FOR LEASE



South Pointe Crossing

4800 South US Highway 41
Terre Haute, IN 47802

1,360 SF
AVAILABLE

$22.00
SF/YR

HARSHMAN PROPERTY SERVICES
COMMERCIAL REAL ESTATE

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Property Overview

1,360 SF
AVAILABLE SF

$22
ASKING RATE SF/YR

2001
YEAR BUILT

0.520
LOT SIZE (ACRES)

24,996
BUILDING SQFT

840909477002000004
PARCEL ID

C-6
ZONING

Vigo
COUNTY

15,813 vpd
TRAFFIC COUNT (VPD)

Retail / Office
PROPERTY TYPE

8
UNITS

EXECUTIVE SUMMARY

South Pointe Crossing is a 24,996 square foot retail property located at 4800 South US Highway 41 in Terre Haute, Indiana.

Situated in one of Terre Haute's premier retail corridors, South Pointe Crossing offers high-visibility space ideal for retailers and service providers.

This well-maintained retail center presents an outstanding leasing opportunity for businesses seeking a proven Terre Haute location.

South Pointe Crossing serves as a neighborhood retail destination in Terre Haute, anchored by essential-service tenants and complementary retail uses.

Built in 2001 and continuously updated, South Pointe Crossing delivers modern retail space with a strong tenant mix and proven sales history.

South Pointe Crossing is positioned as a daily-needs retail hub, attracting consistent consumer traffic from the surrounding Terre Haute community.

PROPERTY HIGHLIGHTS

24,996 square feet of well-configured retail space with high ceilings and abundant natural light

Ample on-site parking spaces providing an excellent parking ratio for retail tenants and customers

Prominent signage opportunities with high visibility from major roadways

C-6-zoned property allowing for a wide range of retail and service-oriented uses

Attractive storefront facade with large display windows and modern architectural finishes

ACCESSIBILITY

TRANSIT

7th & Windsor	416 ft
Kroger South	518 ft
Ellis Plaza *ON REQUEST*	0.2 mi

AIRPORTS

Sky King Airport-3I3	10.0 mi
Sullivan County Airport-SIV	20.4 mi
Edgar County Airport-PRG	24.6 mi

HIGHWAYS

US 41;US 150	361 ft
South 3rd Street	1.0 mi
Dwight D Eisenhower Highway	1.6 mi
SR 641	2.0 mi

Space Available

In-Line Space

$22.00 – $23.00 SF/Yr

SF AVAILABLE	TERM
1,360 SF	Negotiable
TYPE	USE
NNN	Retail

In-line space with a prominent location.

