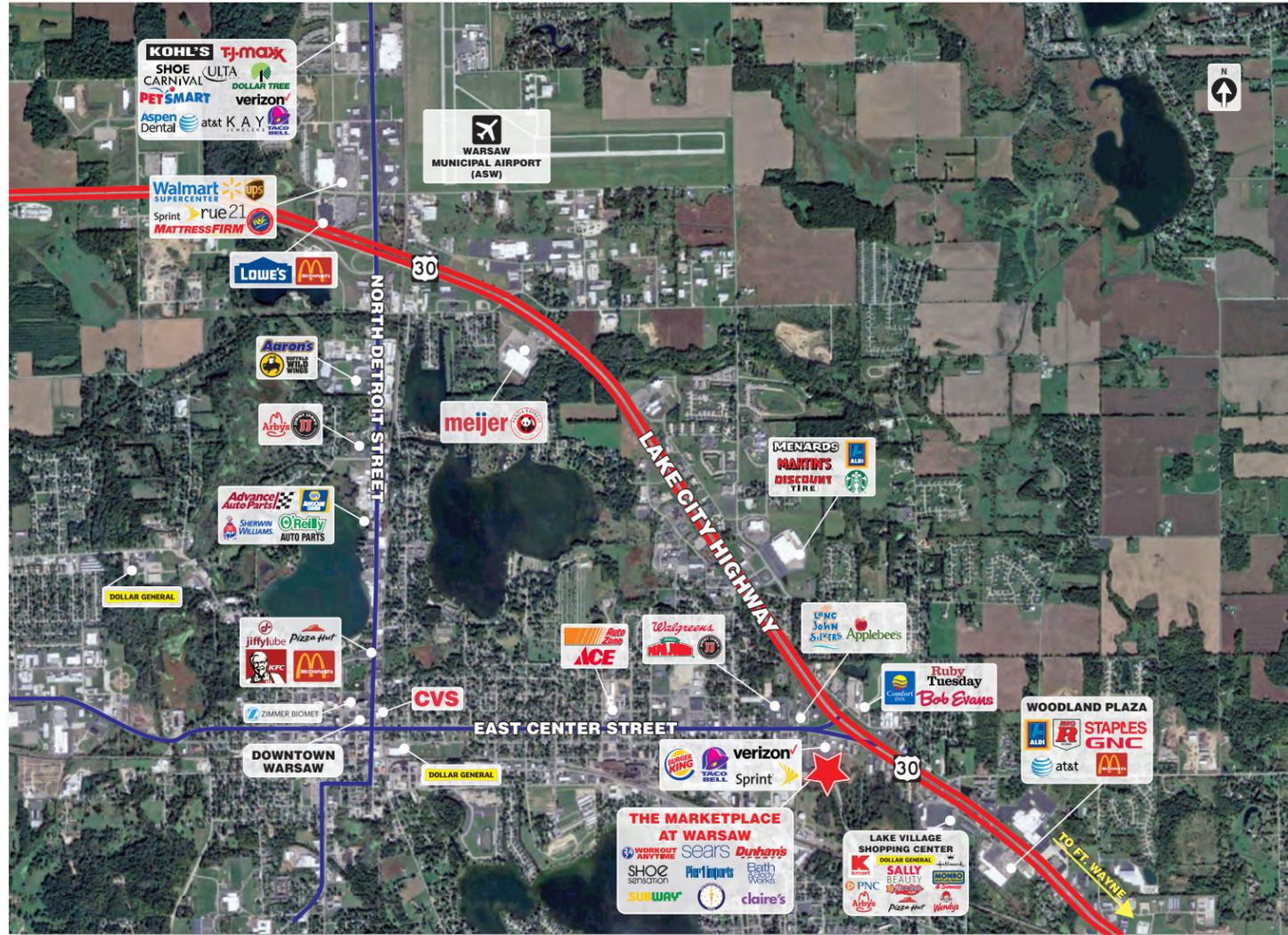
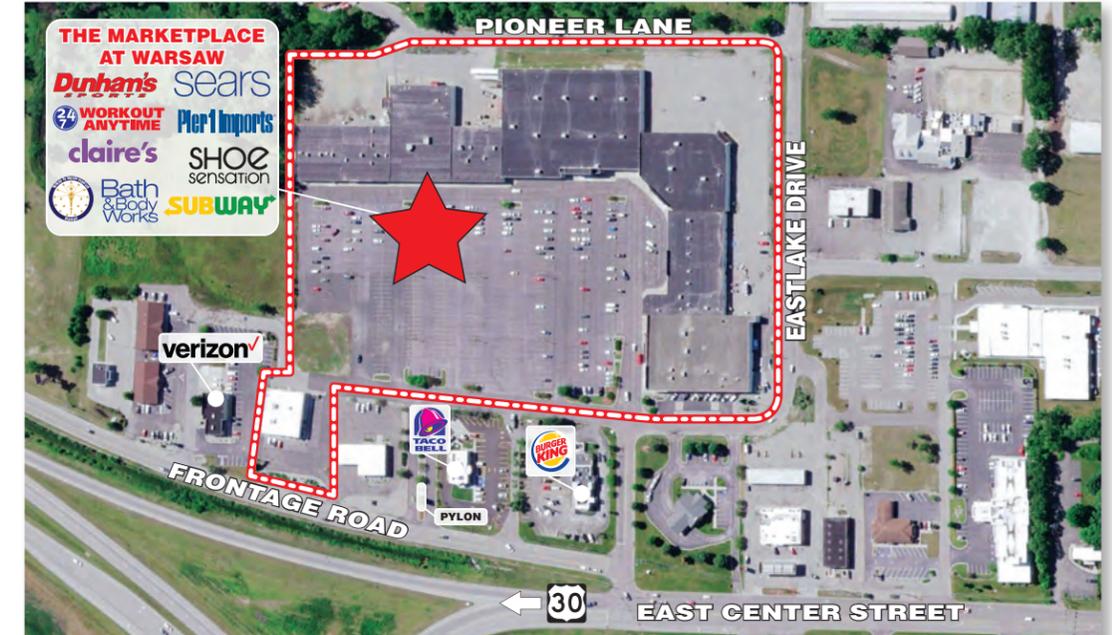


