



LUTHERAN HEALTH PLAZA

1302 MINNICH ROAD
NEW HAVEN, IN 46774

Diana Parent, CCIM
Executive Director
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Property Summary



OFFERING SUMMARY

| | |
|----------------|---------------------|
| Available SF: | 900 - 4,756 SF |
| Lease Rate: | \$15.00 SF/yr (NNN) |
| Lot Size: | 9.67 Acres |
| Year Built: | 1977 |
| Building Size: | 79,422 SF |
| Zoning: | C-1 |
| Market: | New Haven, Indiana |

PROPERTY OVERVIEW

Located at the US30 exit of I-469 with very easy access to highways and community. Well known neighborhood shopping center with 3 outlots available for sale.

LOCATION OVERVIEW

This location is ideal for retailers requiring visibility and excess parking. This center has historically been a well-known anchor to the entire community with adjacent new development including office, retail, hospitality, multi-family, single family and the recent Lutheran Health Network expansion.

PROPERTY HIGHLIGHTS

- Major tenants include: Lutheran Health Network, Hoosier Park, Dollar General & Fresenius Medical Care
- Recently Renovated Center
- Excellent location and visibility
- Hard corner with undeveloped outlots
- Ample parking
- Well known neighborhood center

Available Spaces



| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE | COMMENTS |
|-------|-------------------|---------------|------------|--------------------------------|---|
| 1312A | Neighborhood Ctr. | \$15.00 SF/yr | NNN | 2,374 SF 4,756 SF Contiguous | Contiguous with Suite 1312B, adjacent to Bingo Hall |
| 1314 | Neighborhood Ctr. | \$15.00 SF/yr | NNN | 2,356 SF 4,756 SF Contiguous | Contiguous with Suite 1312A, adjacent to Physiotherapy Associates. |
| 1332 | Neighborhood Ctr. | \$15.00 SF/yr | NNN | 1,100 SF 2,700 SF Contiguous | Fronts Minnich Road at US 930, adjacent to Clip & Curl. Contiguous with Suite 1326. |