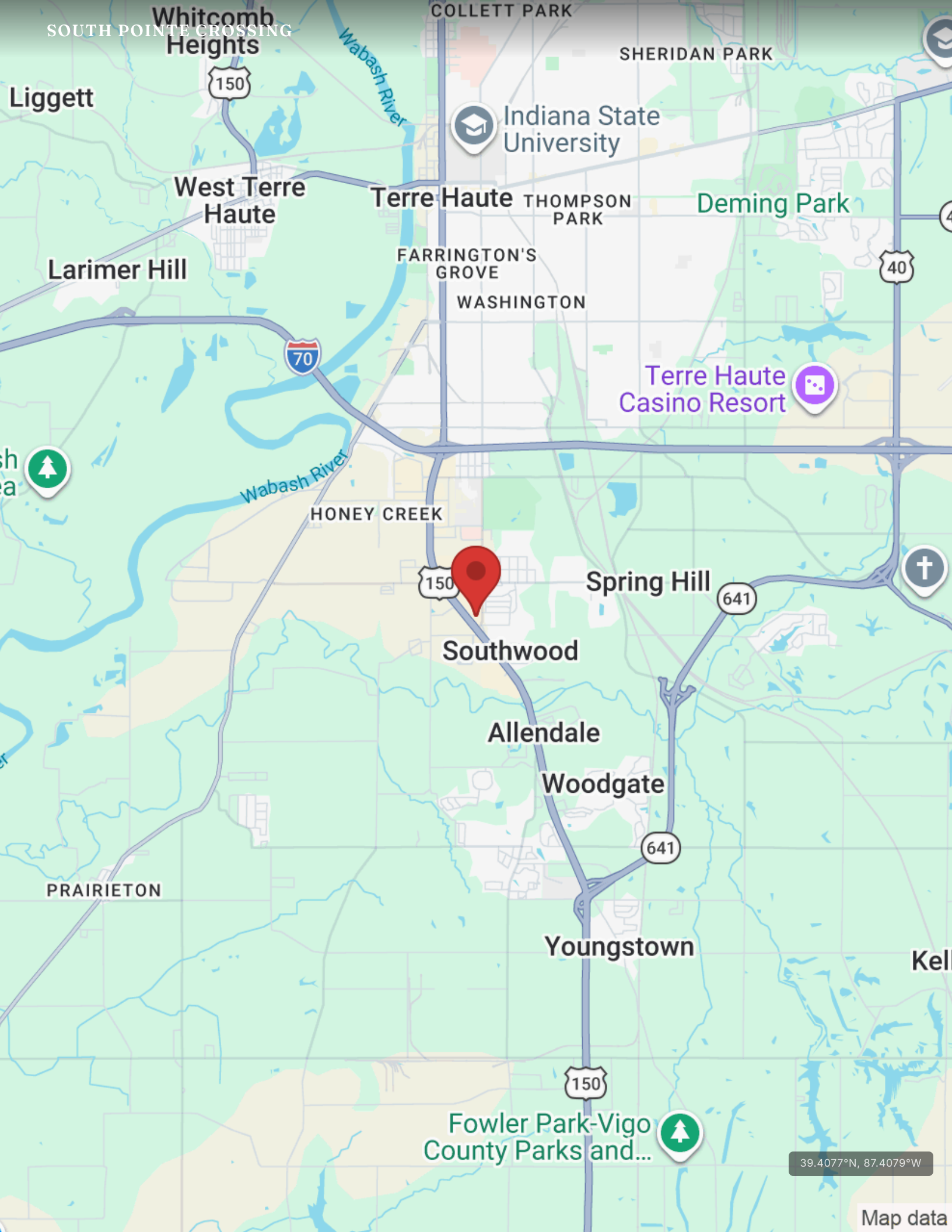

SOUTH POINTE CROSSING
Whitcomb Heights
COLLETT PARK
SHERIDAN PARK
Liggett
150
Wabash River
Indiana State University
West Terre Haute
Terre Haute
THOMPSON PARK
Deming Park
Larimer Hill
FARRINGTON'S GROVE
40
WASHINGTON
70
Terre Haute Casino Resort
Wabash River
HONEY CREEK
150
Spring Hill
641
Southwood
Allendale
Woodgate
641
PRAIRIETON
Youngstown
150
Fowler Park-Vigo County Parks and...
39.4077°N, 87.4079°W
Map data

Photo Gallery





Photo Gallery





Market Overview

Market Overview: Terre Haute, IN

Terre Haute (TERR-ə HOHT) is a city in Vigo County, Indiana, United States, and its county seat. As of the 2020 census, the city had a population of 58,389 and its metropolitan area had a population of 168,716. Located along the Wabash River about 5 miles (8 km) east of the state border with Illinois, Terre Haute is one of the largest cities in the Wabash Valley; it is known as the Queen City of the Wabash. The city is home to multiple higher-education institutions, including Indiana State University, Rose-Hulman Institute of Technology, and Ivy Tech Community College of Indiana. It also contains the United States Penitentiary, Terre Haute, which houses the US federal execution chamber and the primary federal death row for men.



KEY FACTS

Population	58,389
Area	35.3 sq mi
Elevation	499 ft
County	Vigo County
Incorporated	1811
State	Indiana

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	3,480	Population	22,837	Population	56,692
Median HH Income	$60,166	Median HH Income	$61,125	Median HH Income	$54,923
Households	1,738	Households	9,030	Households	22,560

