

## Syracuse Free Standing Retail/ Flex Space

421 S Huntington St.  
Syracuse, IN 46567



RETAIL

FOR SALE/LEASE

## Property Description

Syracuse Free Standing Retail/Flex Space is a 3,713 SF concrete block building built in 1958. The front portion of the building consists of 1,988 SF of Retail space that includes a former living space. The rear portion of the building includes 1,725 SF of Flex space that could be used for warehouse or light industrial and features an overhead door. The property features include blade signage, visibility from Indiana SR 13 with 30+ SF of frontage and front door parking.

## Featured Highlights

- Unique opportunity to create mixed use development with potential to combine commercial and residential spaces
- Rare Value-Add opportunity to renovate and reposition asset with considerable upside potential
- Paved surface parking available at the front of building
- Located close to numerous major employers

### ROBERT DOYLE

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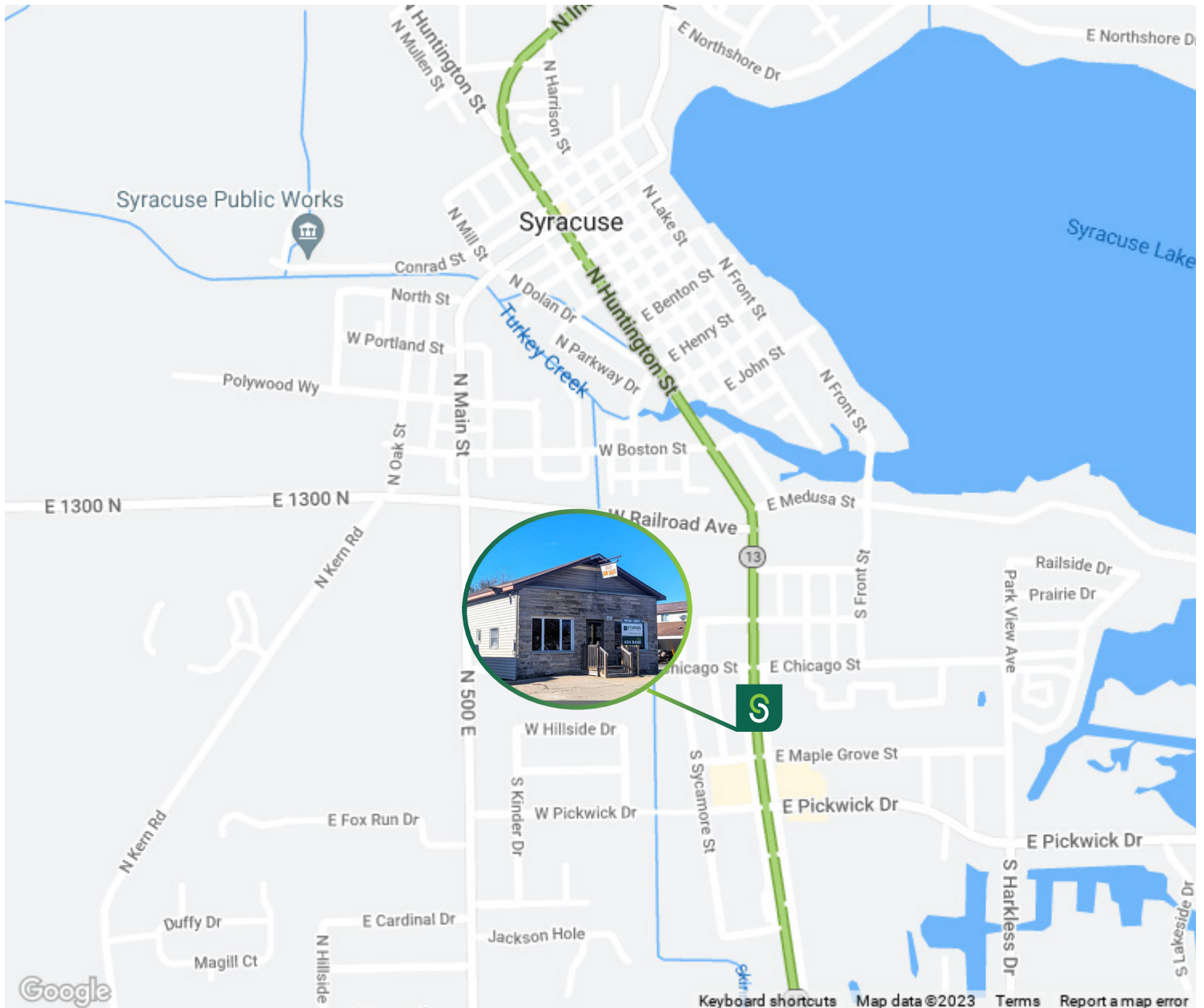
### ANGIE DAVIS

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## Excellent Location

Syracuse is home to a diverse group of industries including multiple manufacturing, fabrication, and production facilities (boat, rubber, circuit board, RV plastics, metal, and horse trailer). The town has a population of 3,079 and is known for its narrow tree lined streets and high standard of living, which includes desirable housing, warm neighborhoods, a strong commitment to schools, a low crime rate, and easy access to Fort Wayne and Chicago.

