



Plaza North

1800 Fort Harrison Road | Terre Haute, IN 47804

Property Features

- Units range from 2,000 SF to 25,832 SF
- Unit 16 is a turnkey bank space
- Negotiable tenant improvement allowance
- Located in the trade area's dominant shopping center on Fort Harrison Road between 13th Street & Lafayette Avenue
- Traffic counts of 9,195 VPD at Fort Harrison & Lafayette Avenue



200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
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RACHEL ROMARY

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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

General Property Information			
Name	Plaza North	Parcel Number	Multiple
Address	1800 Fort Harrison Road	Total Building SF	550,000 SF
City, State, Zip	Terre Haute, IN 47804	Acreage	25.47 Ac
County	Vigo	Year Built	1966
Township	Harrison	Zoning	C-3
Parking	Ample surface parking		
Property Features			
Construction Type	Masonry	Number of Floors	1
Roof	Flat	Foundation	Concrete
Lighting	Standard	Sprinklers	Yes
Electrical	Standard	Restrooms	In every unit
Signage	Pylon	Heat/Central Air	Yes
Utilities		Major Roads	
Electric	Duke Energy	Nearest Interstate	I-70
Gas	CenterPoint Energy	Distance	6.3 Miles
Water	City of Terre Haute	Nearest Highway	US 41
Sewer	City of Terre Haute	Distance	1 Mile
Lease Information			
Unit	Size	Lease Rate	Lease Type
7	3,600 SF	Negotiable	NNN
10	7,200 SF	Negotiable	NNN
11	3,439 SF	Negotiable	NNN
16	6,000 SF	Negotiable	NNN
17	5,186 SF	Negotiable	NNN
20	25,832 SF	Negotiable	NNN
23	2,000 SF	Negotiable	NNN
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes	\$0.41/SF	Tenant	
CAM Fee	\$1.17/SF	Tenant	
Insurance	\$0.15/SF	Tenant	
Maint./Repairs			
Roof /Structure			
Utilities			
Total Expenses	\$1.73/SF		

