

For Sale/Lease

Retail Development - 11,100 SF/1.1 Acres Available



2750 Walmart Dr. / Retail Development

Huntington, IN, 46750

Highlights

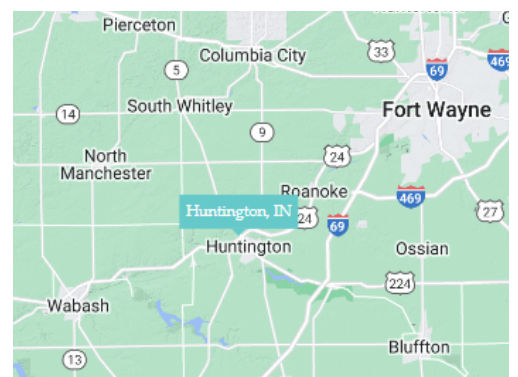
- Pre-leasing opportunity for new construction retail development
- Also available for sale – ideal for user or developer build-to-suit
- Up to 11,100 SF available for lease
- Shadow-anchored by Walmart Supercenter
- Multiple points of ingress/egress to site and outlots
- Drive-thru potential for multiple users
- Surrounded by national and neighborhood retailers, including Walmart, Dollar Tree, Verizon, and Great Clips
- Located along a high-traffic retail corridor (US 24 & SR 5)
- Strong daytime population and residential density supporting retail demand

Sale Price \$500,000

Lease Rate Contact Brokers

Available SF 11,100 SF

Lot Size 1.1 Acres



Conner Call

Broker | Market Research Analyst

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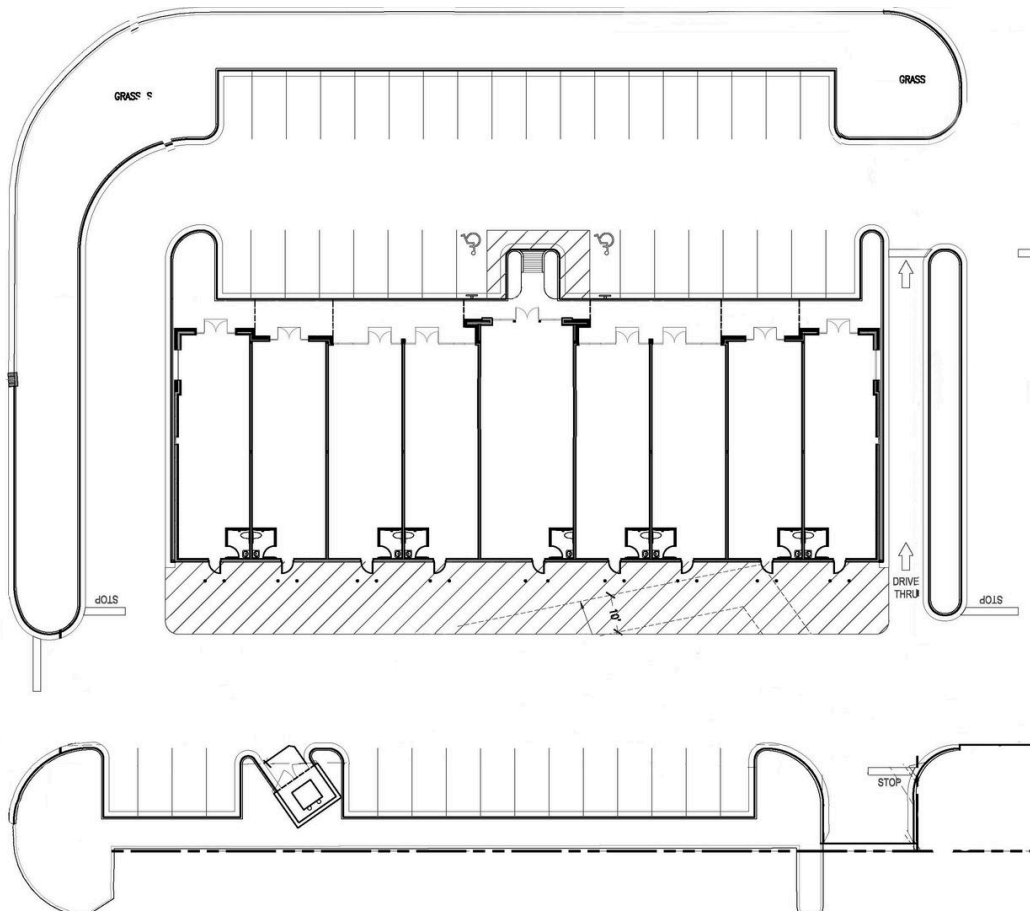
Area Map

2750 Walmart Dr., Huntington, IN 46750



Site Plan

2750 Walmart Dr., Huntington, IN 46750



Property Details

2750 Walmart Dr., Huntington, IN 46750



Location Information

Address	2750 Walmart Dr. Huntington, IN 46750
County	Huntington County

Utilities

Gas	NIPSCO
Water / Sewer	Municipal
Power Supplier	AEP

Property Information

Property Type	Retail
Zoning	B2
Lot Size	1.1 Acres
APN #	35-05-09-100-779.602-005
Cross Street	Hauenstein Rd
Ease of Access	Three entrances to outlot directly off Hauenstein Rd; one entrance off Walmart Dr

