

**Available
For Lease**



BERNE NORTH PLAZA
922—936 West 500 South
 Berne, Indiana



End Cap with Drive-Up Window!

2009 Demos	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	174	5,669	9,196
Households	43	2,076	3,057
Average Household Income	\$54,329	\$49,861	\$53,532

Property Information

- Community Shopping Center
- Anchor: El Carreton Mexican Restaurant
- GLA: (Total Center SF) 10,000 SF
- Number of Stores: 6
- Year Built: 2008
- Traffic Count: 9,360 VPD as of 2007
- Occupancy Rate: 25%

Available Space

- Suite #924 1,250 SF
- Suite #926 1,250 SF
- Suite #928 1,250 SF
- Suite #932 1,250 SF
(can be combined up to 5,000 SF)
- Suite #934/936 2,500 SF
(can be demised to 1,250 SF)

NAI Harding Dahm
 Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

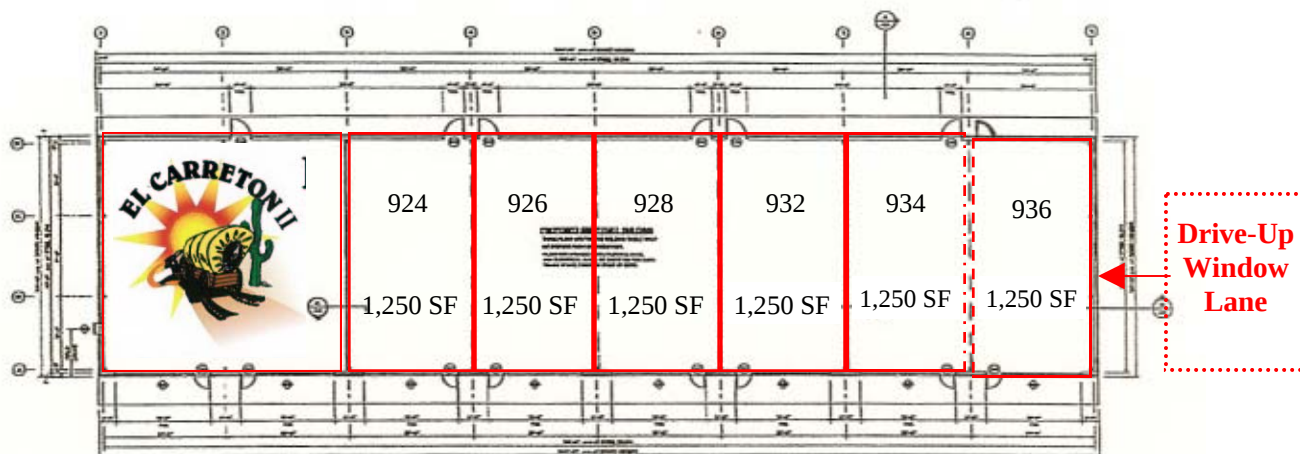
contact information

Stanley C. Phillips, Executive Vice President
 Jan Bigg, Sales Associate
 118 East Ludwig Road, Suite 100
 Fort Wayne IN 46825
www.naihardingdahm.com
 tel 260 423 4311
 fax 260 424 1077
sphillips@naihardingdahm.com
jbigg@naihardingdahm.com

118 East Ludwig Road
Suite 100
Fort Wayne IN 46825



County Road 500 South



Northside Plaza
920—936 W. 500 South
Berne, IN
For Lease

US Highway 27

RETAIL SPACE AVAILABLE



BUILDING SIZE & LOCATION		STRUCTURAL DATA	
Total Building Area	10,000 SF	Type of Construction	Steel Frame and Brick Veneer
Available Sq. Ft.	7,500 SF	Roof	EPDM
Building Name	Berne North Plaza	Dimensions	50' x 200'
Street Address	920 - 936 West 500 South	Ceiling Height	12'
City/State	Berne, IN	Deliveries	Rear - 4' doors
Zip Code	46711	MECHANICAL DATA	
City Limits	No	Sprinklers	Yes
County	Adams	Type of Heating System	Gas
		Type of Air Conditioning	Electric
BUILDING AVAILABILITY		OPERATING COSTS	
Date Available	Immediately	Electricity Source:	Indiana Michigan Power
Lease Rate & Terms	1,250 sf - 5,000 sf: \$10.50/SF 5,000+ SF: \$8.50/SF	Natural Gas Source:	NIPSCO
		Water/Sewer Source:	Berne City Utilities
		Fire & Extended Coverage Insurance	\$.20/SF
		Common Area Maintenance	\$.72/SF
SITE DATA		TENANT OR LANDLORD EXPENSES	
Site Acreage	2.00	Utilities (Electric, Gas, Water/Sewer)	Tenant
Zoning	B-1	Lawn & Snow	Landlord, reimbursed by Tenant
Additional Land Available	4.3 Acres	Real Estate Taxes	Landlord, reimbursed by Tenant
		Building Insurance	Landlord, reimbursed by Tenant
		Maintenance & Repairs	Tenant
		Roof & Structure	Landlord
GENERAL DATA		ADDITIONAL INFORMATION	
Number of Stories	One	* New center on northside of City of Berne, Indiana	
Condition	New	* Located in a new business park	
Year Built	2008	* Future plans for Pylon Signage along US 27	
Property Type	Retail	* City Water, Sewer and Fire Protection	
		* Additional Land Available for Retail Development	

TRANSPORTATION			PROPERTY TAXES	
Nearest Highway/Interstate	US 27 (.1 mile)		Parcel ID	01-08-33-100-020.500-009
Distance to Highway/Interstate	I-69 (30 miles)			
Distance to Commercial Airport	33 Miles		Assessments:	Assessed Value
Parking Lot				
Number of Parking Spaces	60		Land Improvements	
DEMOGRAPHICS			Total	\$ 12,000.00
	Average Household	Population		
1 Mile	\$54,329	174		
3 Mile	\$49,861	5,669	Annual Taxes	\$ 12,000.00
5 Mile	\$53,532	9,196	Tax Year	2009
TRAFFIC COUNT			Taxes per Square Foot	\$1.20/SF
Street Name		VPD		
US 27 @ W. 500 S		9,360		
		(As of 2007)		
FOR MORE INFORMATION, CONTACT				
Stanley C. Phillips, Executive Vice President Jan Bigg, Sales Associate NAI Harding Dahm 118 E. Ludwig Rd., Suite 100 Fort Wayne, IN 46825 Phone: 260/423-4311 Fax: 260/424-1077 Web: www.NAIHardingDahm.com Email: sphillips@naihardingdahm.com jbigg@naihardingdahm.com				
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