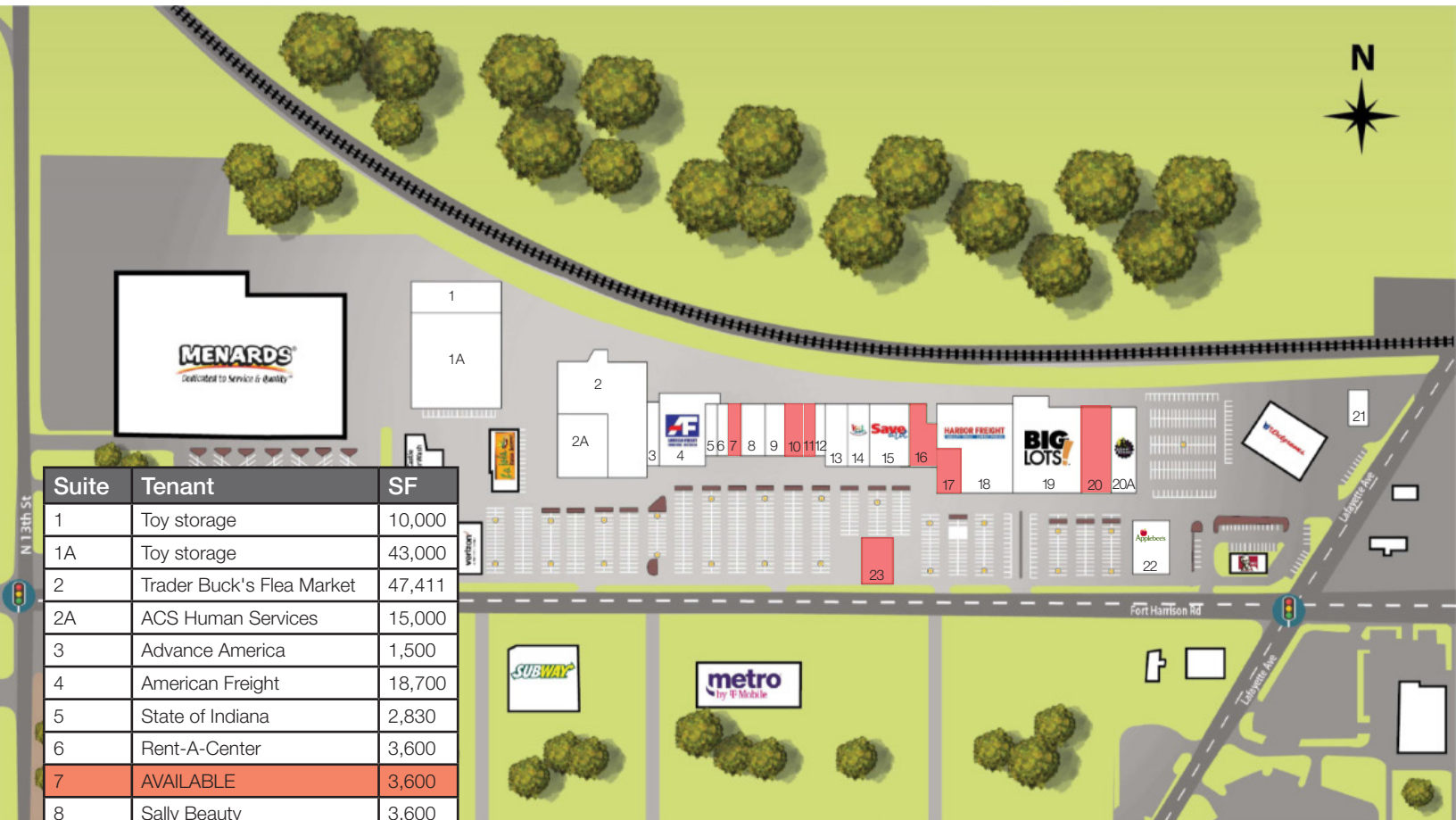
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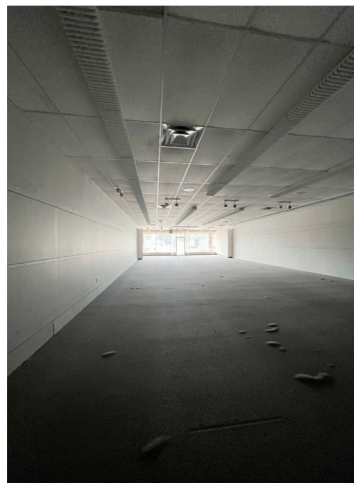
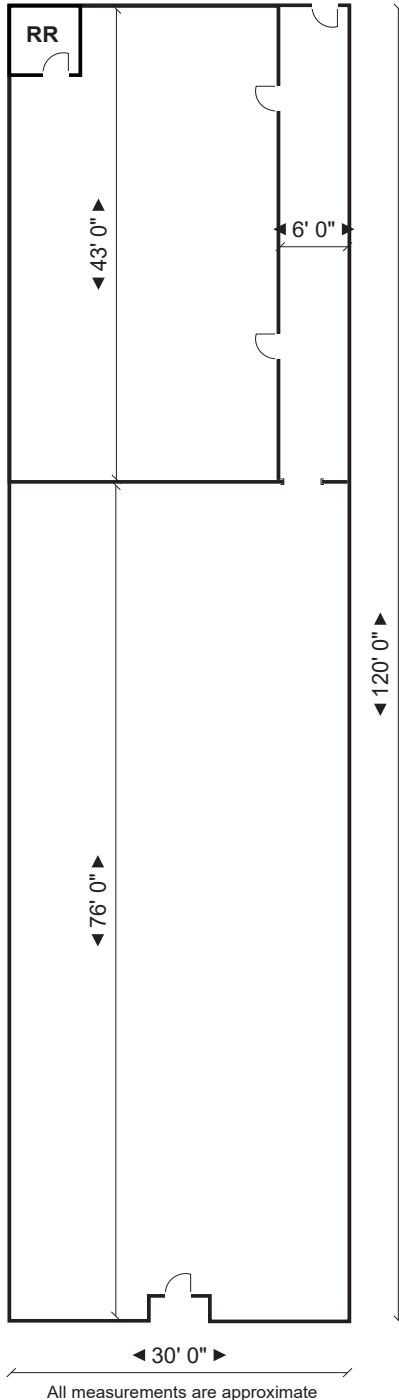
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Unit 7
3,600 SF



