

FOR LEASE | WEST BROADWAY

1500 W. BROADWAY STREET
PRINCETON, IN 47670



EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|-------------------|
| Available SF: | 7,620 - 25,367 SF |
| Lease Rate: | Negotiable (NNN) |
| NNN Expenses: | \$1.47 SF/yr |
| Lease Term: | 3 - 5 years |
| Building Size: | 99,454 SF |
| Year Built/Renovated: | 1970 / 2017 |
| Zoning: | GB |
| Traffic Count: | 14,526 VPD |

PROPERTY OVERVIEW

Situated in an established neighborhood amid rooftops and near to ancillary retailers and services, this community shopping center offers everyday conveniences to its customers. Anchored by Ruler Foods, additional retail tenants include: Cricket Wireless, American Rental, Auto Zone, Luxury Nails, Yamato Japanese Steakhouse, Scooter's Coffee and New Image Family Fitness.

PROPERTY HIGHLIGHTS

- Prime commercial space available
- Serving a well-established working class neighborhood
- Anchored by Ruler Foods
- Easy access at signaled intersection on West Broadway (SR 64)

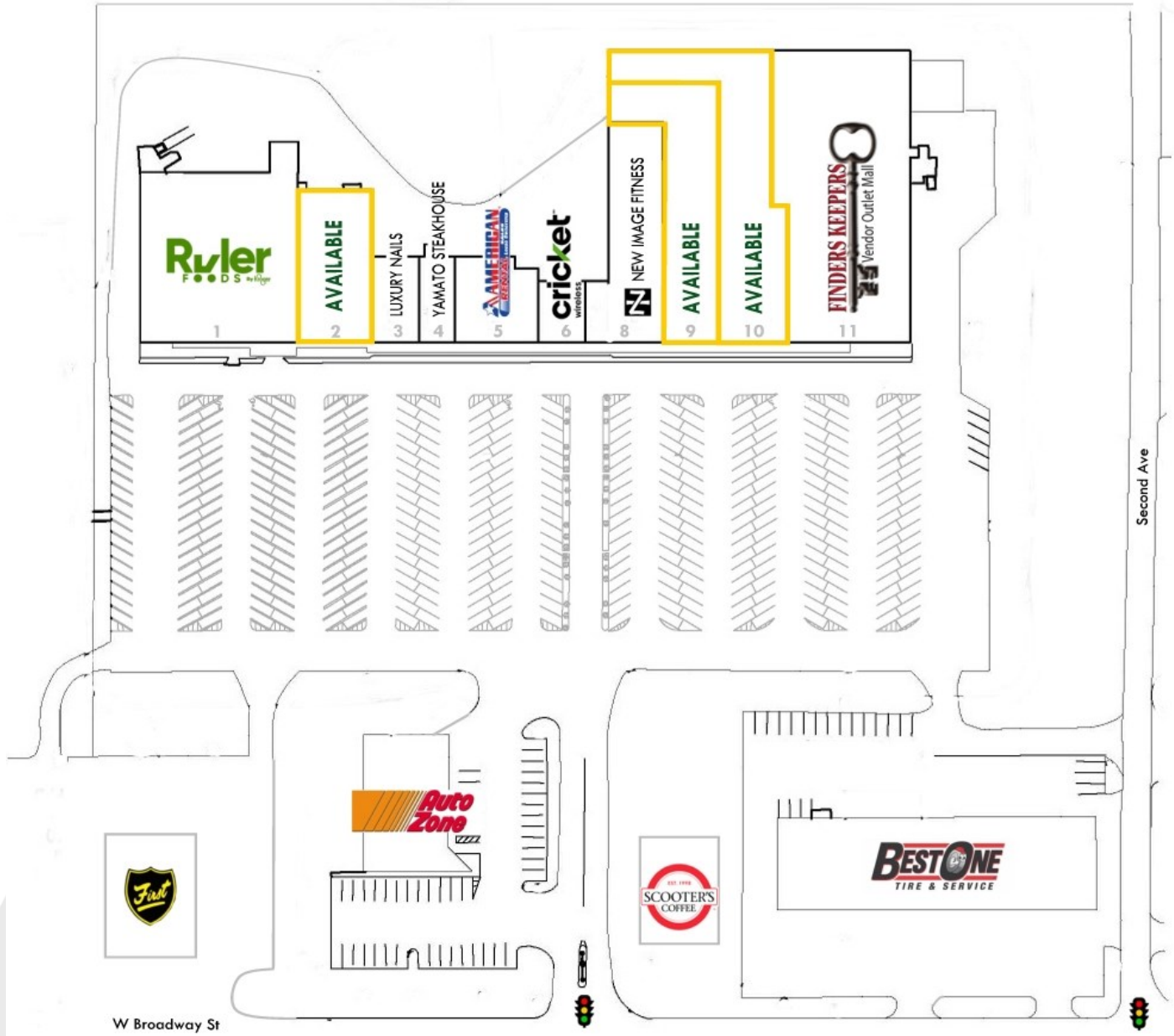
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AVAILABLE SPACE



| SPACE | SIZE (SF) | LEASE TYPE | LEASE RATE |
|----------|-----------------------|------------|------------|
| Space 2 | 7,620 SF | NNN | Negotiable |
| Space 9 | 10,800 SF - 25,367 SF | NNN | Negotiable |
| Space 10 | 14,567 SF - 25,367 SF | NNN | Negotiable |

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LOCATION MAPS



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DEMOGRAPHICS



POPULATION

Total population
Daytime population
Median age

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------|--------|---------|---------|
| Total population | 3,128 | 10,058 | 12,573 |
| Daytime population | 4,224 | 10,160 | 23,076 |
| Median age | 39.2 | 40.6 | 41.6 |

HOUSEHOLDS & INCOME

Total households
of persons per HH
Average HH income
Average house value

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 1,378 | 4,234 | 5,205 |
| # of persons per HH | 2.16 | 2.32 | 2.37 |
| Average HH income | \$64,484 | \$75,184 | \$78,217 |
| Average house value | \$152,910 | \$160,856 | \$166,312 |

* Demographic data derived from 2010-2023 US Census

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