



DECATUR, INDIANA SHOPPING CENTER FOR SALE

Rural King Shadow Anchored Center | Retail Space Available For Lease
Nuttman Avenue & N. 13th Street, Decatur, IN



SALE PRICE: \$1,606,834 | LEASE RATE: \$6-\$18/SF

TRADE AREA DEMOGRAPHICS

Estimated Population	36,132
Average Household Income	\$71,147
Estimated Number of Employees	12,593
Estimated Number of Households	12,696

- 30,300 SF Building Available - FOR SALE
- 1,200 SF - 6,000 SF Spaces Available - FOR LEASE
- Shadow anchored by Rural King
- Decatur, Indiana is located 23 miles southeast of Fort Wayne, Indiana and 91 miles southwest of Toledo, Ohio
- Excellent access from 27 Highway



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

Exclusive Agents

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PROPERTY PHOTOS





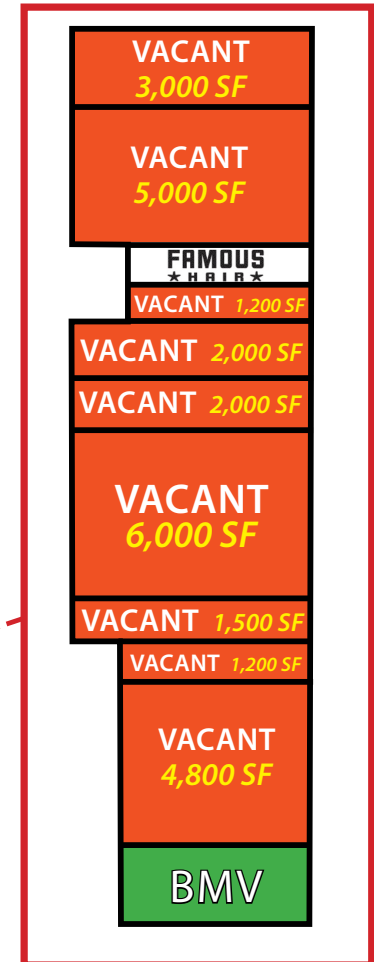
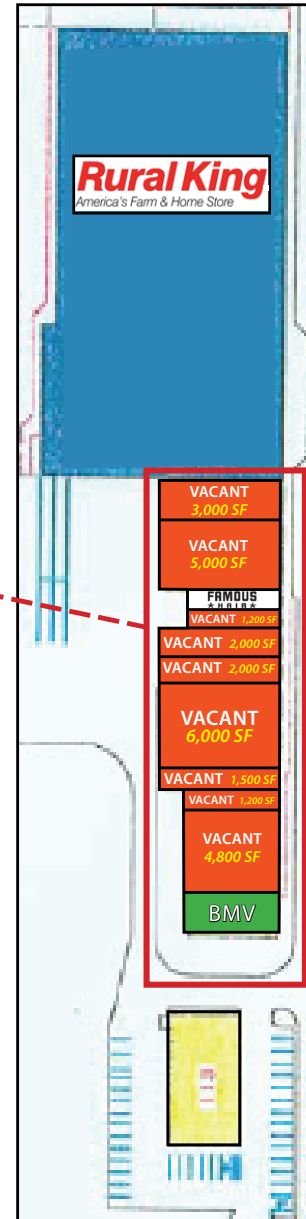
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AERIAL & SITE PLAN



