



Former Bank for Lease

339 First Street
Roanoke, Indiana 46783



Property Description

Fantastic High Traffic location off US Hwy 24 in heart of Roanoke commercial district. 2,240 SF single-story building has brick exterior and flexible interior space to reconfigure for office or retail use. Built in 1993 on a 0.59 acre lot, the facility has ample parking, well maintained mechanicals, and drive-through/teller lanes. Secure former PNC bank branch. Offered for Lease at \$2,520 per month not including property taxes, insurance, common area maintenance or utilities. Certain use restriction apply – see Broker for more detail.

The highly visible property off US Hwy 24 (approx.. 150 FF) has an average traffic count of 18,254 Vehicles Per Day.

- 2,240 square foot retail or office facility for Lease
- Located in Heart of Roanoke Commercial District
- Zoned CB in the US Hwy 24 / Roanoke Corridor
- Well Maintained with Flexible Layout

NEAL BOWMAN

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Site Plan**NEAL BOWMAN**

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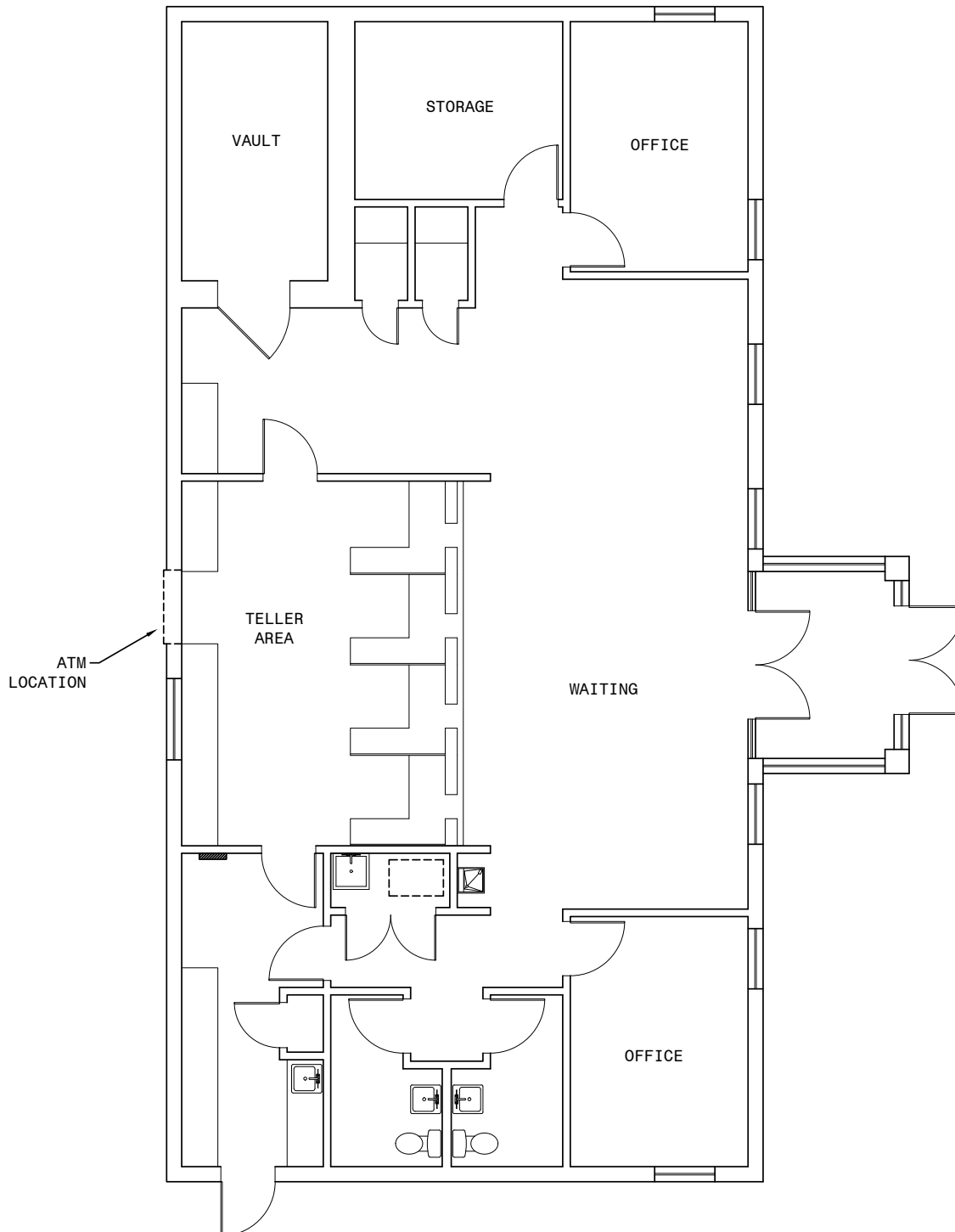
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Floor Plan - Contact Broker for Detailed Floor Plan**NEAL BOWMAN**

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OFFICE SPACE FOR LEASE

Property Name	Former Bank for Lease
Address	339 First Street
City, State, Zip	Roanoke, IN 46783
County	Huntington
Township	Jackson
Parcel No.	35-01-14-300-012.500-007



LEASE INFORMATION

Lease Rate	\$13.50/SF/Yr or \$2,520/Mth
Lease Type	NNN
Availability	Immediate

AVAILABLE SUITES

Total Building Area	2,240 SF
Total Available SF	2,240 RSF
Max. Contiguous Available	2,240 RSF

Suites Available	RSF	Monthly Rate
339 First Street	2,240	\$2,520.00

RESPONSIBLE PARTIES

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

SITE DATA

Site Acreage	0.591 Ac
Zoning & Description	CB
Parking Description	Paved Surface
Parking count/ratio	Ample
Traffic Count	18,254 VPD

BUILDING INFORMATION

Property Type	Office
Year Built (Renovated)	1993
No. of Stories	1
Construction Type	Wood Joist
Roof	Asphalt Shingle
Heating	Package System
A/C	Package System
Sprinklered	No
ADA Compliant	Yes
Elevators	No

UTILITIES

Electric Supplier	I & M
Natural Gas Source	NIPSCO
Water & Sewer Source	City

ADDITIONAL INFORMATION

- 2,240 square foot retail or office facility for Lease
- Located in Heart of Roanoke Commercial District
- Well Maintained with Flexible Layout

CONTACT US

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BROKERAGE TEAM



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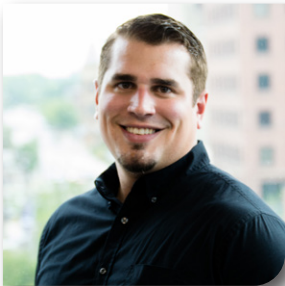
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Sturges Property Group is northern Indiana's leader in commercial and industrial full-service real estate and commercial property management. Founded in 1975, Sturges Property Group is your partner for leasing, buying, selling, investing, and property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



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