

# HUNTINGTON PLAZA

Huntington, IN  
 Purchased May 1996  
 Sold June 2006



## Property Highlights

- 191,685 sf
- Anchors:
  - Big Lots (34,870 sf)
  - J.C. Penney (22,896 sf)
  - Peebles (15,000 sf)
- Traffic Count – Approximately 12,000 Cars per Day
- Demographics
 

	3 Miles	10 Miles	20 Miles
Population:	7,804	34,870	153,451
Average HH Income:	\$47,725	\$53,782	\$65,621

## Investment Strategy

- Release Target space to new tenants at higher rental rate upon lease expiration
- Increase NOI & yields by leasing vacancies (38,000 sf)

## Leasing Activity

- Initial Occupancy – 80%
- 2005 Occupancy – 83%
- New Leases
  - Goodwill Industries (9,000 sf)
  - Big Lots (34,870 sf)
  - Dorothy's Hallmark (14,946 sf)
  - Sears (9,000 sf)
  - Peebles (15,000 sf)
  - Movie Gallery (4,000 sf)

## Improvements

- Facade remodel completed in 2005

**Purchased for \$2.4 million (\$10.20 sf) in 1996**

**Sold for \$7,225,000 (\$37.69 psf) in 2006**

