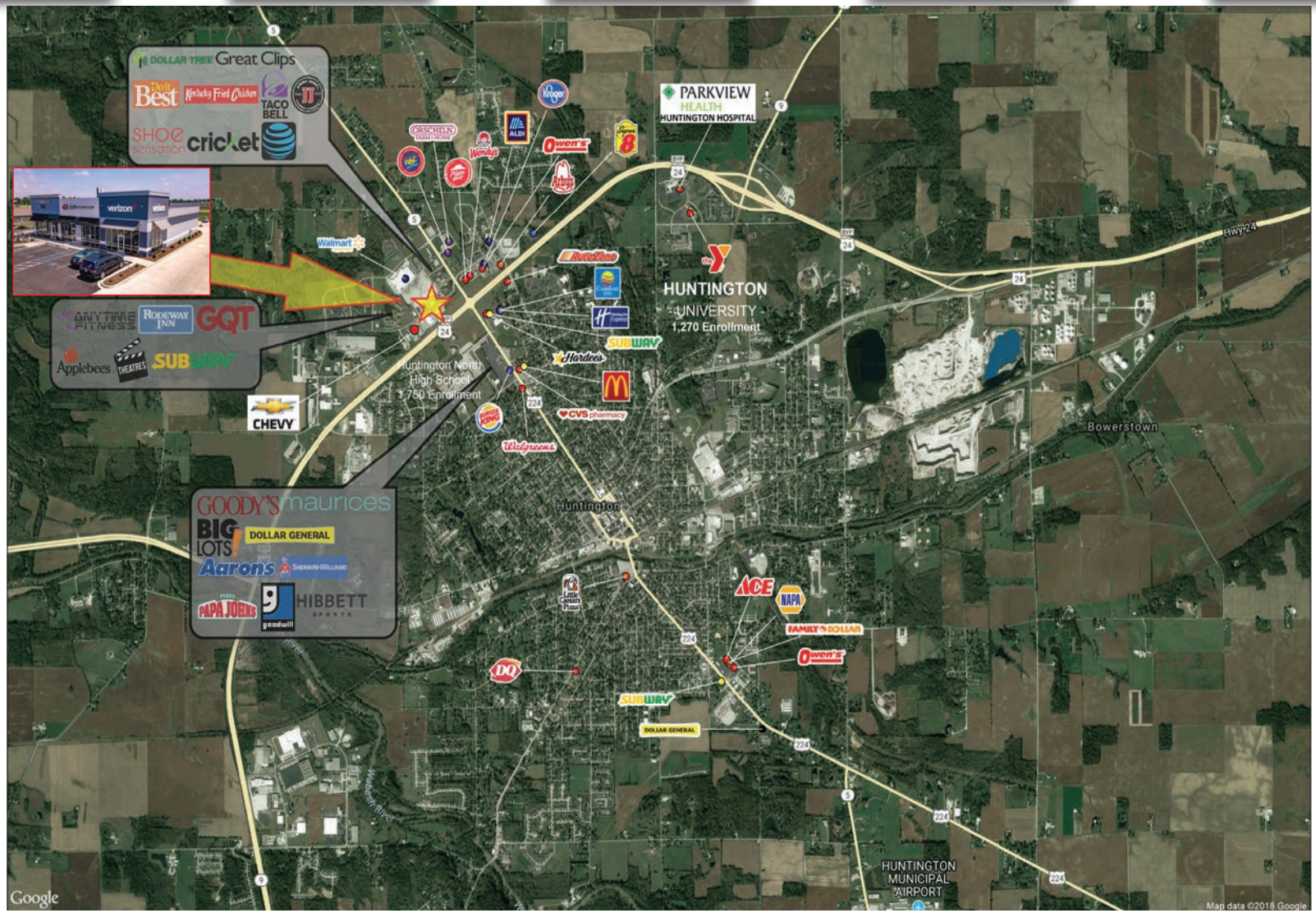

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