

# Terre Haute Shoppes - FULLY OCCUPIED!

NEC New Margaret Dr & State Road 46, Terre Haute, IN 47803

- Project Overview
- Site Plan
- Aerial (Site)
- Aerial (Market)
- Building Photos
- Demographics



**NEARBY RETAILERS**

Great Clips®

STARBUCKS COFFEE

ATI PHYSICAL THERAPY

meijer

Walmart Save money. Live better.

ALDI

AT&T

## Property Highlights:

- Highly visible outlot shops building (completed Summer 2019), strong co-tenancy!
- Stop light entrance shared with 195,000 SF Meijer Supercenter on SR 46 and catty-corner to Wal-Mart Supercenter
- Prime visibility and easy access to SR 46 (20,260 VPD, increasing with recent developments), close proximity to Interstate 70 (31,649 VPD)
- Affluent corridor of Terre Haute with new hotels, big boxes, restaurants, grocery and apartments
- Large, expanded population base with regional drawing power; Terre Haute is central draw to population base in excess of 390,000 people that reside in 14 surrounding counties of Indiana and eastern Illinois
- Home of several higher education institutions with enrollment of 40,000+ students; including Indiana State University, Rose-Hulman Institute of Technology, Saint Mary-of-the-Woods College and Ivy Tech Community College of Indiana





Suite	Tenant	Size	Frontage
A	Starbucks	2,389 SF	33.5'
B	ATI Physical Therapy	2,450 SF	35'
C	Great Clips	1,225 SF	17.5'
D	AT&T	1,680 SF	24'
<b>Total GLA:</b>		<b>7,744 SF</b>	
<b>Parking:</b>		<b>52 spaces</b>	
<b>Parking Ratio:</b>		<b>6.71 spaces/ 1,000 SF</b>	











Kroger  
DOLLAR TREE  
Starbucks  
BURGER KING  
DQ  
McDonald's  
Wendy's  
Pizza Hut  
goodwill

**ROSE-HULMAN**  
INSTITUTE OF TECHNOLOGY  
2,400 Students

**Indiana State University**  
12,500 Students

**HARRISON COLLEGE**  
250 Students

maurices AFFORDABLE HAIRCUTS & WAXING  
DOLLAR TREE Fantastic Sams  
SONIC  
Arby's  
SHOE DEPT. verizon

**SITE**

**Terre Haute International Airport**

31,649 ADT



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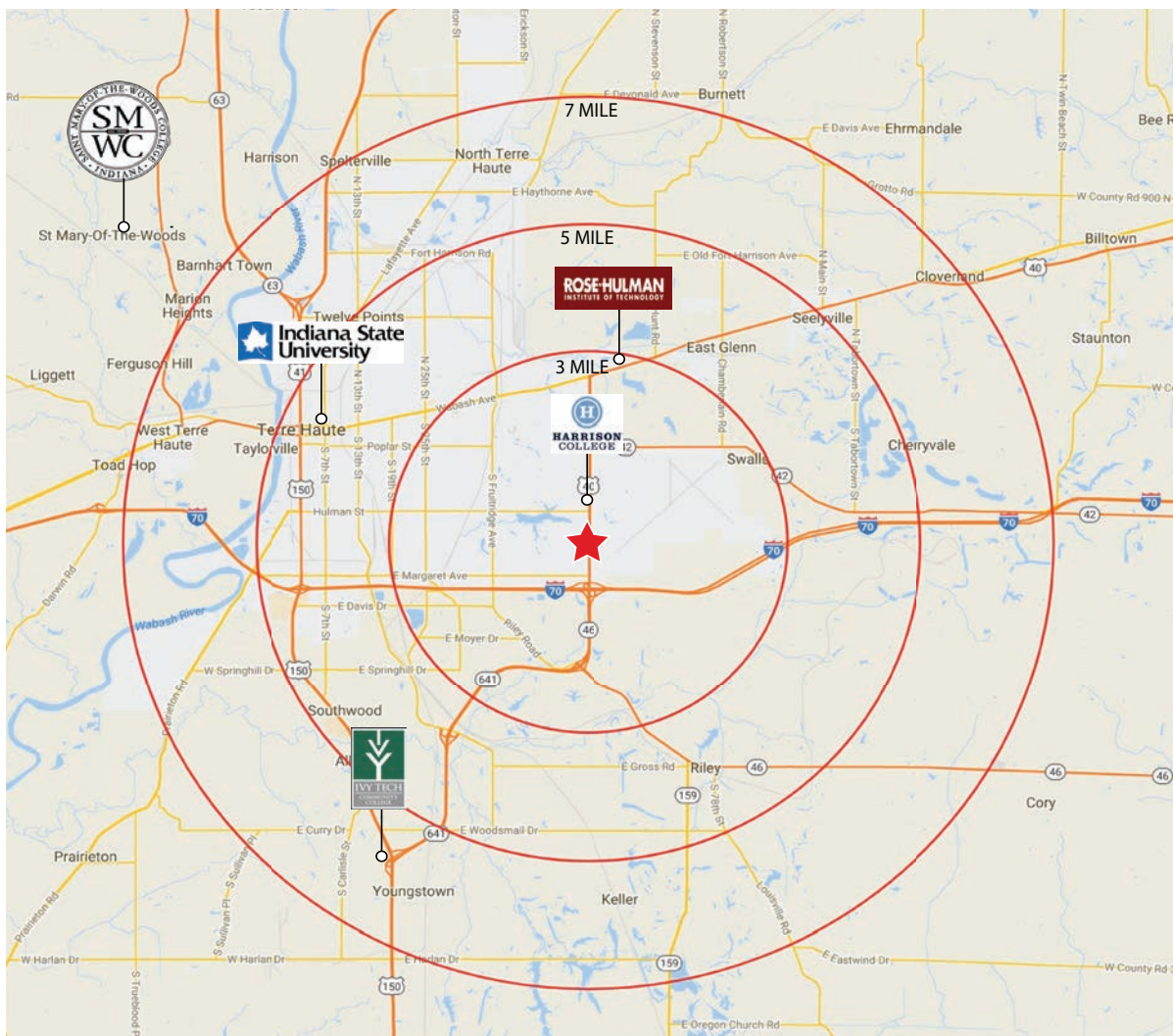
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DEMOGRAPHICS	3 miles	5 miles	7 miles	10 miles	15 miles
Population (2017)	17,824	62,554	88,558	107,229	137,424
Households (2017)	7,338	24,426	33,821	40,974	52,694
Average HH Income	\$73,705	\$57,226	\$58,378	\$59,409	\$59,394
Employees	5,923	37,888	53,945	58,053	65,693
Retail & Restaurant Sales	\$310,741,117	\$1,146,867,731	\$2,148,608,141	\$2,919,174,507	\$3,776,901,939

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FOR MORE INFORMATION

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