Estimated Net Charges

Fire & Extended Coverage Ins.	\$0.40/SF
Common Area Maintenance (CAM)	\$2.25/SF
Taxes 2025 Pay 2026	\$2,232

Building Information

Retail Building SF	11,100 SF
Drive Thru Options	Available

Tenant Expenses

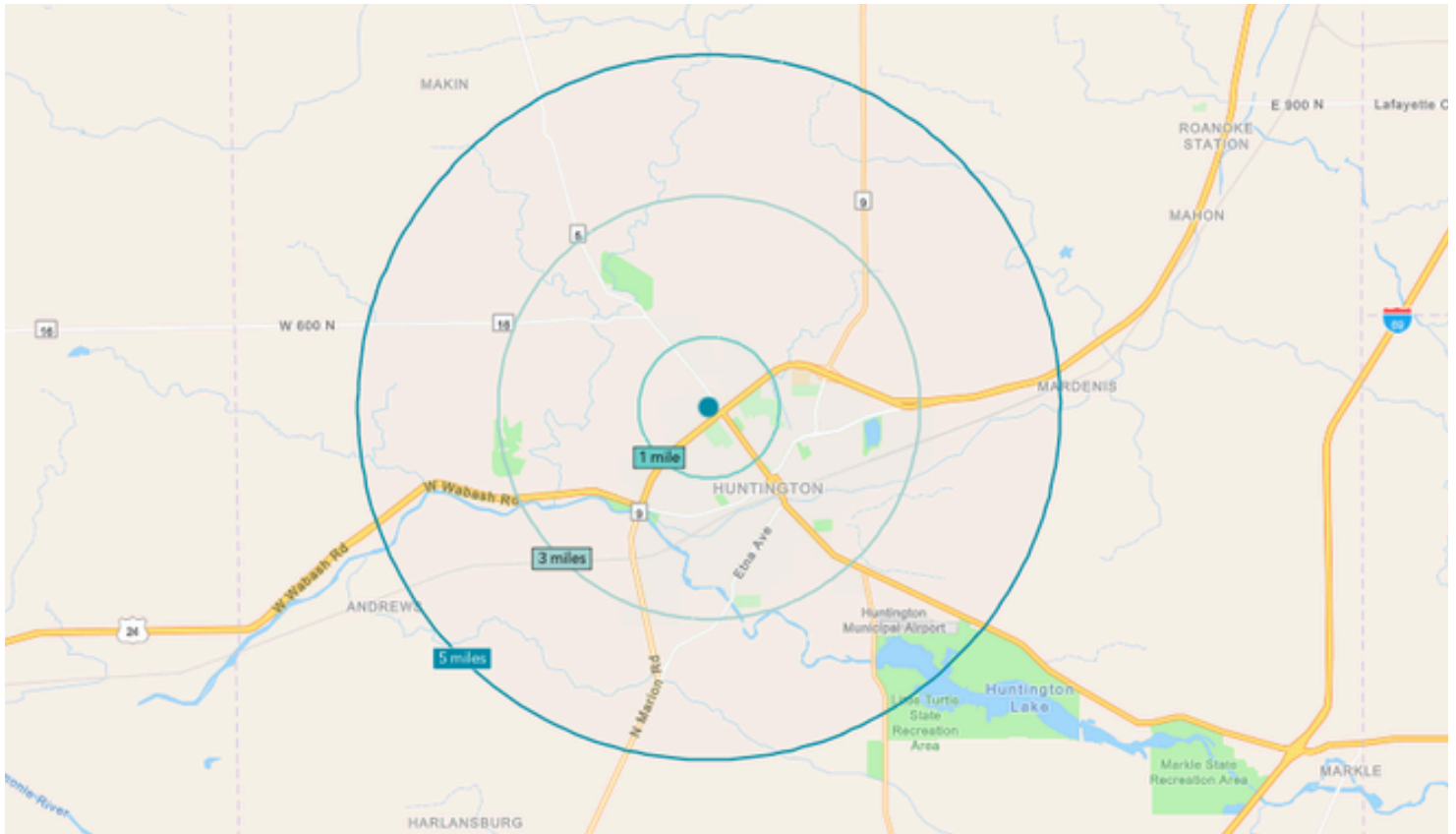
Utilities	Tenant
Lawn & Snow	Tenant
Real Estate Taxes	Tenant
Building Insurance	Tenant
Maintenance & Repairs	Tenant
Roof & Structure	Landlord

Parking & Transportation

Parking Type	Surface
# of Parking Spots	69 Spaces
Nearest Highway	US-24

Demographics

2750 Walmart Dr., Huntington, IN 46750



Demographics

	1 Miles	3 Miles	5 Miles
Total Population	4,067	19,450	22,827
Average Age	39.6	39.7	40.6
Total Households	1,665	8,216	9,583
Average HH Income	\$91,011	\$75,186	\$79,140
Traffic Counts	US 24 - 19,055/daily	US 224 - 11,972/day	

Data derived from Esri 2026