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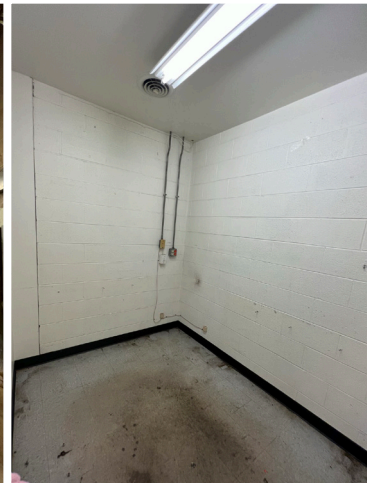
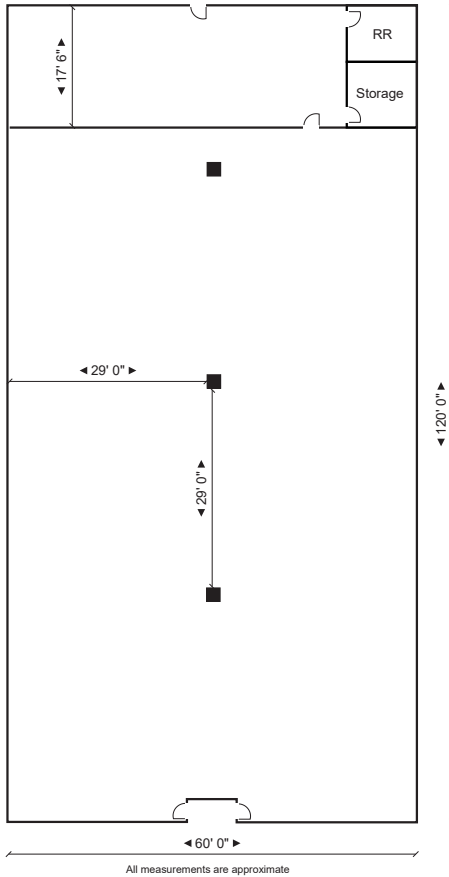
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Unit 10
7,200 SF



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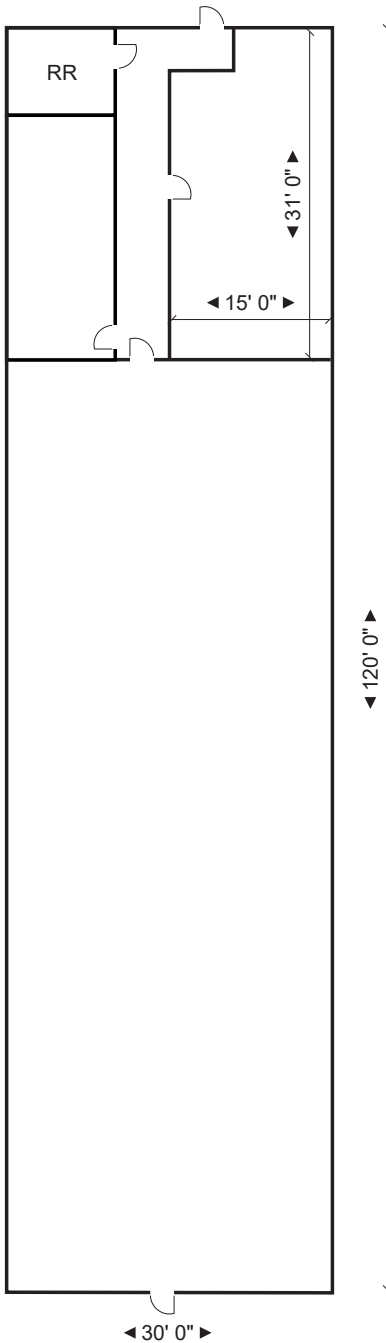
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Unit 11 3,439 SF