The Marketplace at Warsaw Warsaw, Indiana 46580



RD MANAGEMENT LLC

Warsaw, Indiana The Marketplace at Warsaw



Location:

The Marketplace is located in Kosciusko County at 2884 Frontage Road at the intersection of Eastlake Drive and Interstate 30 in Warsaw, Indiana 46580.

Type:

Community Power Center

GLA:

183,900 sf

Parking:

775 cars

Traffic:

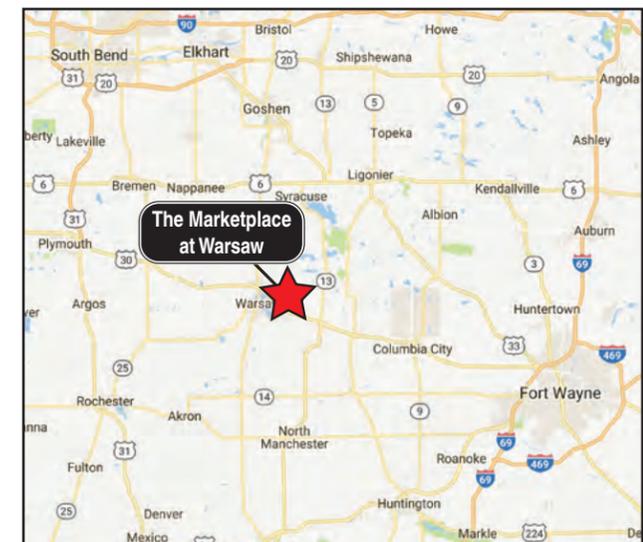
Two way average daily traffic
19,140 cars per day

Major Tenants:

Dunham's	13,200 sf
Sears	10,000 sf
Pier 1	8,350 sf

Vital Statistics:

- Established retail center with direct access to I-30
- Centrally located between Fort Wayne and South Bend
- Warsaw is known as The Orthopedic Capital of the World®, with approximately 7,700 people employed directly by the orthopedic industry
- Kosciusko County boasts an extremely high employment rate of 96.6%



Demographics	5 mile	7 mile	10 mile
Population			
2023 (projection)	36,353	44,884	57,450
2018 (estimate)	35,962	44,227	56,536
2010 (census)	34,260	42,456	54,638
Number of HH			
2023 (projection)	14,129	17,701	22,845
2018 (estimate)	13,768	17,184	22,147
2010 (census)	12,730	16,003	20,751
Average HH Income			
2023 (projection)	\$102,349	\$98,837	\$95,750
2018 (estimate)	\$86,506	\$84,197	\$81,453
2010 (census)	\$59,296	\$58,971	\$58,358
Median Age			
2018 (estimate)	34.8	36.2	37.2
Daytime Population			
2018 (estimate)	40,191	46,375	52,665



RD Management LLC

Darren Sasso

212-265-6600 x354
dsasso@rdmanagement.com

810 Seventh Avenue, 10th floor
New York, NY 10019

RD Management LLC is ranked one of the Top 100 Retail Real Estate Owners in the U.S.

Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

The Marketplace at Warsaw

Eastlake Drive and Interstate 30
Warsaw, Indiana 46580

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MANAGEMENT LLC 810 Seventh Avenue, 10th floor
New York, NY 10019



1. Indiana Bureau of Motor Vehicles		3,000 sf
2. Shoe Sensation		6,324 sf
3a. Available	(40' x 100' irr.)	3,490 sf
3b. Workout Anytime		6,000 sf
4. Available	(122' x 182')	22,456 sf
5. Bath & Body Works		2,894 sf
6. Subway		1,262 sf
7. Claire's Accessories		1,700 sf
8. Coffee Shop		3,000 sf
9. Available	(277.07' x 125.50' irr.)	56,120 sf
9a. Available	(98.06' x 148.70' irr.)	24,220 sf
10. Available	(26' x 100' irr.)	3,200 sf
11. Available	(35.5' x 81' irr.)	2,934 sf
12. Sears		10,000 s
13. Available	(40' x 190' irr.)	6,270 sf
14. Dunham's		13,200 sf
15. Available Storage		6,450 sf
16. Filco		1,300 sf
17. OP Nails		1,150 sf
18. Pier 1 Imports		8,350 sf
19. Indiana Technical School		7,200 sf

- Outlots (not included)
- Burger King
 - Taco Bell
 - Campbell Fetter Bank
 - Verizon
 - 1st Source Bank

