



## Ridge Auto Retail Building

308 Manchester Avenue  
Wabash, IN 46992



### Wabash Retail on SR 13

Prime retail location along Manchester Ave/SR 13/Alt US 24 just north of downtown Wabash. With a huge parking lot at the corner of Manchester Ave and Spring Street, this end unit has pristine visibility by all passing cars, approximately 7,600 VPD. Building is shared with NAPA Auto Parts store. Owner is willing to remodel the space with suitable lease.

### Property Highlights

- 7,158 SF available
- Great visibility
- Ample parking
- Corner site with dual access points
- Owner willing to remodel space
- **For Lease: \$10.00/RSF/Yr**

#### NEAL BOWMAN, SIOR

Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

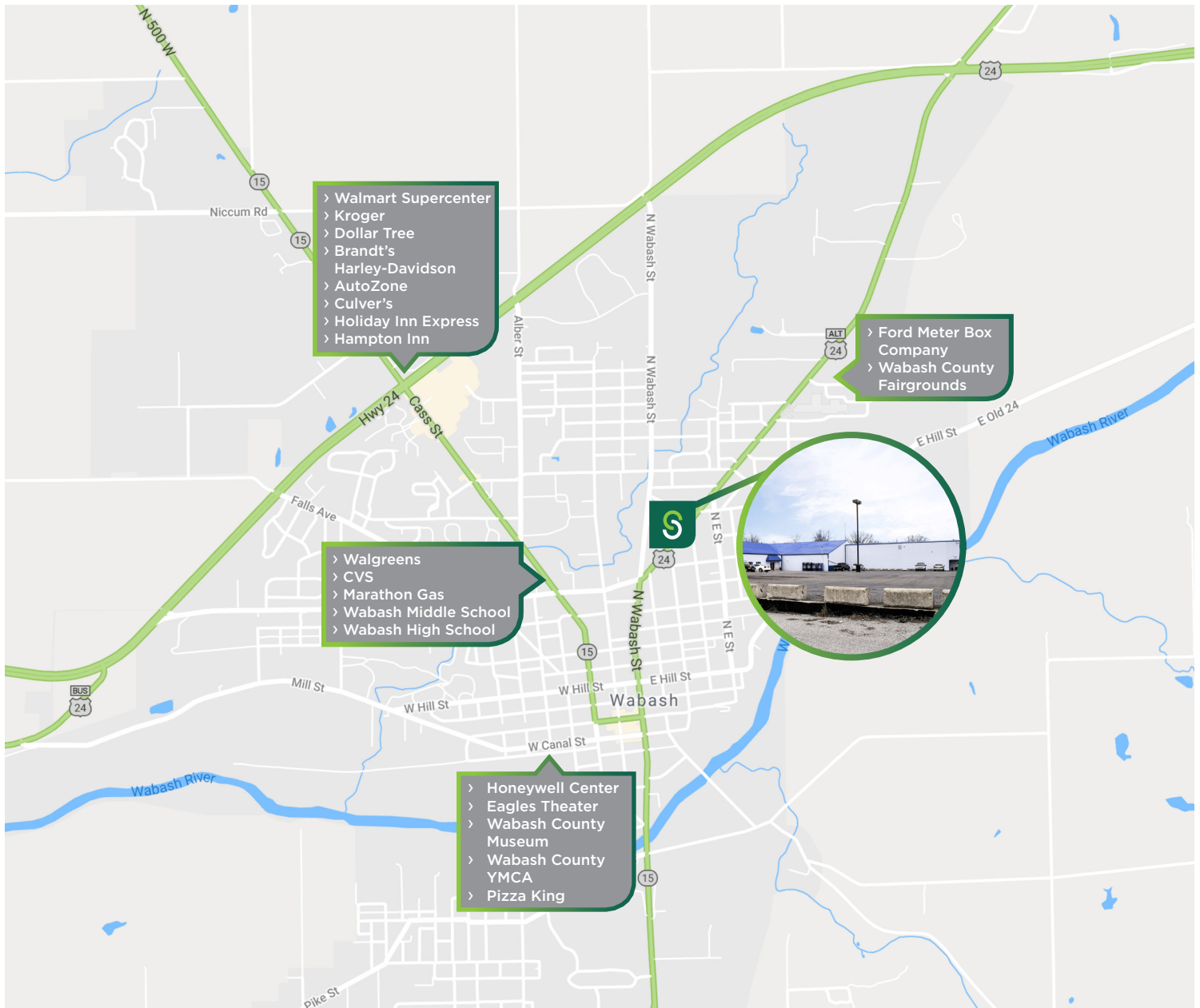
#### PHILIP HAGEE

Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com



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### Excellent Location

Talk about being in the middle of it all! Ridge Auto Retail Building is surrounded by national retailers, schools, industrial parks, art centers, hotels, community parks, and more. Approximately 0.5 miles from Ford Meter Box Company and Wabash County Fairgrounds to the north, and downtown to the south where the popular Honeywell Center is located. Two miles from US 24 allows easy access for locals, visitors and deliveries.

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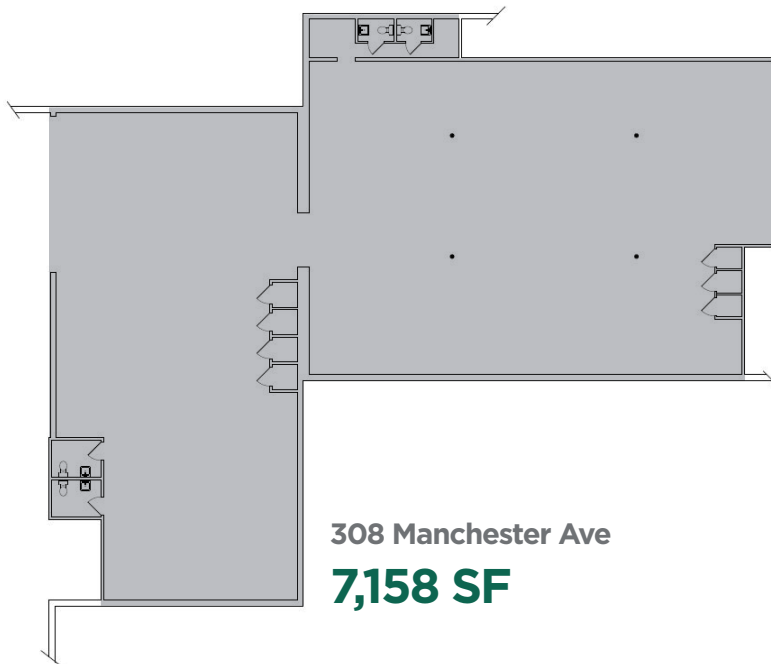
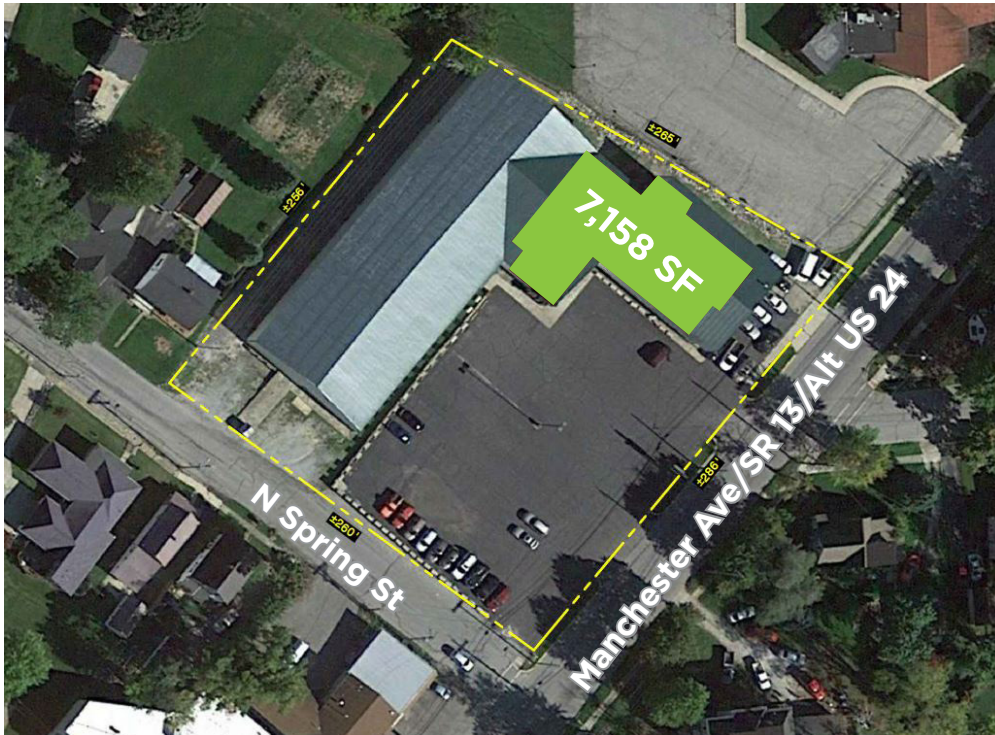