All measurements are approximate

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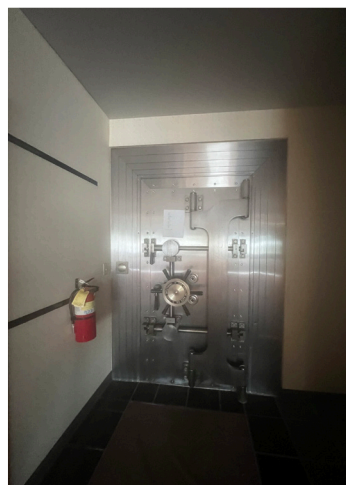
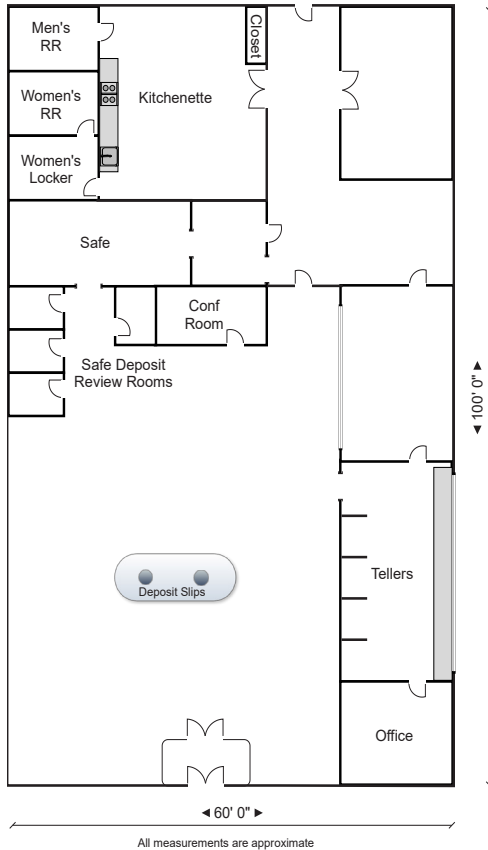
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Unit 16
6,000 SF