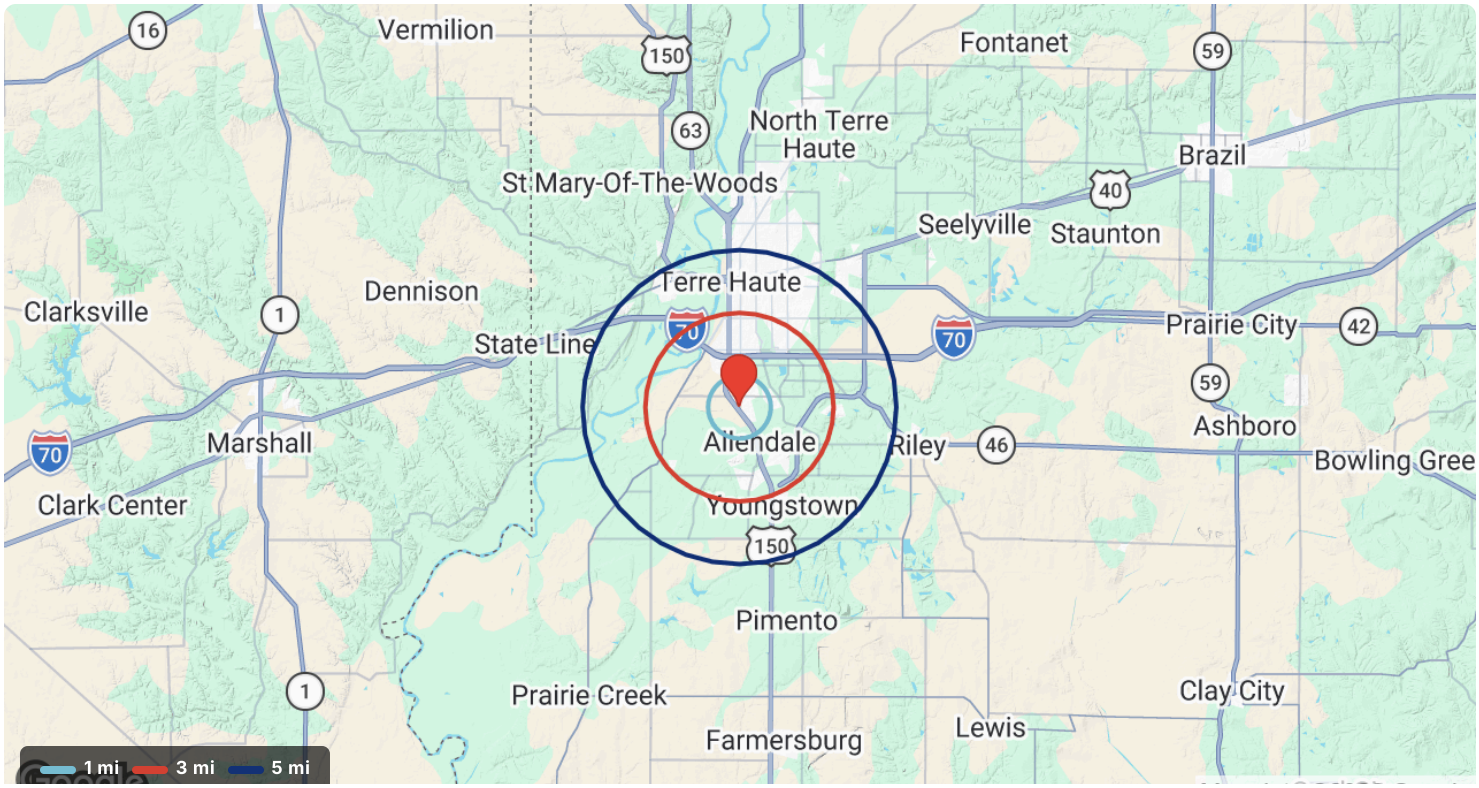
Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,220	19,748	55,035
2010 Population	3,340	22,840	57,360
2026 Population	3,480	22,837	56,692
2031 Population	3,448	22,791	56,544
2026-2031 Growth Rate	-0.18 %	-0.04 %	-0.05 %
2026 Daytime Population	5,453	26,574	61,884

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,524	7,647	21,335
2010 Total Households	1,603	8,347	21,613
2026 Total Households	1,738	9,030	22,560
2031 Total Households	1,756	9,146	22,832
2026 Avg. Household Size	1.95	2.19	2.2
2026 Owner Occupied Housing	856	4,768	12,199
2031 Owner Occupied Housing	877	4,875	12,480
2026 Renter Occupied Housing	882	4,262	10,361
2031 Renter Occupied Housing	879	4,271	10,352
2026 Vacant Housing	125	933	2,881
2026 Total Housing	1,863	9,963	25,441

2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	147	971	2,886
$15,000-$24,999	194	888	2,422
$25,000-$34,999	194	916	2,182
$35,000-$49,999	202	1,011	2,915
$50,000-$74,999	243	1,465	3,801
$75,000-$99,999	271	1,156	2,833
$100,000-$149,999	343	1,574	3,461
$150,000-$199,999	58	474	915
$200,000 or greater	85	575	1,145
Median HH Income	**$60,166**	**$61,125**	**$54,923**
Average HH Income	**$79,413**	**$87,013**	**$78,537**



Source: ESRI / ArcGIS Business Analyst

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