

2503 FORT HARRISON RD.



LEGACY
COMMERCIAL PROPERTY

2503 FORT HARRISON RD., TERRE HAUTE, IN 47804

PROPERTY SUMMARY



PROPERTY DESCRIPTION

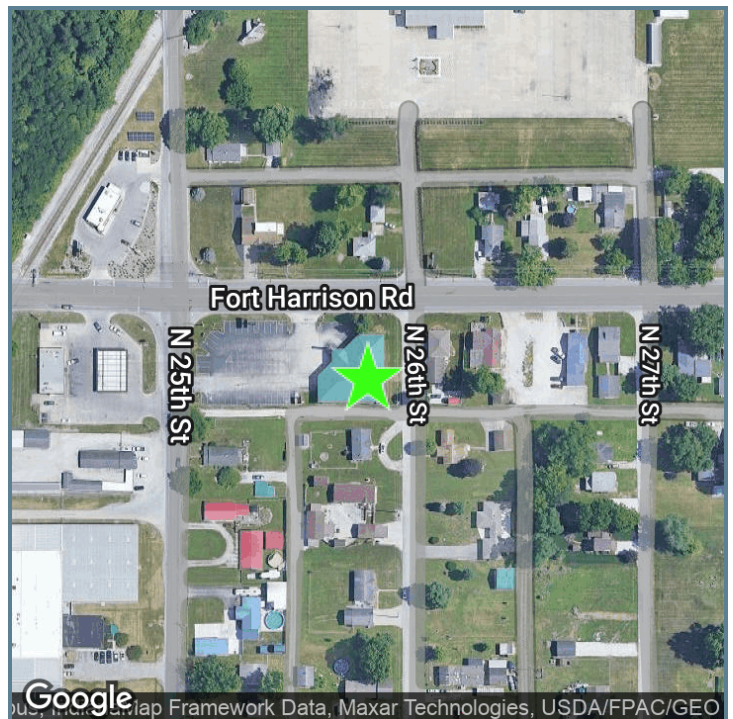
Strong visibility on the southeast corner of Fort Harrison Rd and N 25th St with up to 7000 Sq Ft available

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	7,039 SF
Building Size:	7,039 SF

SPACES	LEASE RATE	SPACE SIZE
2503 Fort Harrison Rd	Negotiable	7,039 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,517	14,570	30,121
Total Population	3,523	31,485	66,095
Average HH Income	\$48,248	\$44,872	\$50,284



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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209 Powell Place
Brentwood, TN 37027
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ADDITIONAL PHOTOS



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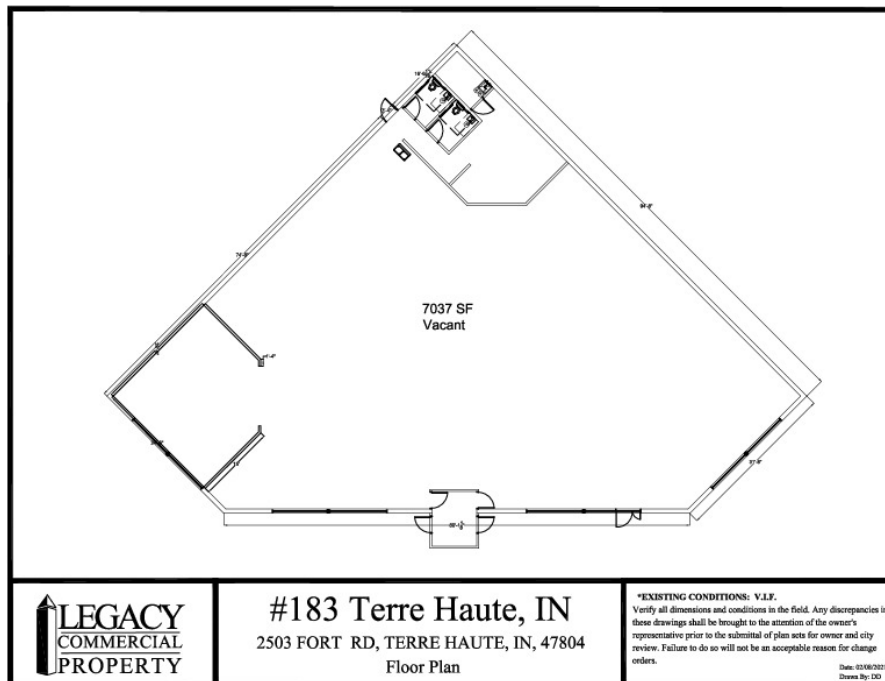
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SITE PLANS



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RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Vacant	BLDG	7,039			\$0	100.0	\$0.00
Totals/Averages		7,039			\$0		\$0.00

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Map of Fort Harrison, Indiana, showing various businesses and landmarks. A green star marks the intersection of Fort Harrison Rd and N 25th St, labeled "The Red Room Cakery". Other labeled businesses include American Freight Furniture and Mattress, Kadel's Hallmark Shoppe, Plaza North Shopping Center, Save A Lot, La Isla Mexican Restaurant, Big Lots, Applebee's Grill + Bar, Little Caesars Pizza, Plaza North Banking Center, Big Willy's Townhouse, Piloni's Italian Restaurant, German Oberlander Club, Big Shooters, Coffee Cup, Wings Etc., Dunkin', Walgreens, Burger King, 834 Powder Coating The Buggy Shop, Coffee Clutch Counseling Services, LLC, McDonald's, Arby's, Taco Bell, Wendy's, Long John Silver's, Kroger, China Wok, AT&T Store, Sonic Drive-In, Dollar General, and Dewey. The map also shows major roads like Lafayette Ave, Fort Harrison Rd, and various numbered streets (N 13th St to N 30th St, E Haythorne Ave to E Haythorne Ave).

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