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**Units Available** - Contact Broker for Detailed Floor Plan



308 Manchester Ave  
**7,158 SF**

Floor Plan Not to Scale

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## About Wabash, IN

Wabash is the center for all things “Wabash” named! The city serves as the Wabash County seat along the Wabash River. The once popular trade area along the Wabash-Erie Canal is now a quaint, artistic town with a number of annual festivals, trolley tours, and outdoor activities.

The city’s main focus has been economic revitalization while preserving the town’s rich history. Through collaborations with local organizations and city officials, Wabash is becoming a small-town destination and an ideal place to raise a family.

### Wabash, IN Demographics (2020 Census)

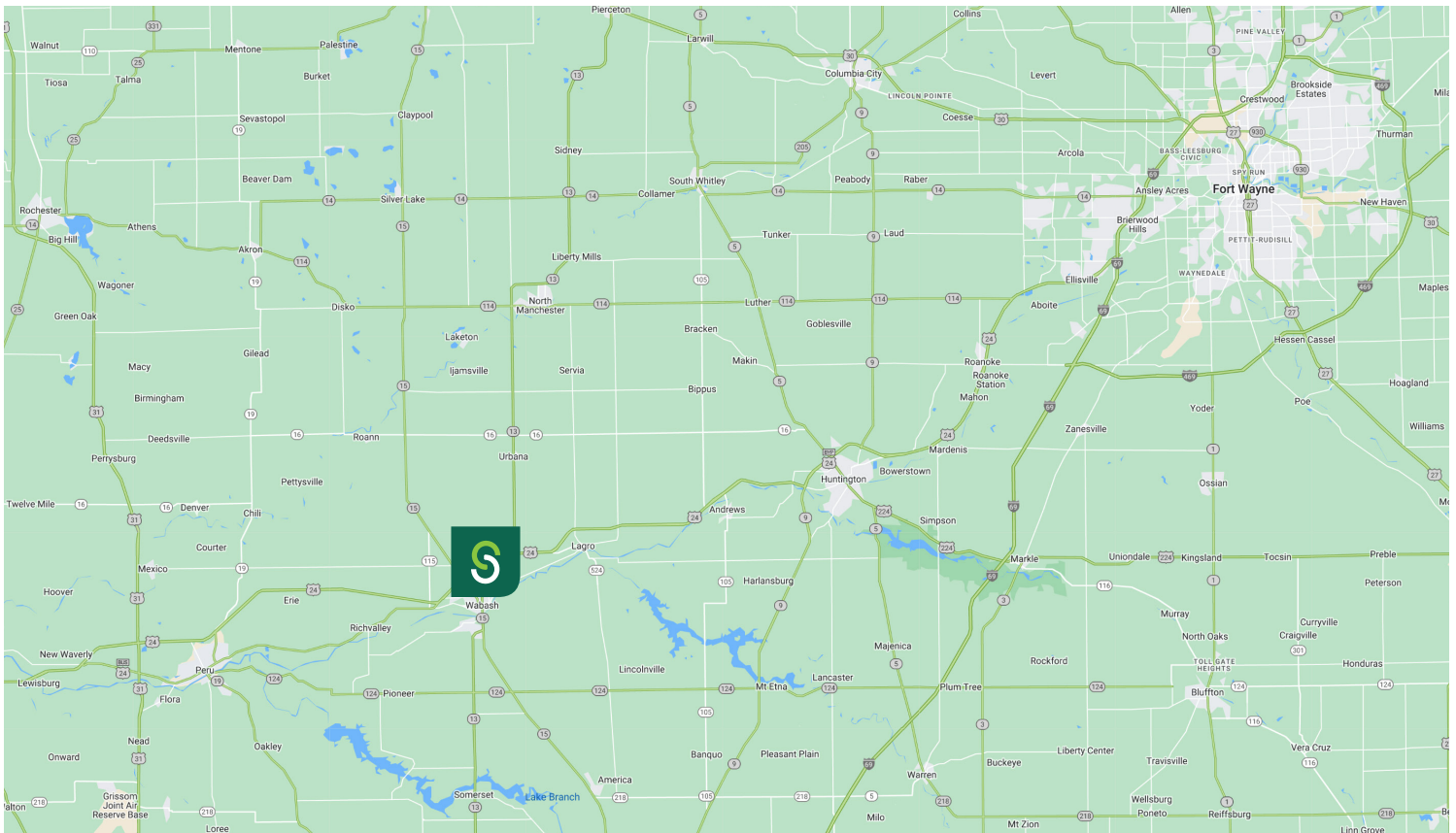
Total Population	10,440
Households	4,512
Average HH Income	\$47,132



