



**RETAIL**

**FOR SALE OR FOR LEASE**

## Featured Property Highlights

- Two Buildings - 8,622 SF & 276 SF on .65 AC
- Zoned General Business to accommodate many different uses
- Freestanding commercial buildings located on Main Street/US 6
- Nearby national retailers include Ace Hardware, CVS, Subway, and McDonald's
- › High visibility with 8,700 VPD
- Over 1,000 employee's commute to the Butler Industrial corridor
- › 6 miles to Indiana-Ohio line and 15 miles to I-69

**JOHN CAFFRAY**

Vice President of Brokerage  
260 424 8448  
john.caffray@sturgespg.com

**KEVIN ELLIS**

Broker  
260 424 8448  
kevin.ellis@sturgespg.com

**ANGIE DAVIS**

Brokerage Administrator  
260 424 8448  
angie.davis@sturgespg.com





## Former Family Dollar-Butler

349 W. Main St.  
Butler, Indiana 46721



### JOHN CAFFRAY

Vice President of Brokerage  
260 424 8448  
john.caffray@sturgespg.com

### KEVIN ELLIS

Broker  
260 424 8448  
kevin.ellis@sturgespg.com

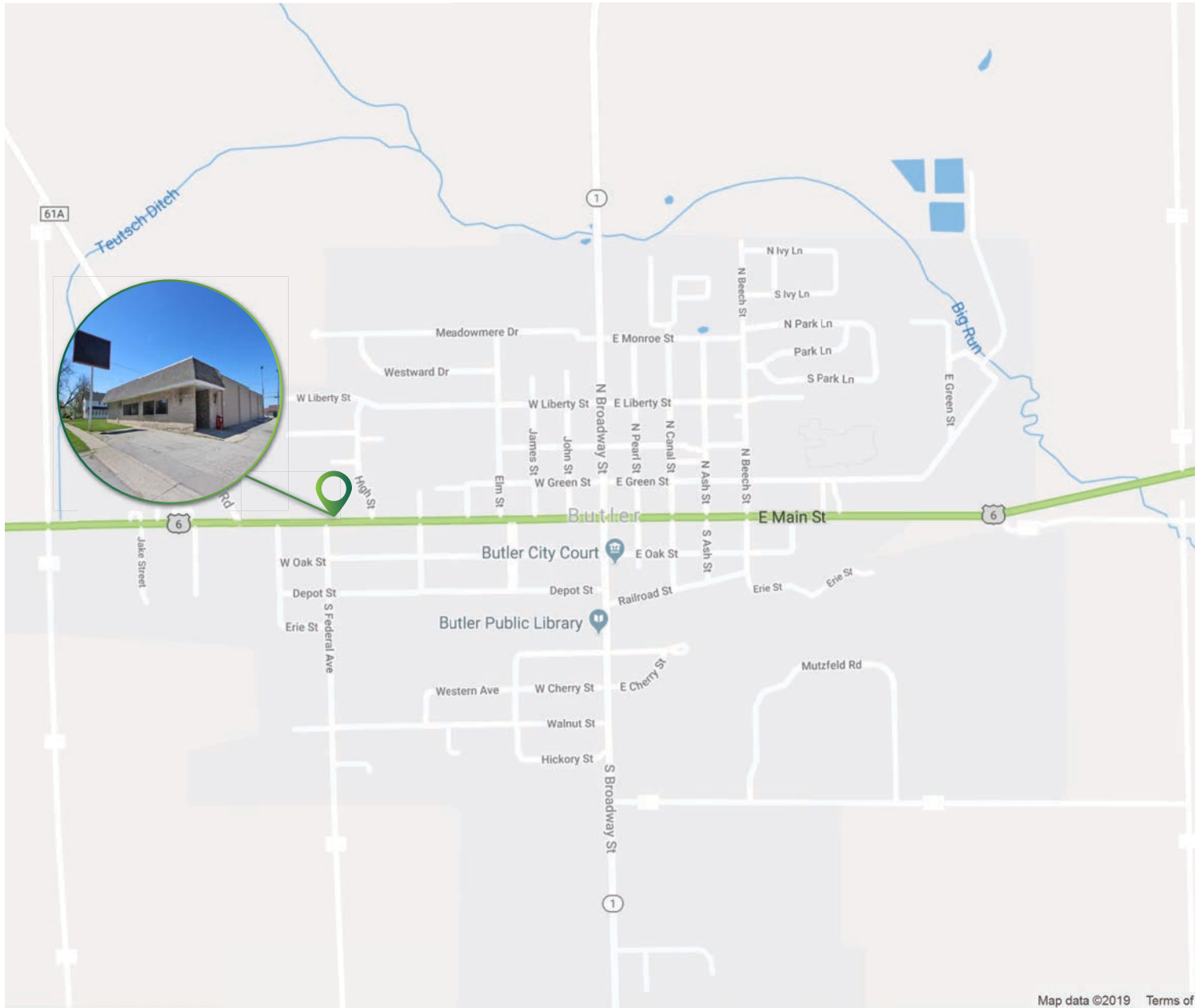
### ANGIE DAVIS

Brokerage Administrator  
260 424 8448  
angie.davis@sturgespg.com



## Former Family Dollar-Butler

349 W. Main St.  
Butler, Indiana 46721



### Excellent Location

The former Family Dollar Freestanding Retail Building is located in Butler, Indiana, in DeKalb County, in Northeast Indiana. This property has excellent visibility on US 6, and the site is 6 miles to the Indiana-Ohio line and 15 miles to I-69. Butler's population is 2,700 and over 1,000 workers commute daily to The Butler Industrial Corridor that includes major employers Air Products, DeKalb Molded Plastics, Heidtman Steel, Magic Coil, MultiMatic, New Millennium Products, Noble Processing, Paragon Steel, Steel Dynamics, ThermaTru, Tri-Wall Containers and a number of companies representing other industries.