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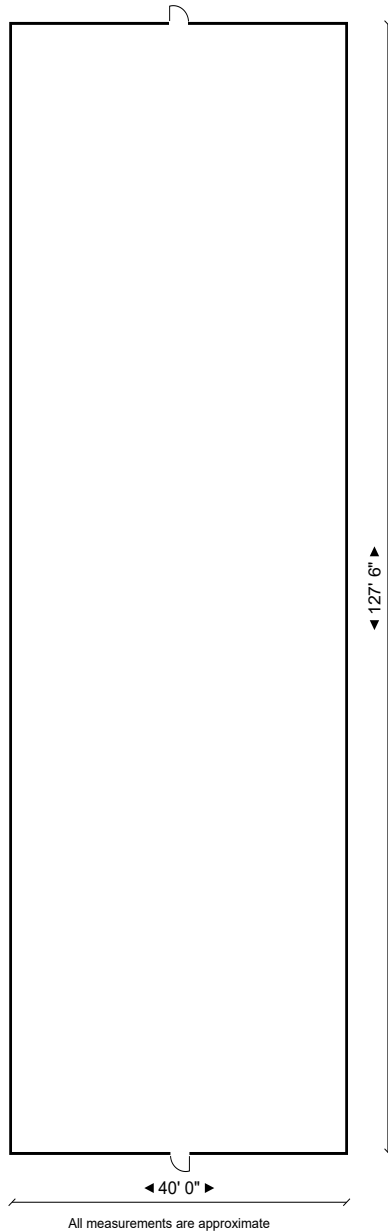
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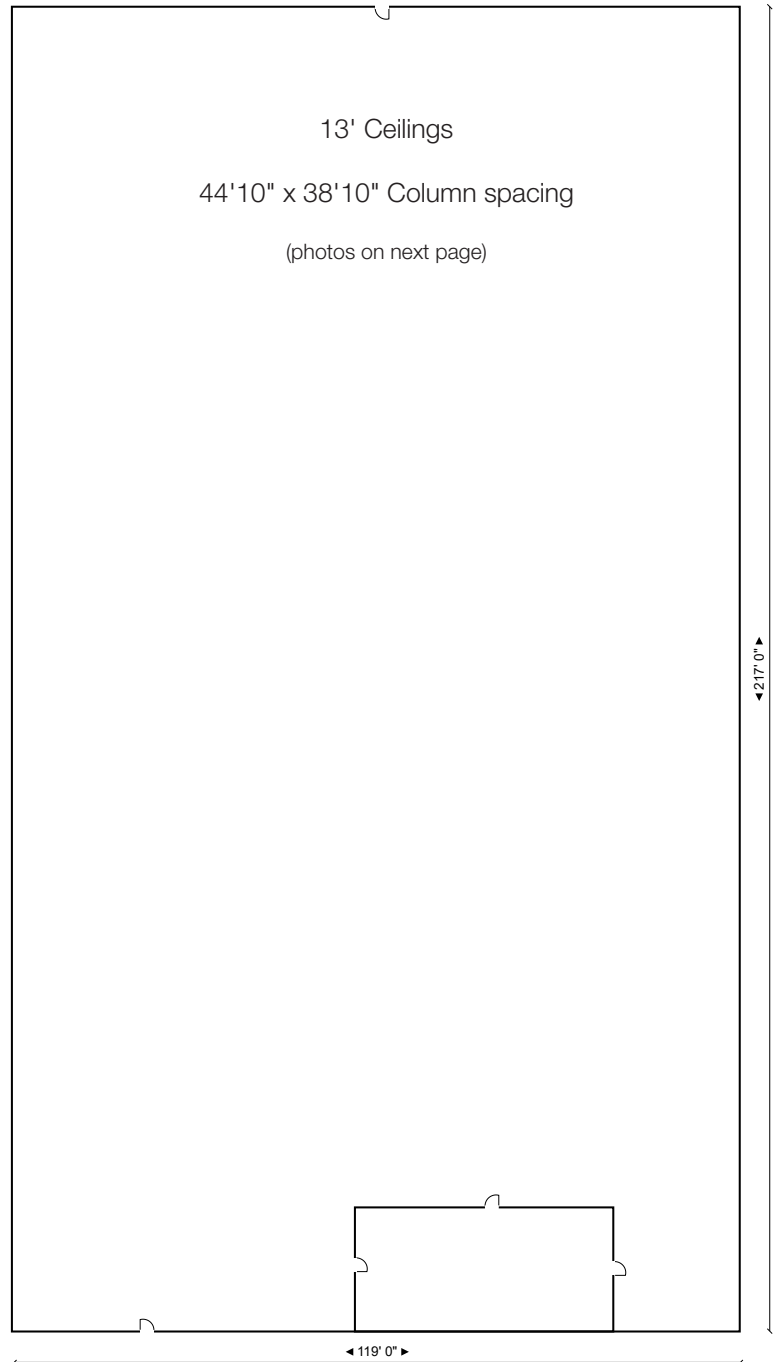
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Unit 17 5,186 SF



All measurements are approximate

Unit 20 25,832 SF



All measurements are approximate

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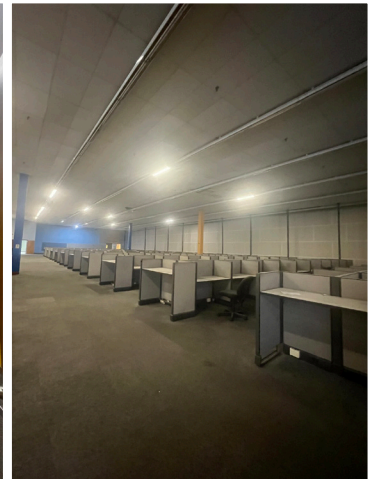
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Unit 20
25,832 SF



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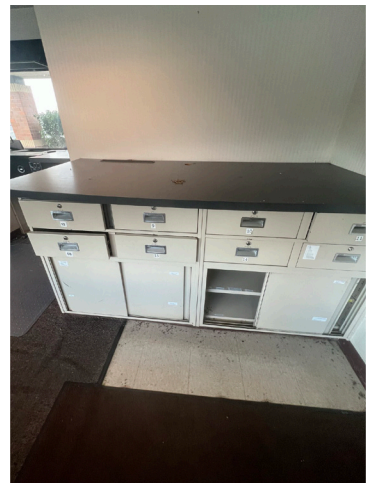
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Unit 23
2,000 SF



