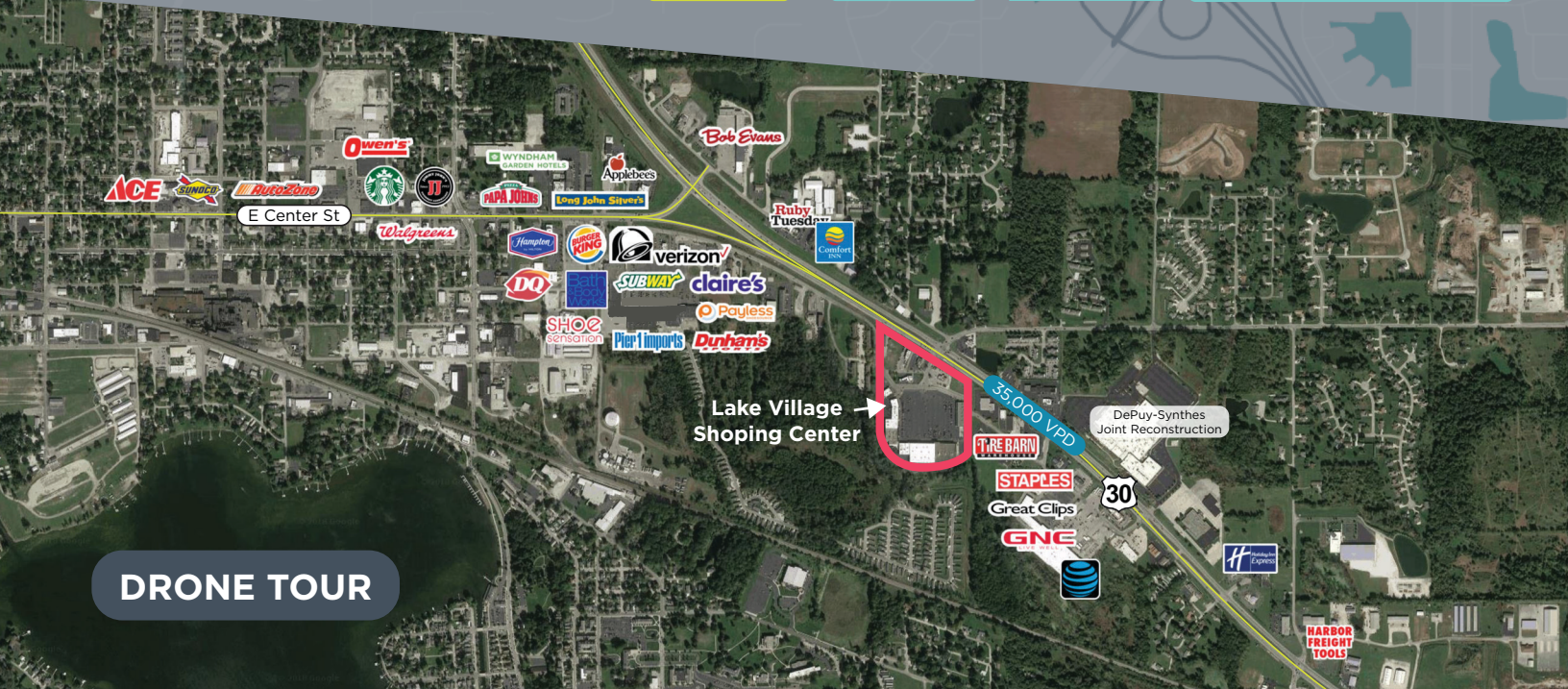


LEASE

RETAIL

OFFICE

REDEVELOPMENT



DRONE TOUR

▶ LAKE VILLAGE SHOPPING CENTER // PRIME RETAIL/RESTAURANT SITE



AVAILABLE SPACE

1,500 - 89,000 SF

LEASE RATE

Negotiable

This 171,000 SF shopping center is well-located in the thriving city of Warsaw – the “Orthopedic Capital of The World”. The trade area includes 30-minute drive time. The trade area has a population of approximately 175,000 people with annual retail expenditure of over \$1.8B. The average household income within a 10-mile radius of the center is \$79,679. The center is easily accessible at signalized intersection on US 30 that carries 35,000 VPD.

9339 Priority Way West Drive
Suite 120
Indianapolis, IN 46240
317.663.6000

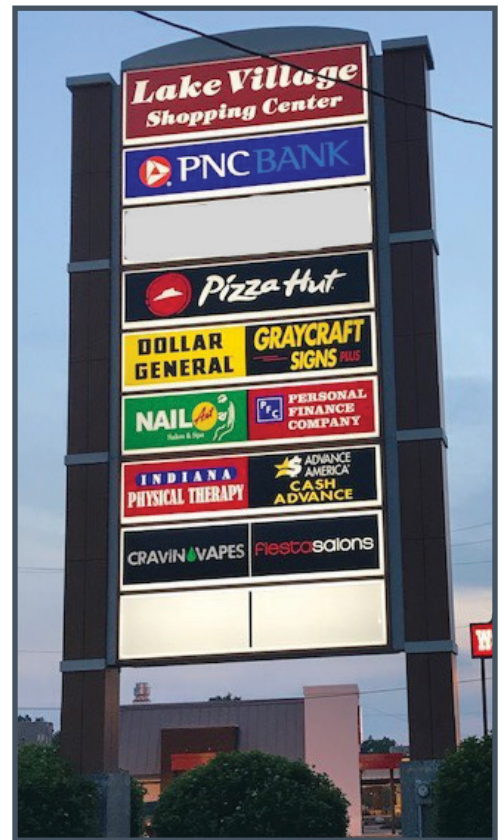
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SITE PLAN



- + Pylon signage available
- + Outlots available (possible build to suit)
- + Warsaw is the “Orthopedic Capital of The World” due to employers such as Zimmer, Dupuy and Biomet.
- + Located on US 30 with traffic count of 35,000 VPD
- + Surrounded by 100 lakes, Warsaw is one of Indiana’s most visited recreational areas.



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ABOUT WARSAW

DEMOGRAPHICS*

	3 MILE	5 MILES	10 MILES
Population (2019)	22,927	34,755	56,378
Average HH Income (2019)	\$76,114	\$82,792	\$79,679
Total Businesses	1,347	1,799	2,433
Total Employees	21,397	30,996	36,874

*Data from Regis 2020

The city of Warsaw serves a trade area including a 30-minute drive time with a population of 174,440 with a total annual retail expenditure of \$1.81 B.

Warsaw is the County Seat of Kosciusko County, the "Orthopedic Capital of the World." Major employers in the area include: Zimmer, Depuy, Biomet, R.R. Donnelley & Sons, and Da-Lite Screen.



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 **RESOURCE**

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RETAILER MAP



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