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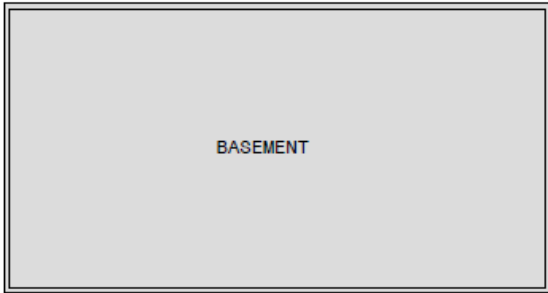
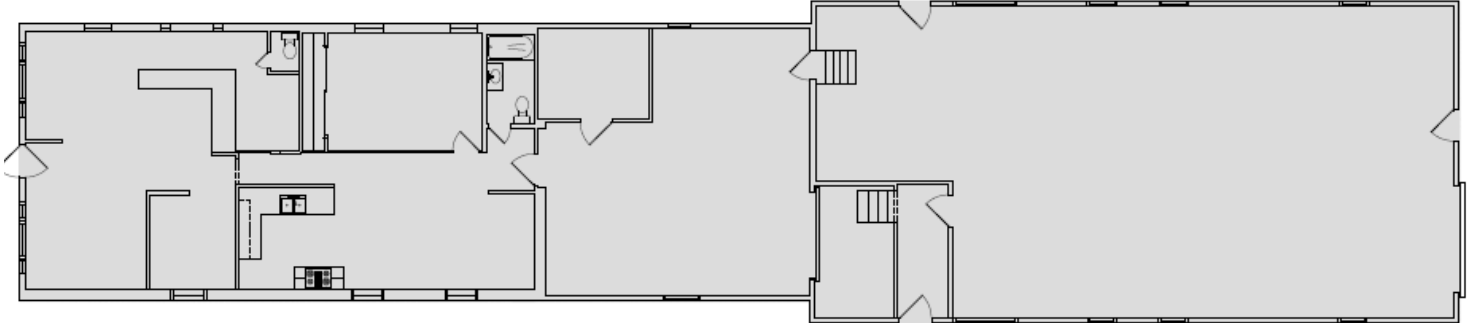
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**3,713 SF Available** - Contact Broker for Detailed Floor Plan



First Floor:	3,713 SF
Basement:	1,377 SF
<b>Total:</b>	<b>5,090 SF</b>

Floor Plan: Not To Scale



Warehouse space



Back alley view of warehouse

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## COMMERCIAL IMPROVED FOR SALE/LEASE

Property Name	Syracuse Redevelopment
Address	421 S Huntington St
City, State, Zip	Syracuse, IN 46567
County	Kosciusko
Township	Turkey Creek
Parcel No.	43-04-08-400-481.000-026



## SALE INFORMATION

Price	\$250,000.00
Terms	Cash

## LEASE INFORMATION

Lease Rate	\$7.50/PSF/Yr
Lease Type	NNN
Terms	Negotiable
Availability	Immediate

## AVAILABLE SUITES

Total Building Area	SF	3,713
Total Available	RSF	3,713
Max. Contiguous Available	RSF	3,713
<b>Suites Available</b>	<b>RSF</b>	<b>Monthly Rate</b>
- Unit 421	3,713	\$2,320.62

## BUILDING INFORMATION

Property Type	Retail/Commercial
Total Area SF	3,713 SF
Vacant SF	3,713 SF
Occupancy Rate	Vacant
Year Built	1958
No. of Stories	1
Construction Type	Concrete Block
Roof	Shingle
Heating	Gas Forced Air
A/C	Central
Sprinklered	No
Restrooms	2
Signage	Blade Signage
Overhead Doors	1

## SITE DATA

Site Acreage	0.15 AC
Zoning & Description	Commercial
Parking Description	Surface Parking
Parking Count/Ratio	6 spaces
Rail Service	CSX

## ADDITIONAL INFORMATION

- Highly visible location
- 1,300 SF basement that could add additional storage space for retail
- County population over 80,000
- Median household income of \$65,000+
- Zip code area includes 3,894 households

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**Philip Hagee**  
Listing Manager



**Shelby Wilson**  
Project Coordinator

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**SturgesProperty.com**

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Sturges Property Group is northern Indiana's leader in commercial and industrial full-service real estate and commercial property management. Founded in 1975, Sturges Property Group is your partner for leasing, buying, selling, investing, and property management services.



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