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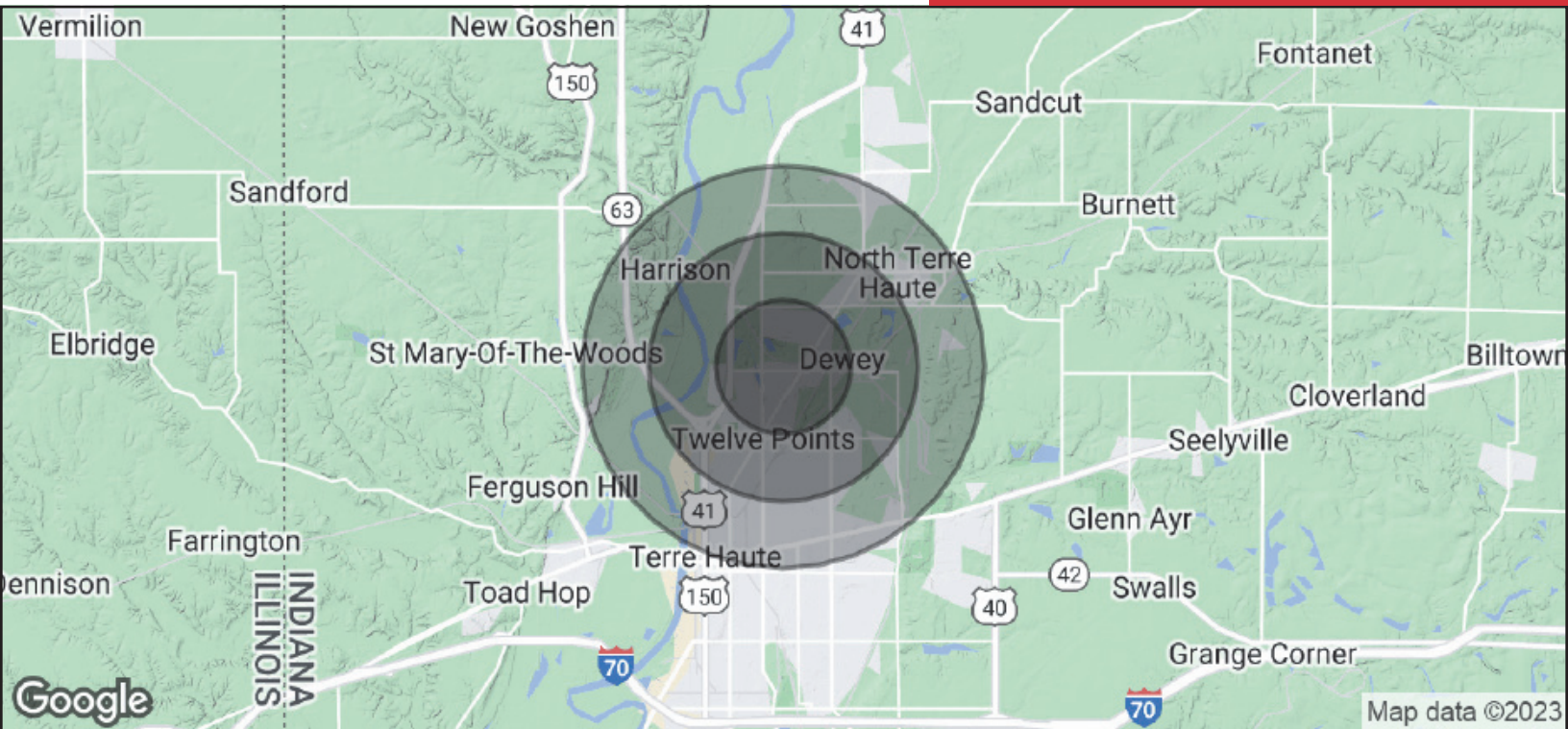
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,818	15,995	30,647
Average Age	36.6	37.4	35.3
Average Age (Male)	30.1	32.6	31.4
Average Age (Female)	44.5	41.5	38.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,206	7,590	14,015
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$47,050	\$41,456	\$41,804
Average House Value	\$75,612	\$70,782	\$74,383

* Demographic data derived from 2020 ACS - US Census

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