



THE SHOPS ON US 24

2727 Guilford Street
Huntington, Indiana



HIGHLIGHTS

- Join T.J.Maxx, Five Below, and T-Mobile at this redevelopment of a former Kmart located at the signalized, high-traffic intersection of US-24 and Guilford Street
- Directly across the street from Huntington University and down the street from Huntington North High School, both with enrollments of approximately 1,700 students each
- Panels available on a to-be-redesigned pylon sign on US-24
- The City of Huntington serves as the county seat of Huntington County and has a population of approximately 35,000 within 10 miles of the site, with average household incomes of \$72,329
- **AVAILABLE:**
 - Up to 40,000 SF (divisible)
 - Up to 11,875 SF (divisible)
 - 4,550 SF (divisible) in outlot building

DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2028 Projection	22,704	34,799	70,155	175,783	615,707
2023 Estimate	23,174	35,170	68,582	173,166	608,572

INCOME	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2023 Average	\$65,250	\$72,329	\$93,841	\$88,074	\$77,500
2023 Median	\$52,683	\$58,354	\$71,361	\$67,782	\$60,270

DAYTIME POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2023 Employees	10,041	13,540	20,858	87,409	301,572

LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

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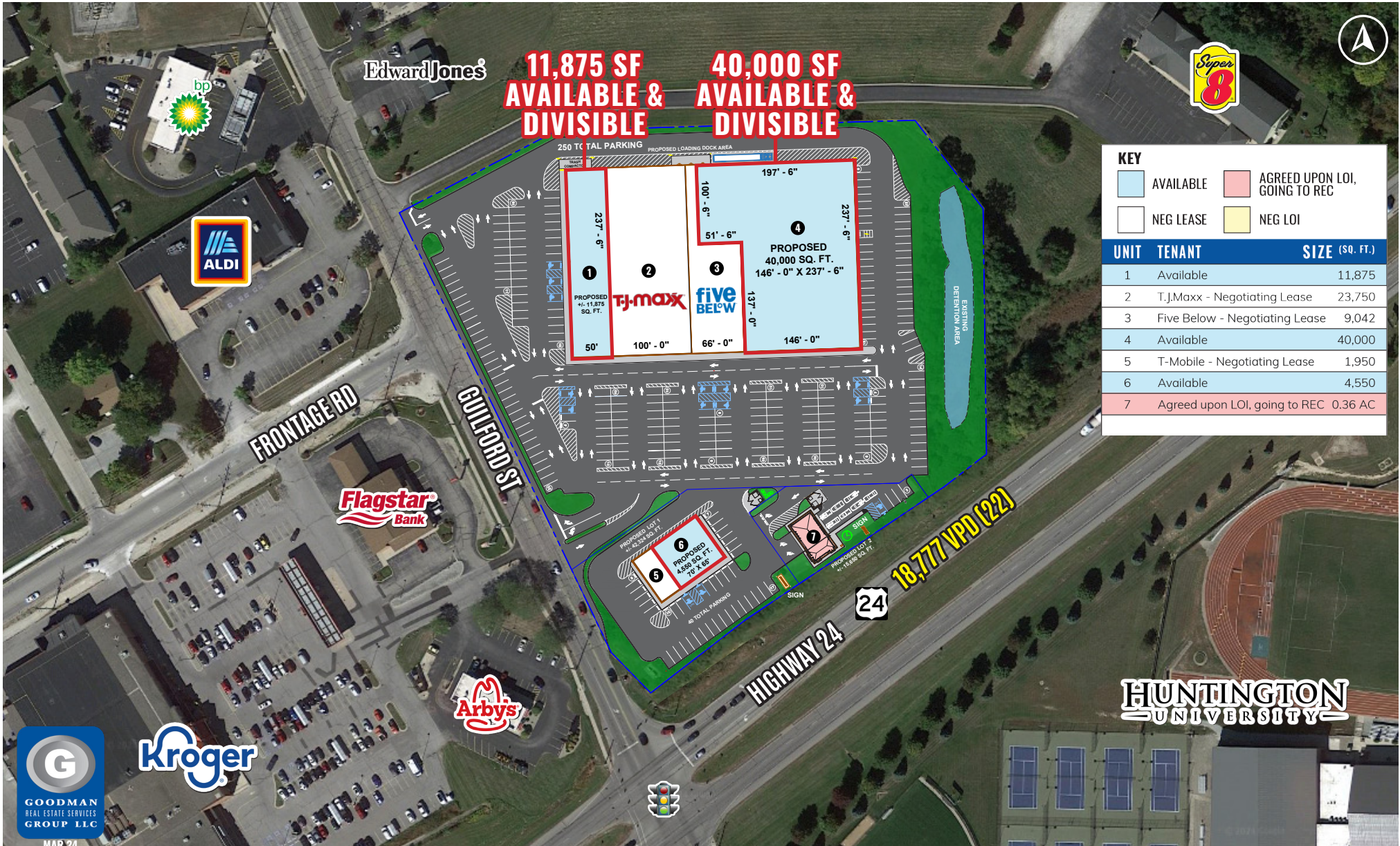
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11,875 SF AVAILABLE & DIVISIBLE

40,000 SF AVAILABLE & DIVISIBLE

KEY		
	AVAILABLE	 AGREED UPON LOI, GOING TO REC
	NEG LEASE	 NEG LOI
UNIT	TENANT	SIZE (SQ. FT.)
1	Available	11,875
2	T.J.Maxx - Negotiating Lease	23,750
3	Five Below - Negotiating Lease	9,042
4	Available	40,000
5	T-Mobile - Negotiating Lease	1,950
6	Available	4,550
7	Agreed upon LOI, going to REC	0.36 AC



MAR 24

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EXISTING SIGN LOCATED ON HIGHWAY 24 TO BE REDESIGNED TO ADD ADDITIONAL PANELS



PANELS AVAILABLE