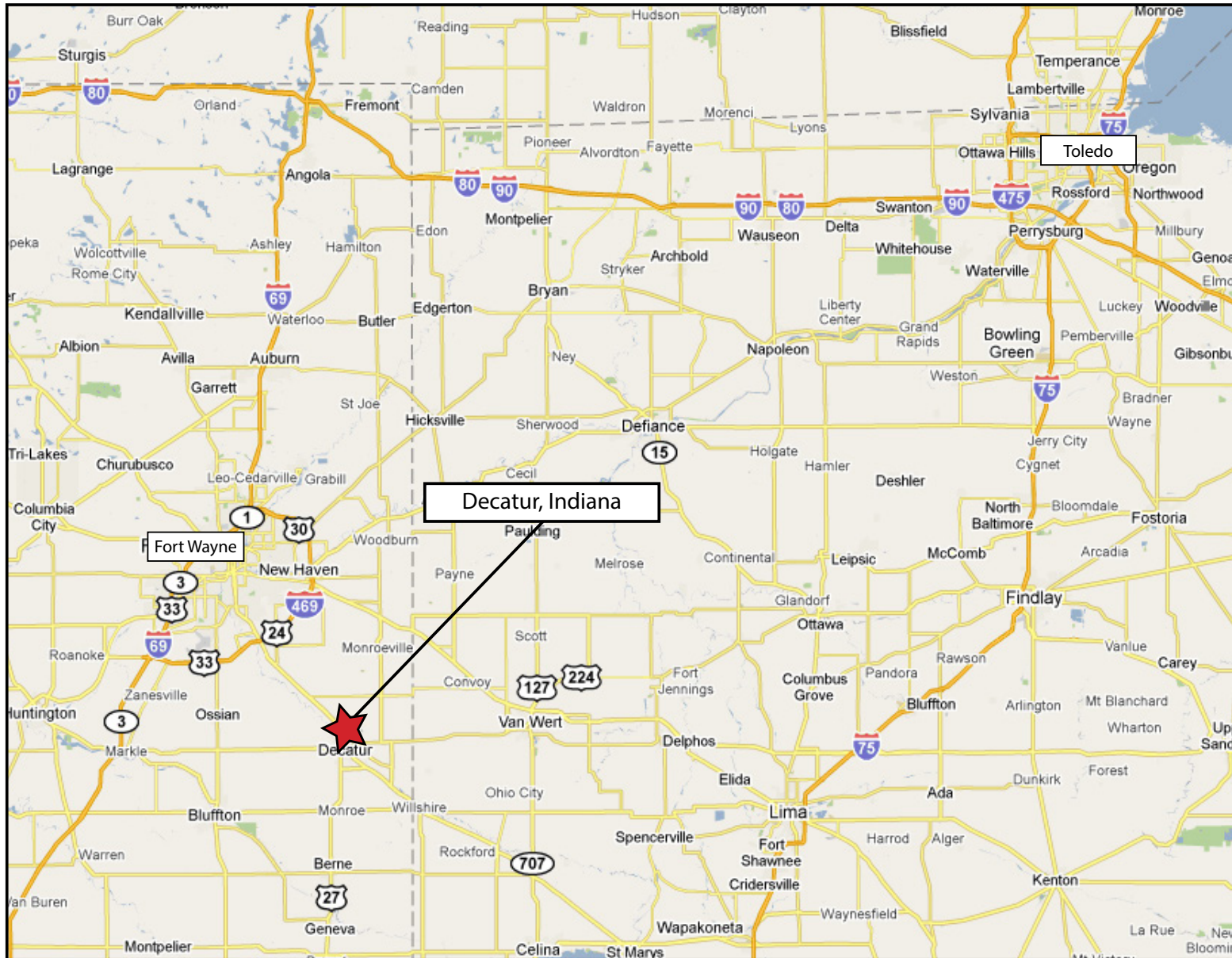
Tenant	Square Feet
Famous Hair	1,200
VACANT	2,000
BMV	2,400
VACANT	1,200
VACANT	1,200
VACANT	1,500
VACANT	2,000
VACANT	3,000
VACANT	4,800
VACANT	5,000
VACANT	6,000
TOTAL	30,300





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The map displays the Decatur, IN Metro Area with a large orange-shaded region indicating the project area. A red dot marks the 'SITE' location near Decatur. Major roads shown include I-469, I-1, I-30, and US-27. Various towns and communities are labeled, including Decatur, Monmouth, Berne, and Geneva. The map also shows the Indiana-Ohio border and the location of the site relative to the city of Decatur.



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Decatur, IN MSA Demographics	
	Decatur
Population	
2021 Estimated Population	36,132
2026 Projected Population	37,052
2010 Census Population	34,387
2000 Census Population	33,632
Projected Annual Growth 2021 to 2026	0.5%
Historical Annual Growth 2000 to 2021	0.4%
2021 Median Age	32.6
Households	
2021 Estimated Households	12,618
2026 Projected Households	12,891
2010 Census Households	12,011
2000 Census Households	11,820
Projected Annual Growth 2021 to 2026	0.4%
Historical Annual Growth 2000 to 2021	0.3%
Race and Ethnicity	
2021 Estimated White	95.6%
2021 Estimated Black or African American	0.8%
2021 Estimated Asian or Pacific Islander	0.5%
2021 Estimated American Indian or Native Alaskan	0.2%
2021 Estimated Other Races	2.9%
2021 Estimated Hispanic	5.0%
Income	
2021 Estimated Average Household Income	\$71,147
2021 Estimated Median Household Income	\$55,573
2021 Estimated Per Capita Income	\$24,951
Education (Age 25+)	
2021 Estimated Elementary (Grade Level 0 to 8)	9.2%
2021 Estimated Some High School (Grade Level 9 to 11)	5.4%
2021 Estimated High School Graduate	41.2%
2021 Estimated Some College	19.0%
2021 Estimated Associates Degree Only	9.6%
2021 Estimated Bachelors Degree Only	11.2%
2021 Estimated Graduate Degree	4.5%
Business	
2021 Estimated Total Businesses	1,074
2021 Estimated Total Employees	12,593
2021 Estimated Employee Population per Business	11.7
2021 Estimated Residential Population per Business	33.6