FORMER KMART

2727 Guilford Street
Huntington, Indiana

RK REAL ESTATE & DEVELOPMENT

G GOODMAN REAL ESTATE SERVICES GROUP LLC

VR VERITAS REALTY

89,606 SF AVAILABLE

19,115 VPD (24)

GUILFORD ST

HIGHLIGHTS

- This proposed redevelopment of a former Kmart located at the signalized, high-traffic intersection of US-24 and Guilford Street has significant tenant interest

- 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

- Existing 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:** 89,606 SF on 8.23 AC

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

SALE 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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Huntington, Indiana

89,606 SF AVAILABLE

GUILFORD ST

PYLON SIGN

19,115 VPD (24)

24 HIGHWAY 24

FORMER KMART
Huntington, Indiana

SITE

13,855 VPD (24)

16,681 VPD (24)

19,115 VPD (24)

6,585 VPD (24)

24

24

GUILFORD ST

N JEFFERSON ST

HUNTINGTON NORTH HIGH SCHOOL

HUNTINGTON UNIVERSITY
- Among the top Indiana liberal arts colleges
- Total enrollment (2022): 1,700 students
- Offers over 70 programs of study
- Over $30 million in new facilities since 1990

HUNTINGTON PLAZA
HARBOR FREIGHT · BIG LOTS! · goodwill · DOLLAR GENERAL · O'Reilly AUTO PARTS · Aaron's · maurices · PAPA JOHN'S PIZZA · SHERWIN WILLIAMS

Labels on map: RODEWAY INN · Applebee's GRILL + BAR · Walmart · FIRST FARMERS BANK & TRUST · ANYTIME FITNESS · CHEVROLET · Starbucks · Verizon · AT&T · MONRO MUFFLER/BRAKE & Service · KFC · TACO BELL · Pizza Hut · Wendy's · R&C · Kroger · ALDI · Flagstar Bank · Arby's · Super 8 · JIMMY JOHN'S · DOLLAR TREE · Great Clips · SHOE sensation · TSC TRACTOR SUPPLY CO · SUBWAY · AutoZone · Comfort INN · PNC · CVS pharmacy · McDonald's · Walgreens

GOODMAN REAL ESTATE SERVICES GROUP LLC

JUL 23

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Edward Jones

Super 8

bp

ALDI

FRONTAGE RD

GUILFORD ST

Flagstar Bank

Arbys

Kroger

256 TOTAL PARKING

PROPOSED LOADING DOCK

TRASH COMPACTOR

PROPOSED LOT 1 +/- 7.079 AC

EXISTING DETENTION AREA

89,606 SF AVAILABLE

PROPOSED OUTPARCEL +/- 1.103 AC

EXISTING OUTPARCEL DETENTION AREA

SIGN

19,115 VPD (24)

HIGHWAY 24

US 24

HUNTINGTON UNIVERSITY

G GOODMAN REAL ESTATE SERVICES GROUP LLC

MAR 24