#### JOHN CAFFRAY

Vice President of Brokerage  
260 424 8448  
john.caffray@sturgespg.com

#### KEVIN ELLIS

Broker  
260 424 8448  
kevin.ellis@sturgespg.com

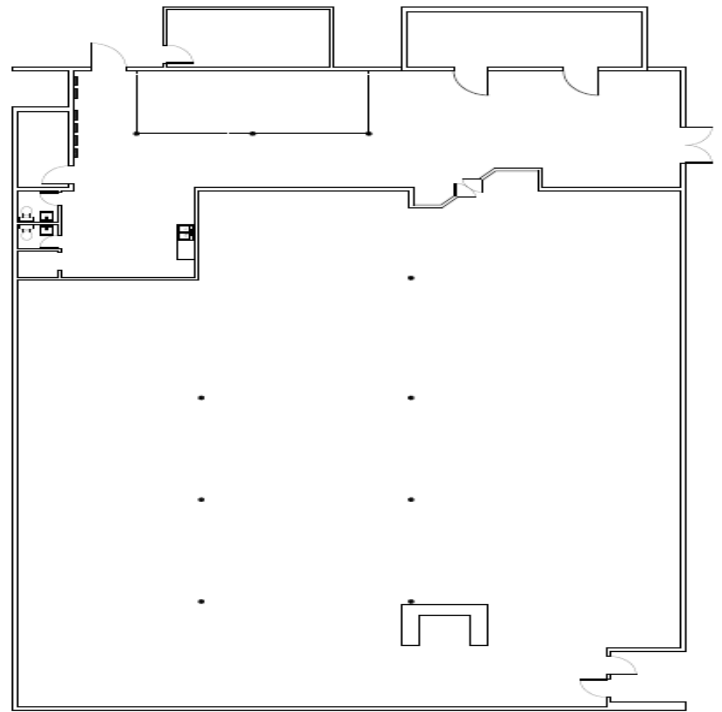
#### ANGIE DAVIS

Brokerage Administrator  
260 424 8448  
angie.davis@sturgespg.com

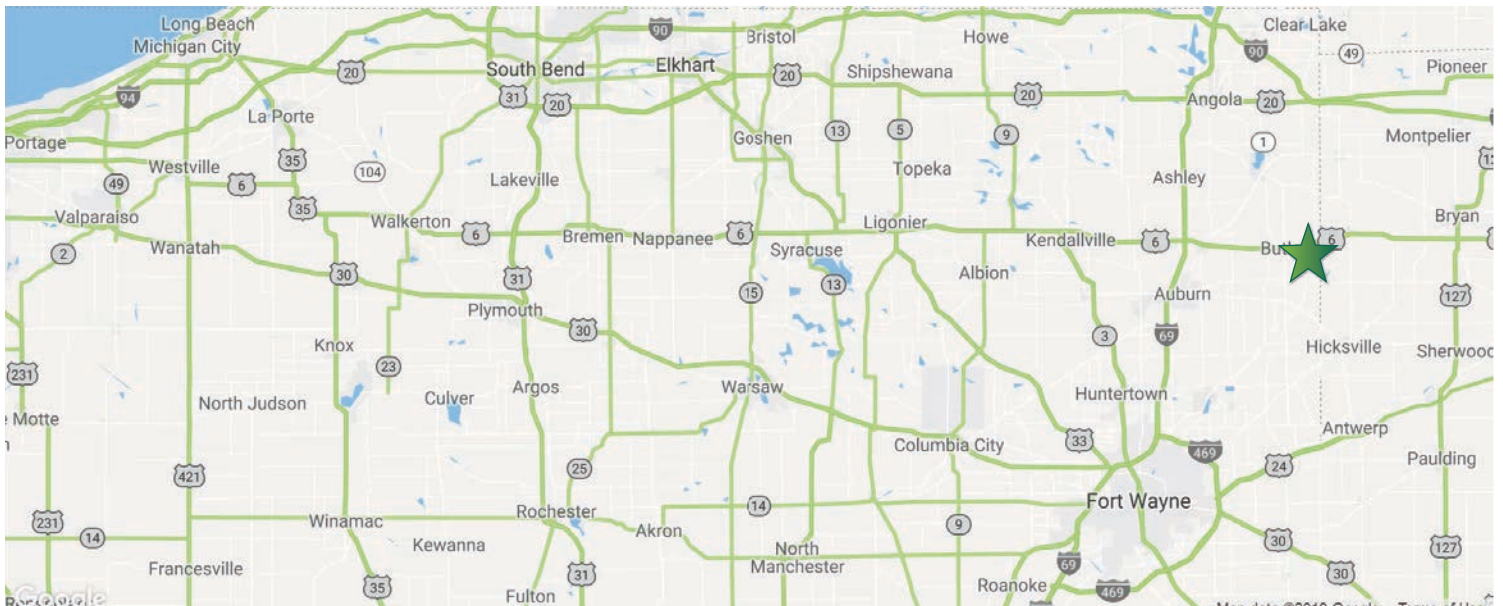




W. Main St.



**8,622 SF**



Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

Brokerage Administrator  
260 424 8448  
angie.davis@sturgespq.com

# COMMERCIAL IMPROVED FOR SALE/LEASE

Property Name	Butler Retail Building For Sale or Lease
Address	349 W. Main St.
City, State, Zip	Butler, IN 46721
County	DeKalb
Township	Wilmington
Parcel No. 1	17-07-02-453-001.000-027
Parcel No. 2	17-07-02-453-002.000-027
Parcel No. 3	17-07-02-453-003.000-027
Parcel No. 4	17-07-02-453-004.000-027
Parcel No. 4	17-07-02-453-005.000-027
2019 Tax/Payable 2020	\$3,273.03



## SALE INFORMATION

Price	\$139,000
Terms	Cash at Closing

## LEASE INFORMATION

Lease Rate	\$3.55/SF/YR
Lease Type	NNN
Terms	3 - 5 Years
Availability	Immediately

## AVAILABLE SUITES

Total Building Area	8,622 SF
Total Available SF	8,622 SF

Suites Available	SF	Monthly Rate
Suite 1	8,622	\$2,550.00

## BUILDING INFORMATION

Property Type	CI
Year Built	1946
No. of Stories	1
Construction Type	Concrete
Roof	Steel Joist/Steel Deck
Heating	Forced Heat
A/C	Forced Air
Sprinklered	NA
ADA Compliant	Yes
Signage	Yes

## 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	0.65
Zoning & Description	Commercial/General Business
Parking Description	24, Paved Spaces
Traffic Count	8,722 VPD

## UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer Source	City of Butler

## ADDITIONAL INFORMATION

Freestanding retail on Main Street with high visibility on US 6. Abundant paved parking. Near residential, retail, and manufacturing

