

Prime Retail Space: Terre Haute Shoppes

Fully Occupied

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

Project Overview

Site Plan

Aerial (Site)

Aerial (Market)

Demographics



NEARBY RETAILERS

Great Clips®



Property Highlights:

- Highly visible outlot shops building (Spring 2019 Delivery), strong co-tenancy with Starbucks, ATI Physical Therapy, Great Clips, and AT&T. **FULLY OCCUPIED!**
- Stop light entrance shared with 195,000 SF Meijer Supercenter on SR 46 and catty-corner to Sycamore Terrace anchored by 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 vehicles per day)
- 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

FOR MORE INFORMATION

JAMISON DOWNS

PLEASE CONTACT:

T: 317-472-1800 E: Jamison@VeritasRealty.com





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'
Total GLA:		7,744 SF	
Parking:		52 spaces	
Parking Ratio:		6.71 spaces/ 1,000 SF	







Prime Retail Space: Terre Haute Shoppes

Fully Occupied

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

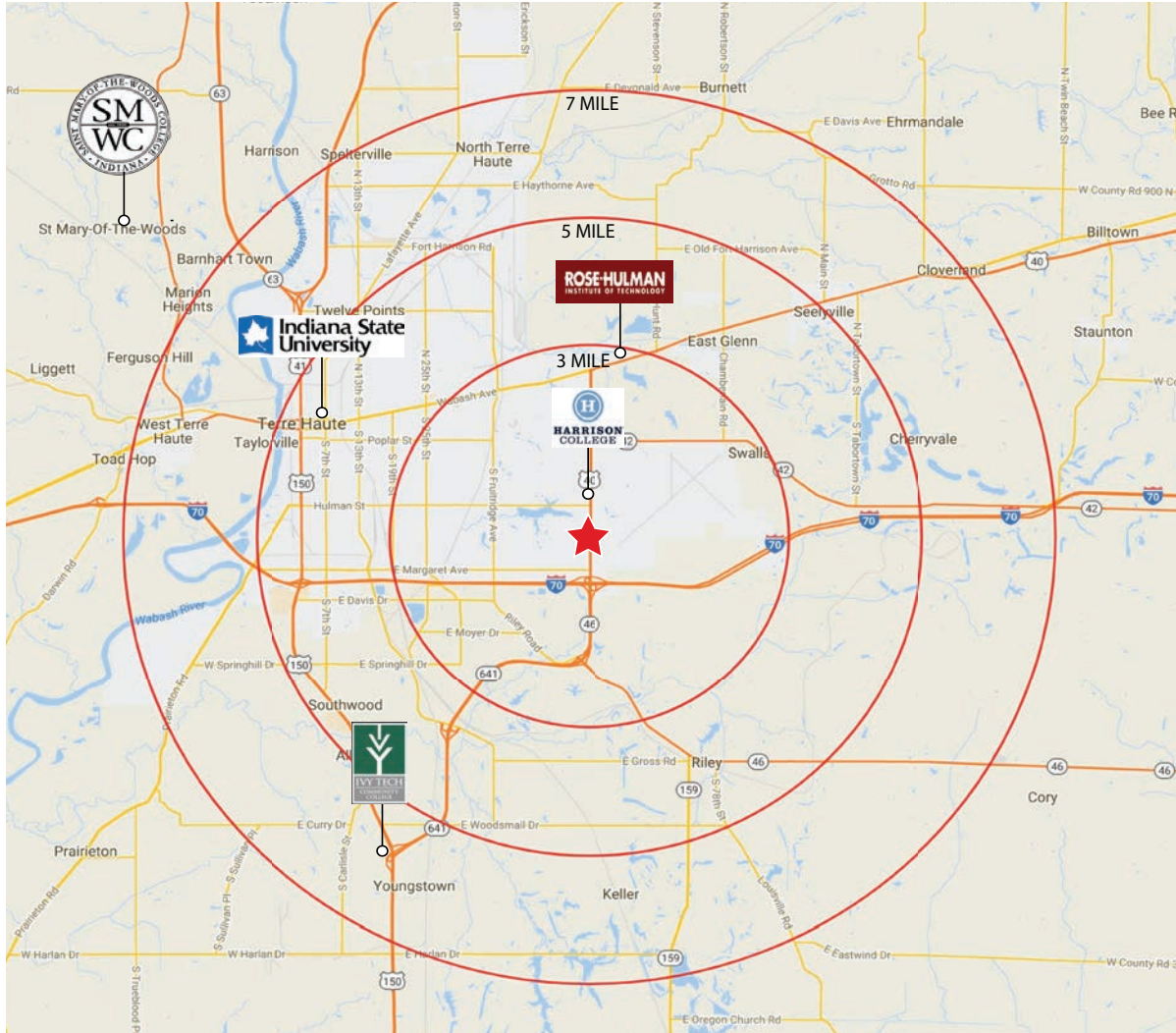
Project Overview

Site Plan

Aerial (Site)

Aerial (Market)

Demographics



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

Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.

FOR MORE INFORMATION **JAMISON DOWNS**

PLEASE CONTACT: T: 317-472-1800 E: Jamison@VeritasRealty.com

VR VERITAS
REALTY

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS