

# RETAIL SPACE FOR LEASE

1601-1651 N Wayne Street  
Angola, Indiana 46703



## Angola Square Shopping Center Retail Space for Lease



- Only one space remains
- Excellent retail space between Rural King and Hobby Lobby
- 1600 sq. ft. available
- High visibility and ample parking
- 19,475 vehicles per day
- Draws shoppers from area lakes
- Located along the main retail corridor
- Surrounded by Pizza Hut, Taco Bell, Bob Evans, Dairy Queen, McDonald's, Arby's and many other local food places

PROPERTY CONTACT  
CRAIG MATHISON  
260.804.6221  
cmathison@mathisoninv.com  
mathisoninv.com



# RETAIL SPACE FOR LEASE

1601-1651 N Wayne Street  
Angola, Indiana 46703

|                       |                          |
|-----------------------|--------------------------|
| <b>Property Name</b>  | 1601-1651 N Wayne Street |
| <b>Street Address</b> | 1601-1651 N Wayne Street |
| <b>City, State</b>    | Angola, IN               |
| <b>Zip</b>            | 46703                    |
| <b>City Limits</b>    | Yes                      |
| <b>County</b>         | Steuben                  |
| <b>Township</b>       | Pleasant                 |



## LEASE INFORMATION

|                          |             |
|--------------------------|-------------|
| <b>Date Available</b>    | Immediately |
| <b>Lease Rate</b>        | \$12 PSF    |
| <b>Type</b>              | NNN         |
| <b>Term (negotiable)</b> | 3 YN        |

## BUILDING SIZE

|                                 |           |
|---------------------------------|-----------|
| <b>Building Size</b>            | 32,416 SF |
| <b>Available Square Footage</b> | 1,600 SF  |
| <b>Suite 1601-105</b>           | 1,600 SF  |

## FINANCIAL RESPONSIBILITIES

|   |          |
|---|----------|
| <b>Utilities</b>                          | Tenant   |
| <b>Janitorial</b>                         | Tenant   |
| <b>Interior Maintenance &amp; Repairs</b> | Tenant   |
| <b>Common Area Maintenance</b>            | Tenant   |
| <b>Insurance</b>                          | Tenant   |
| <b>Property Taxes</b>                     | Tenant   |
| <b>Roof &amp; Structure</b>               | Landlord |

## BUILDING INFORMATION

|                          |                 |
|--------------------------|-----------------|
| <b>Property Type</b>     | Shopping Center |
| <b>Year Built</b>        | 1991            |
| <b>No. of Stories</b>    | 1               |
| <b>Construction Type</b> | Masonry Block   |
| <b>Floor</b>             | Concrete        |
| <b>Roof</b>              | Flat            |
| <b>Ceiling Height</b>    | 16 FT to Eaves  |
| <b>Heating/AC</b>        | HVAC            |
| <b>Sprinklers</b>        | Wet             |

## UTILITIES

|                           |           |
|---------------------------|-----------|
| <b>Electric Supplier</b>  | AEP       |
| <b>Natural Gas Source</b> | NIPSCO    |
| <b>Water &amp; Sewer</b>  | Municipal |

## SITE DATA

|                                       |  |
|---------------------------------------|--|
| <b>Site Acreage</b>                   | 4.019                                    |
| <b>Frontage</b>                       | 266 FT                                   |
| <b>Zoning</b>                         | C-2                                      |
| <b>Zoning Description</b>             | Medium—large general commercial district |
| <b>Parking</b>                        | 140 Spaces                               |
| <b>Visibility</b>                     | Excellent                                |
| <b>Nearest Highway</b>                | US Hwy 20                                |
| <b>Nearest Interstate</b>             | I-69                                     |
| <b>Distance to Interstate</b>         | 3.8 miles to I-69 & US Hwy 20            |
| <b>Distance to Commercial Airport</b> | Fort Wayne International, 58.4 miles     |

## DEMOGRAPHICS

|                         | 1 Mile | 3 Mile | 5 Mile |
|-------------------------|--------|--------|--------|
| <b>Radius</b>           |        |        |        |
| <b>Population</b>       | 5,180  | 16,982 | 25,861 |
| <b>Median Age</b>       | 37.2   | 39.4   | 42.5   |
| <b>Households</b>       | 2,228  | 6,499  | 10,010 |
| <b>Household Income</b> | 48,672 | 65,415 | 69,889 |

## TRAFFIC

| Collection      | Cross Street      | Traffic | Year | Distance |
|-----------------|-------------------|---------|------|----------|
| N Wayne St.     | W Harcourt        | 19,098  | 2016 | 0.02 mi  |
| N Wayne St.     | Industrial Dr     | 16,228  | 2016 | 0.44 mi  |
| I-69            | Loon Lake SW      | 19,920  | 2016 | 2.27 mi  |
| Interstate 69   | W 275 N, S        | 17,140  | 2016 | 2.32 mi  |
| I-69            | State Road 120, N | 17,080  | 2016 | 4.82 mi  |
| S Interstate 69 | S 325 W, NE       | 18,260  | 2016 | 5.17 mi  |
| I-69            | I-80, S           | 21,520  | 2016 | 5.74 mi  |

## PROPERTY CONTACT

CRAIG MATHISON

260.804.6221

cmathison@mathisoninv.com

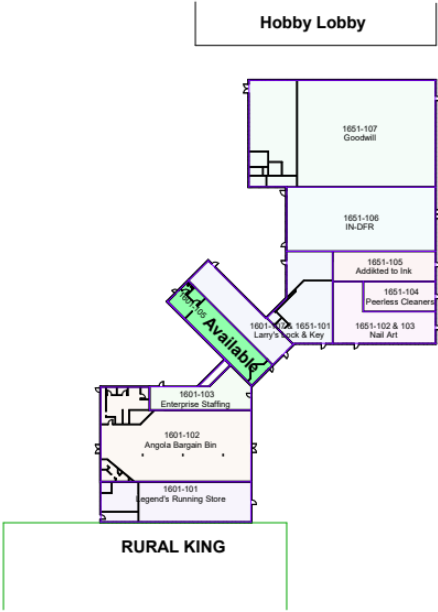
mathisoninv.com

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof of this document and it is submitted subject to errors, omissions, changes, or withdrawal without notice.





Tenant Map



PROPERTY CONTACT

CRAIG MATHISON

260.804.6221

cmathison@mathisoninv.com

mathisoninv.com

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof this document and it is submitted subject to errors, omissions, changes, or withdrawal without notice.