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### COMMERCIAL IMPROVED FOR LEASE

Property Name	Ridge Auto Retail Building
Address	308 Manchester Avenue
City, State, Zip	Wabash, IN 46992
County	Wabash
Township	Noble
Parcel No.	85-14-11-201-076.000-009



### LEASE INFORMATION

Lease Rate	\$10.00/RSF/Yr
Lease Type	NNN
Terms	3-5 Years
Availability	Immediate

### RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Landlord
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

### AVAILABLE SUITES

Total Building Area	24,981 SF	
Total Available	7,158 RSF	
Max. Contiguous Available	7,158 RSF	
Available	RSF	Monthly Rate
— #308	7,158	\$5,965.00

### BUILDING INFORMATION

Property Type	Retail Building
Year Built	1979
No. of Stories	1
Construction Type	Steel
Roof	Steel Joist
Heating	Package System
A/C	Package System
Sprinklered	Yes
ADA Compliant	Yes
Elevators	None
Signage	Building

### SITE DATA

Site Acreage	1.5 acres
Zoning & Description	GB - General Business
Parking Description	Surface
Parking Count	Ample
Traffic Count	~7,600

### ADDITIONAL INFORMATION

- NAPA Auto Parts would like to re-purpose this section for a retail user. Owner is will to remodel with suitable lease.
- Located at the corner of Manchester Ave and Spring St
- Corner lot with dual access

### UTILITIES

Electric Supplier	Duke
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City Utilities

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**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
Vice President of Brokerage



**Bill Cupp**  
Senior Broker



**Neal Bowman**  
Senior Broker



**Andrew Eckert**  
Broker



**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager



**Shelby Wilson**  
Project Coordinator

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**260 424 8448**  
**SturgesProperty.com**

## STURGES AFFILIATE COMPANIES

The Sturges Companies provide everything that you need to lease, purchase, or build a property and keep it running smoothly.



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**260 424 8448**  
[SturgesProperty.com](http://SturgesProperty.com)

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