## CONTACT US

John Caffray  
Vice President of Brokerage  
260 424 8448  
john.caffray@sturgespg.com

Kevin Ellis  
Broker  
260 424 8448  
kevin.ellis@sturgespg.com

Angie Davis  
Brokerage Administrator  
260 424 8448  
angie.davis@sturgespg.com



202 W. Berry Street, Suite 500  
Fort Wayne, IN 46802  
SturgesProperty.com  
260 424 8448

## BROKERAGE TEAM



**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
Vice President of Brokerage



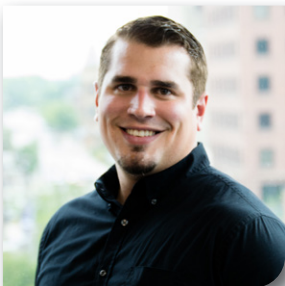
**Bill Cupp**  
Senior Broker



**Neal Bowman**  
Senior Broker



**Philip Hagee**  
Listing Manager



**Andrew Eckert**  
Broker



**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker

**Work with a group that puts your interests first.**

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

**260 424 8448**  
**SturgesProperty.com**



## STURGES COMPANIES

The Sturges Companies provide everything that you need to lease, purchase, or build a property and keep it running smoothly.



**Sturges Property Group**  
**260 424 8448**  
[SturgesProperty.com](http://SturgesProperty.com)

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.



**Maintenance Management**  
**260 483 3123**  
[MaintainFortWayne.com](http://MaintainFortWayne.com)

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers from maintenance personnel to employees licensed in skilled trades.



**Nexus Technology Partners**  
**260 425 2096**  
[nexusfw.com](http://nexusfw.com)

Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT Support services to digital directory boards, building card access systems, drone photography, and video security.



**Sturges Development**  
**260 426 9800**  
[SturgesDevelopment.com](http://SturgesDevelopment.com)

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.