

**FOR LEASE**

**RETAIL SPACE**



## **WOODLAND PLAZA SHOPPING CENTER**

3620 - 3648 COMMERCE DRIVE, WARSAW, IN 46580

### **FEATURES**

- 4 units available in a 15-unit retail center
  - Suite 1: 4,800 SF
  - Suite 2: 4,000 SF
  - Suite 4: 2,032 SF (*available 7/1/2019*)
  - Suite 10: 1,200 SF
  - Suite 15: 3,000 SF
- Located at signalized intersection off of US 30
- Traffic count: 30,690 AADT
- Anchor tenants include AT&T, GNC, and Great Clips
- Shadow-anchored by Big R; other nearby businesses include Staples, McDonald's, Richard's Restaurant, and Lake City Bank

### **LOCATION OVERVIEW**

- \* 18 miles to Columbia City
- \* 26 miles to Goshen
- \* 30 miles to Plymouth
- \* 39 miles to Fort Wayne
- \* 41 miles to Elkhart
- \* 51 miles to South Bend

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**\$10.50 PSF (NNN)**



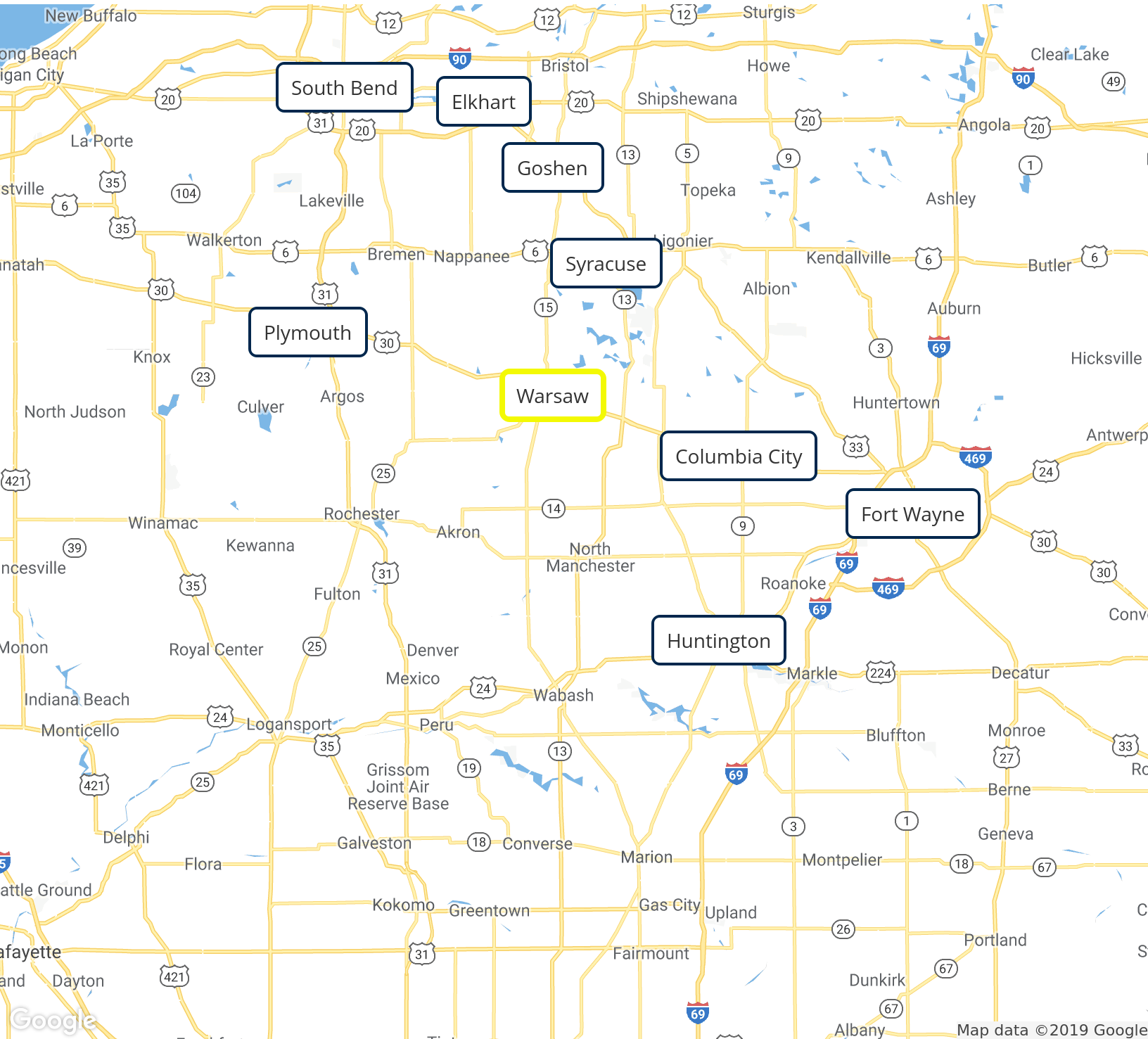
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Suite 1