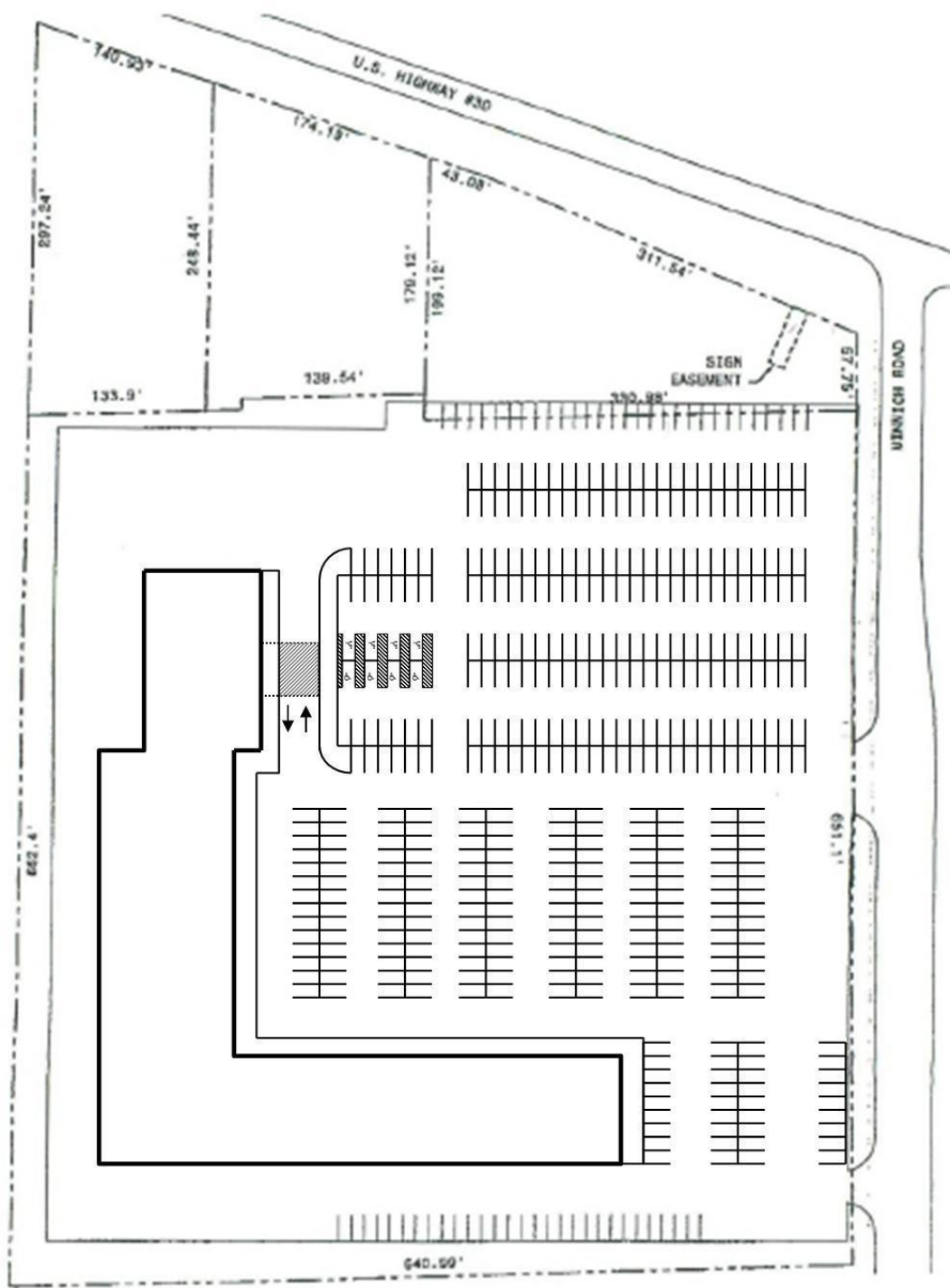
Site Plan | Vacancies & Tenants



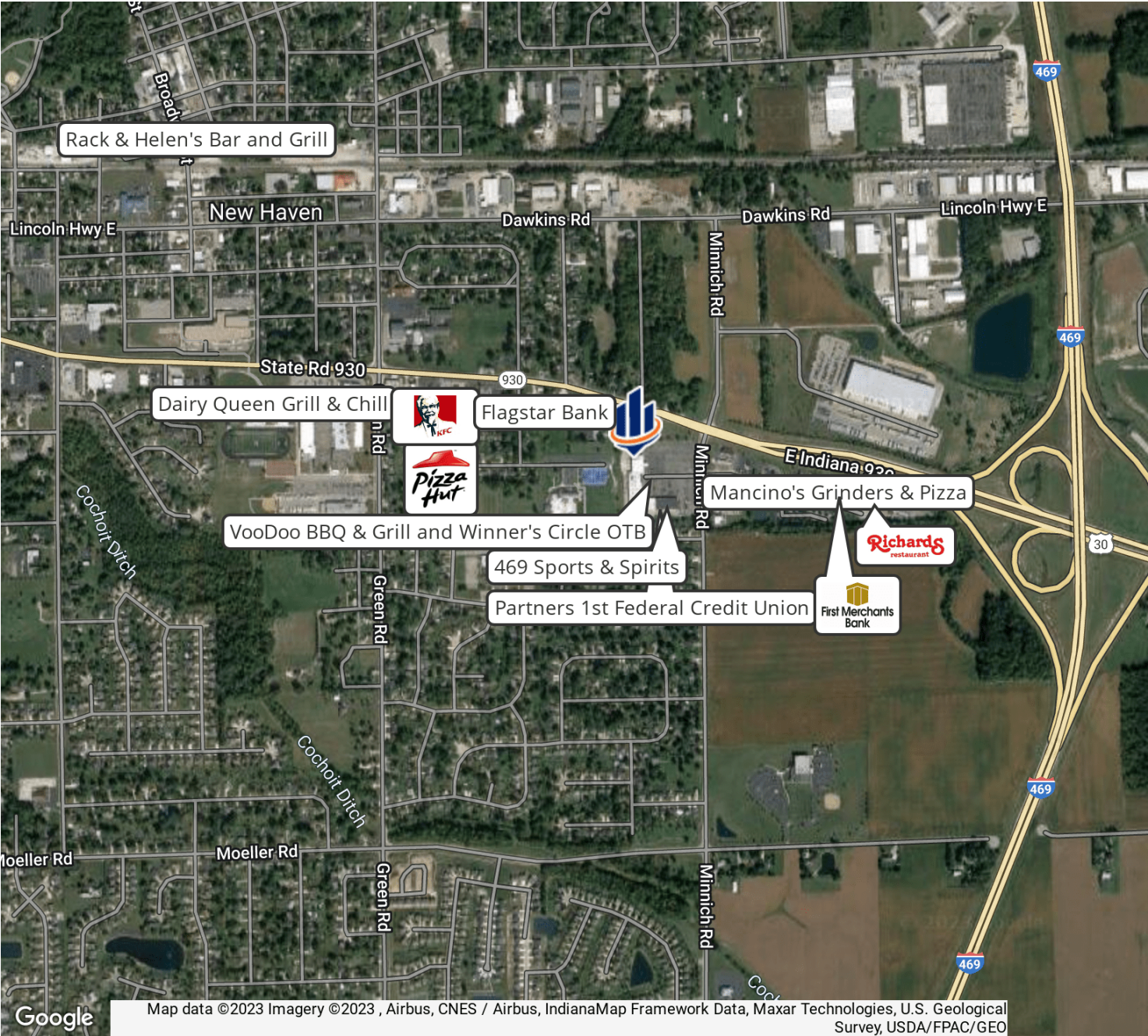
Additional Photos



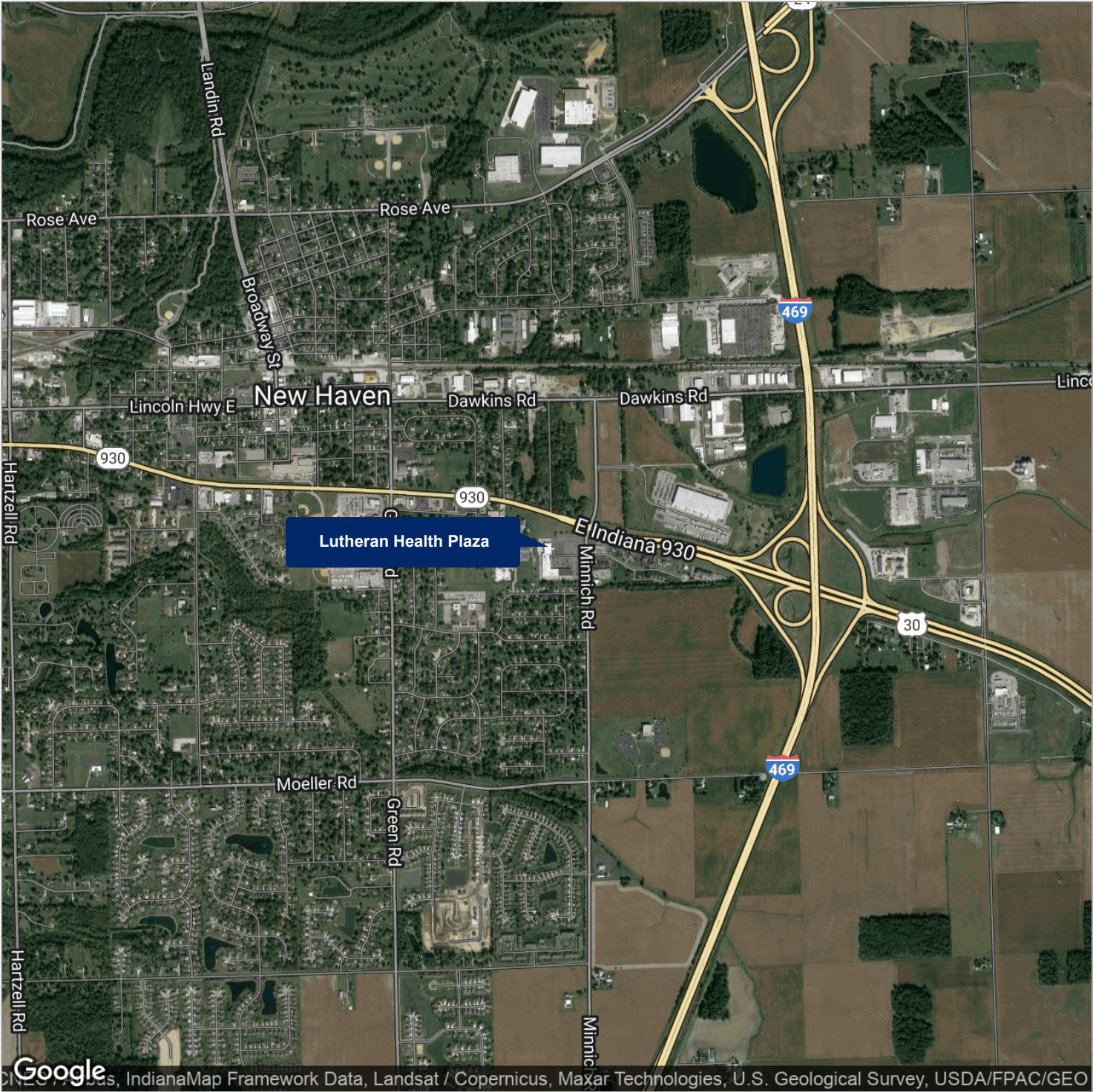
Site Plan | Shopping Center & Outlots



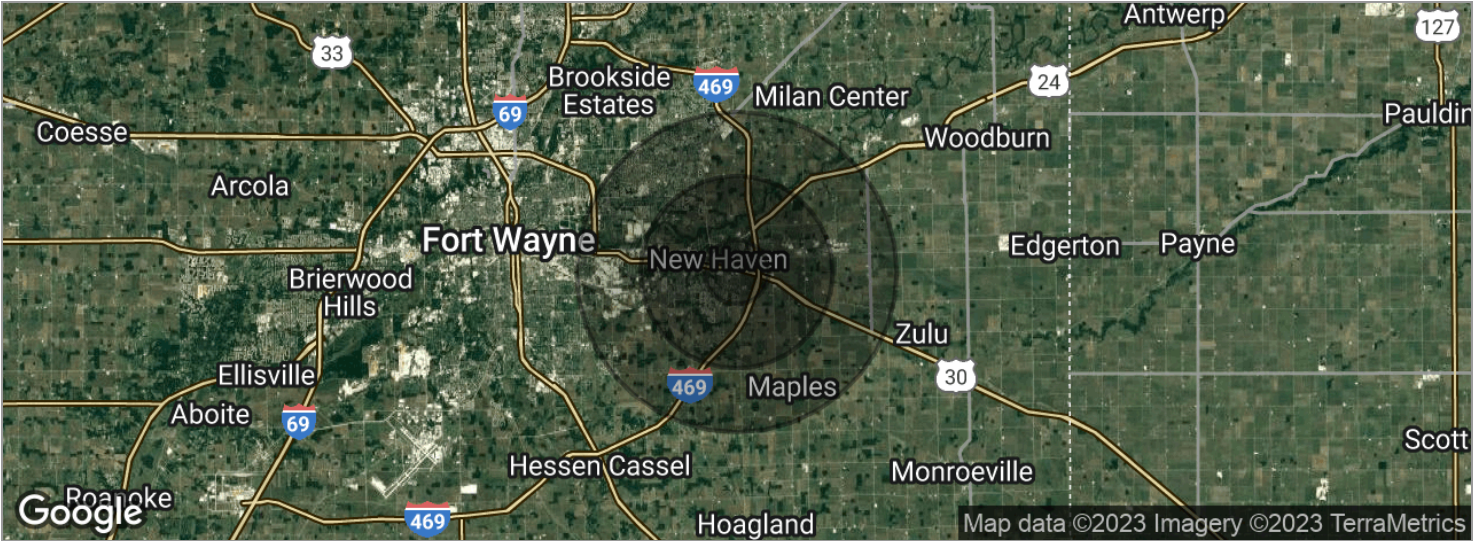
Retailer Map



Region Map



Demographics Map



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 3,750 | 19,308 | 46,810 |
| Median age | 37.7 | 37.2 | 37.7 |
| Median age [Male] | 37.7 | 36.1 | 36.6 |
| Median age [Female] | 36.2 | 37.5 | 38.7 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 1,468 | 7,569 | 18,072 |
| # of persons per HH | 2.6 | 2.6 | 2.6 |
| Average HH income | \$58,449 | \$58,147 | \$59,991 |
| Average house value | \$155,289 | \$144,625 | \$124,287 |

