

SOUTH POINTE CROSSING

4700-4800 S. US Highway 41
Terre Haute, IN 47802

South Pointe Crossing

1,800-7,544 SF
Endcap Available

1,800-7,544 SF
Available
Small Shops
41,663 SF



Kroger

BURGER KING

Starbucks

41

29,367 VPD

FULLY
OCCUPIED

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SOUTH POINTE CROSSING

PROPERTY OVERVIEW

RETAIL SPACE AVAILABLE:

41,663 SF GLA

PROPERTY HIGHLIGHTS:

- Highly visible multi-tenant center anchored by adjacent Kroger
- Great accessibility from US-41 - the main retail corridor through Terre Haute
- Large pylon signage serving the center
- Strong tenant mix with both national and local retailers
- Terre Haute is the county seat of Vigo County and home of Indiana State University & Rose-Hulman Institute of Technology



DEMOGRAPHICS



1 MILE



3 MILE



5 MILE

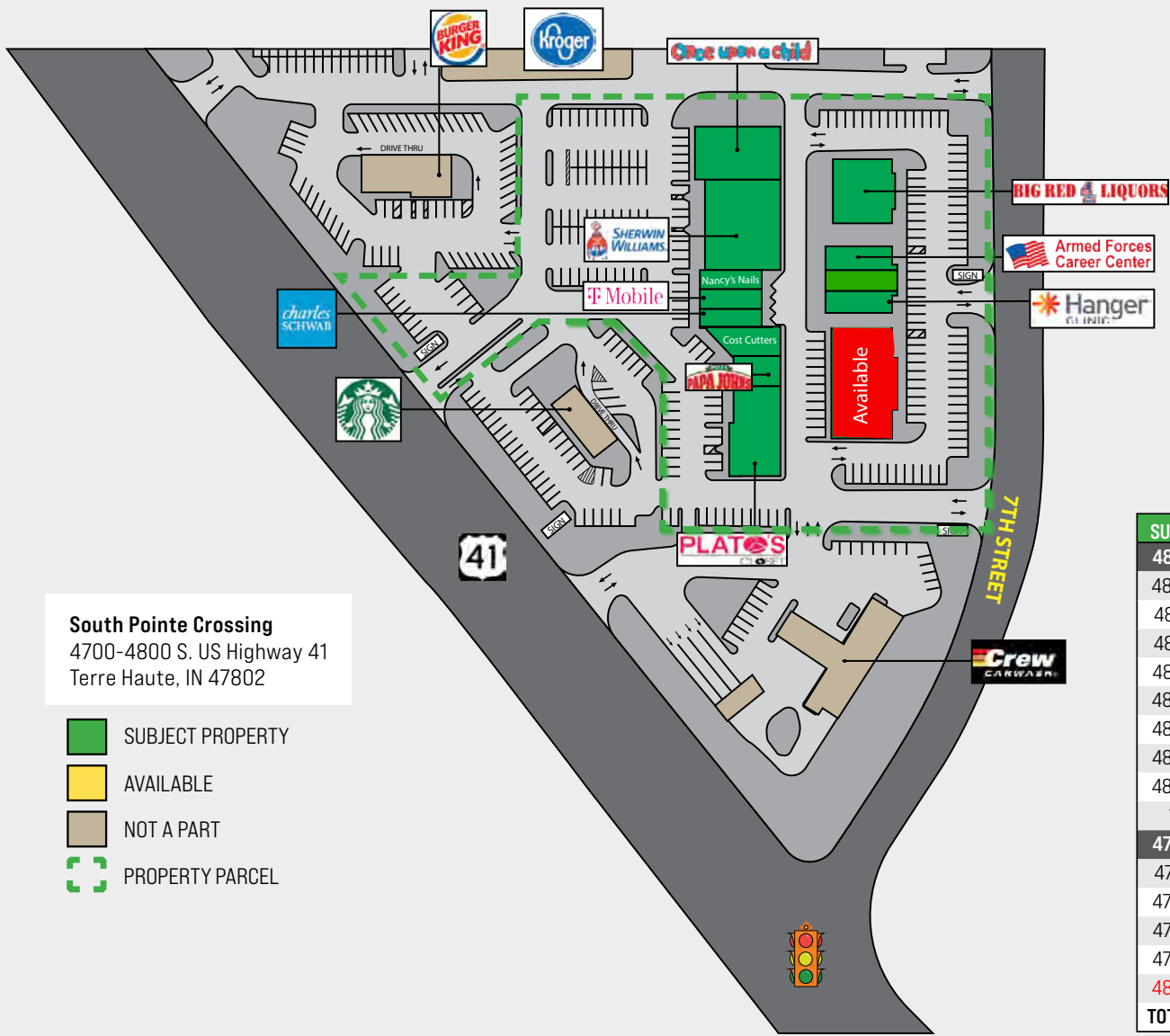
Population:	2,439	23,951	57,781
Households:	1,126	9,221	22,466
Average HH Income:	\$59,996	\$65,638	\$65,496

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SITE PLAN

SOUTH POINTE CROSSING



South Pointe Crossing
 4700-4800 S. US Highway 41
 Terre Haute, IN 47802

- SUBJECT PROPERTY
- AVAILABLE
- NOT A PART
- PROPERTY PARCEL

SUITE	TENANTS	SF
4800 Building		
4800	Once Upon a Child	7,700
4812	Sherwin Williams	4,808
4818	Nancy's Nails	1,309
4824	T-Mobile	1,360
4830	Charles Schwab & Co.	1,313
4836	Cost Cutters	1,969
4842	Papa John's	1,537
4848	Plato's Closet	5,000
1	Vigo County Federal Credit Union	ATM
4700 Building		
4791	Big Red Liquors	4,253
4795	Armed Forces Career Center	1,891
4797	Available	1,088
4799	Hanger Prosthetics & Orthotics	1,891
4803	AVAILABLE	7,544
TOTAL SQUARE FOOTAGE		41,663



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SOUTH POINTE CROSSING

**MARKET
 AERIAL**


 US 41 IS THE MAIN
 NORTH/SOUTH
 THOROUGHFARE
 IN TERRE HAUTE



HAUTE CITY CENTER
 NISSAN CALIBER COLLISION
 HYUNDAI TIRE BARN
 Ford

HAUTE CITY CENTER
 JCPenney
 ULTA
 planet fitness
 RED LOBSTER
 HIBBETT SPORTS

TOWNE SOUTH PLAZA
 TJ-maxx
 DOLLAR TREE
 BEST BUY
 FIVE BELOW
 PET SMART
 OUTBACK
 ROSS
 BUFFALO WILD WINGS


 TERRE HAUTE SOUTH
 VIGO HIGH SCHOOL
 -1,733 Students-


 TERRE HAUTE REGIONAL HOSPITAL
 - 278 Beds -
 - Built in 1979 -
 - "A" Leapfrog Hospital Safety Grade -

FUTURE REDEVELOPMENT
 OLD NATIONAL

LOWE'S
 THSB
 TRACTOR SUPPLY CO

sam's club
 Academy
 FRESH THYME
 BIG LOTS
 Kroger FUEL
 BURGER KING
 Kroger
 HOBBY LOBBY
 TERRE HAUTE BOWING CENTER

1,800-7,544 SF


 37,000+ VPD
 - INTERSECTION -

SUBJECT PROPERTY
 South Pointe
 Crossing

12,000 VPD
 7TH STREET

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**MARKET
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