Suite 10



Suite 2



Suite 15



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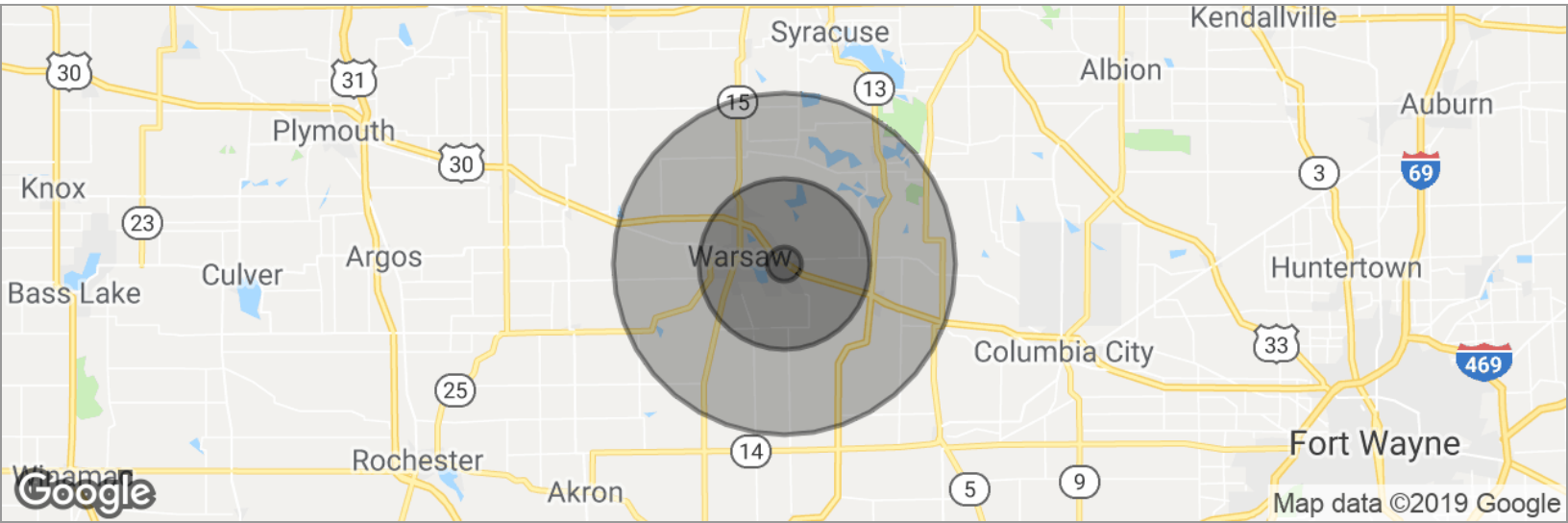
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**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	36	24,834	52,153
Median age	34.0	36.6	37.7
Median age (Male)	32.9	35.2	36.6
Median age (Female)	35.5	39.3	39.2

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	12	10,104	20,968
# of persons per HH	3.0	2.5	2.5
Average HH income	\$62,491	\$58,218	\$59,829
Average house value		\$184,969	\$174,729

*\* Demographic data derived from 2010 US Census*



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