* Demographic data derived from 2020 ACS - US Census

Demographics Report

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| Total Population - White | 3,546 | 17,764 | 41,218 |
| % White | 94.6% | 92.0% | 88.1% |
| Total Population - Black | 73 | 832 | 3,135 |
| % Black | 1.9% | 4.3% | 6.7% |
| Total Population - Asian | 5 | 127 | 526 |
| % Asian | 0.1% | 0.7% | 1.1% |
| Total Population - Hawaiian | 6 | 91 | 94 |
| % Hawaiian | 0.2% | 0.5% | 0.2% |
| Total Population - American Indian | 4 | 14 | 133 |
| % American Indian | 0.1% | 0.1% | 0.3% |
| Total Population - Other | 51 | 146 | 425 |
| % Other | 1.4% | 0.8% | 0.9% |
| | 1 MILE | 3 MILES | 5 MILES |
| Total Population - Hispanic | 134 | 611 | 1,728 |
| % Hispanic | 3.6% | 3.2% | 3.7% |

* Demographic data derived from 2020 ACS - US Census

Advisor Bio

DIANA PARENT, CCIM

Executive Director



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PROFESSIONAL BACKGROUND

Diana Parent serves as the managing director for SVN/Parke Group, a full-service commercial real estate firm offering brokerage, property management, asset recovery, maintenance, and development services. She is consistently ranked as one of the Top 10 Producers in the nation by SVN Corporate, including in 2010, when she was ranked as the 4th Top Producer in the nation for the year 2009. In 2007, Indiana Business Journal selected her for the “Future 40” business leaders award. In addition to her everyday active role in managing the firm and its employees, she provides personal service to her clients, providing commercial property, acquisition, disposition, and leasing services. Parent has amassed an impressive amount of experience with the sale and lease of countless commercial properties as well as both commercial and residential development projects. Her past professional experience, including Duke Realty and CBRE, in addition to transactional success gives her a solid, well-rounded foundation as a real estate Advisor.

Parent takes her role in the community seriously and enjoys serving on local boards of directors, including Children’s Hope, Vincent House, and Indiana Women’s CEO Forum, and is an active member in St. Vincent de Paul parish. In 2015 she was recognized nationally for her efforts when she was awarded the SVN National Humanitarian of the Year award.