

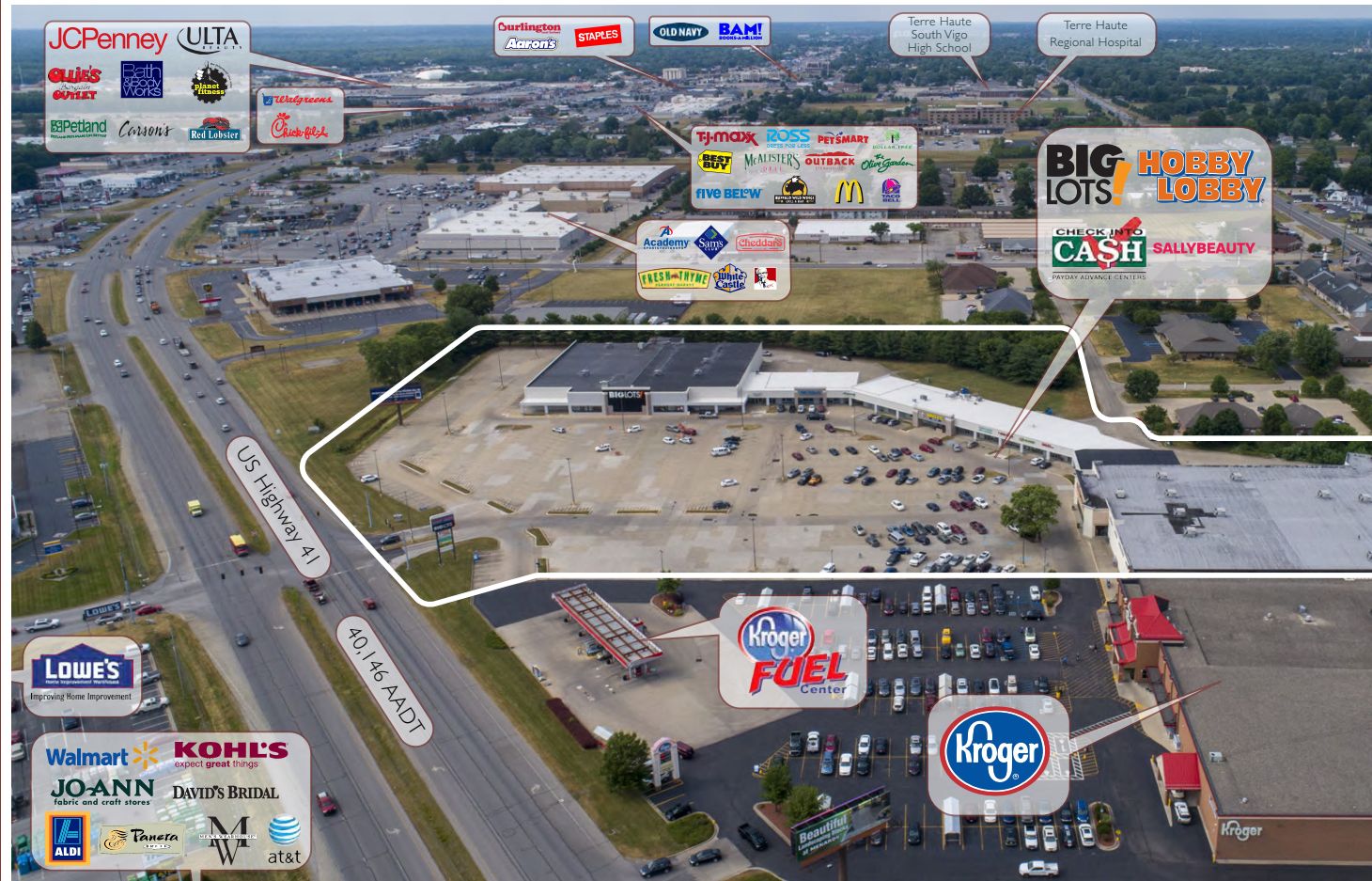
**PROPERTY HIGHLIGHTS**

- ◆ Square Footage: 129,661
- ◆ Traffic Counts: 40,146 AADT
- ◆ Property Details:

Wabash Valley Plaza is a 129,631 SF neighborhood center anchored by Hobby Lobby, Big Lots, and Kroger (separately owned). The center is positioned at a signalized intersection along U.S. Highway 41.

Located in the heart of the Terre Haute retail district, the center serves a population of 500,000+ residents, including Indiana State University (14,000 students).

The property features prominent pylon signage and a modern façade which was renovated in the Spring of 2019.



LEASING INQUIRIES PLEASE CONTACT

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# WABASH VALLEY PLAZA

4650 - 4714 S. U.S. Highway 41, Terre Haute, IN 47802

- Leased
- Available
- Not Owned



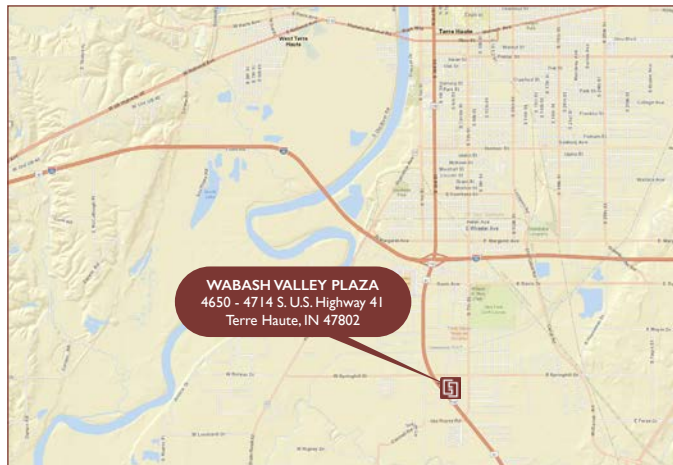
SUITE	TENANT	SF
4650	Big Lots	45,872
4660	Wild Rose Boutique	1,600
4662	AVAILABLE	1,200
4664	Disc Replay	5,617
4672	Check Into Cash	1,625
4676-A	AVAILABLE	3,417
4676-B	Wings, Etc.	4,000
4682	AVAILABLE	2,600
4684	Active Nutrition	1,625
4686-A	7 Stars Nails	1,430
4686-B	Interstate Batteries	1,700
4688	Sally Beauty Supply	1,391
4690	AVAILABLE	6,873
4700	Hobby Lobby	50,711
TOTAL		129,661



## DEMOGRAPHICS

5 Mile

Total Population	58,769
Average Household Income	\$58,107
Race: Caucasian	79.9%
African American	9.1%
Other	11.0%



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