

FOR LEASE

RETAIL PROPERTY



COLUMBIA PLAZA SHOPPING CENTER

535 N LINE ST, COLUMBIA CITY, IN 46725

PROPERTY HIGHLIGHTS

- 2,500 - 11,000 contiguous SF available
- Will subdivide for credit worthy tenants
- Shadow-anchored by Walgreens
- Adjacent to US 30 at signalized intersection
- Pylon signage on US 30 available
- Excellent location for medical related companies
- Located 22.5 miles from Fort Wayne; 20 miles from Warsaw

LEASE RATE **\$8.00 - \$12.00 SF/YR NNN**

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,574	5,894	12,912
Total Population	4,120	14,880	32,852
Average HH Income	\$56,128	\$66,519	\$71,455



STANLEY C. PHILLIPS
Executive Vice President
260.423.4311
sPhillips@bradleyco.com

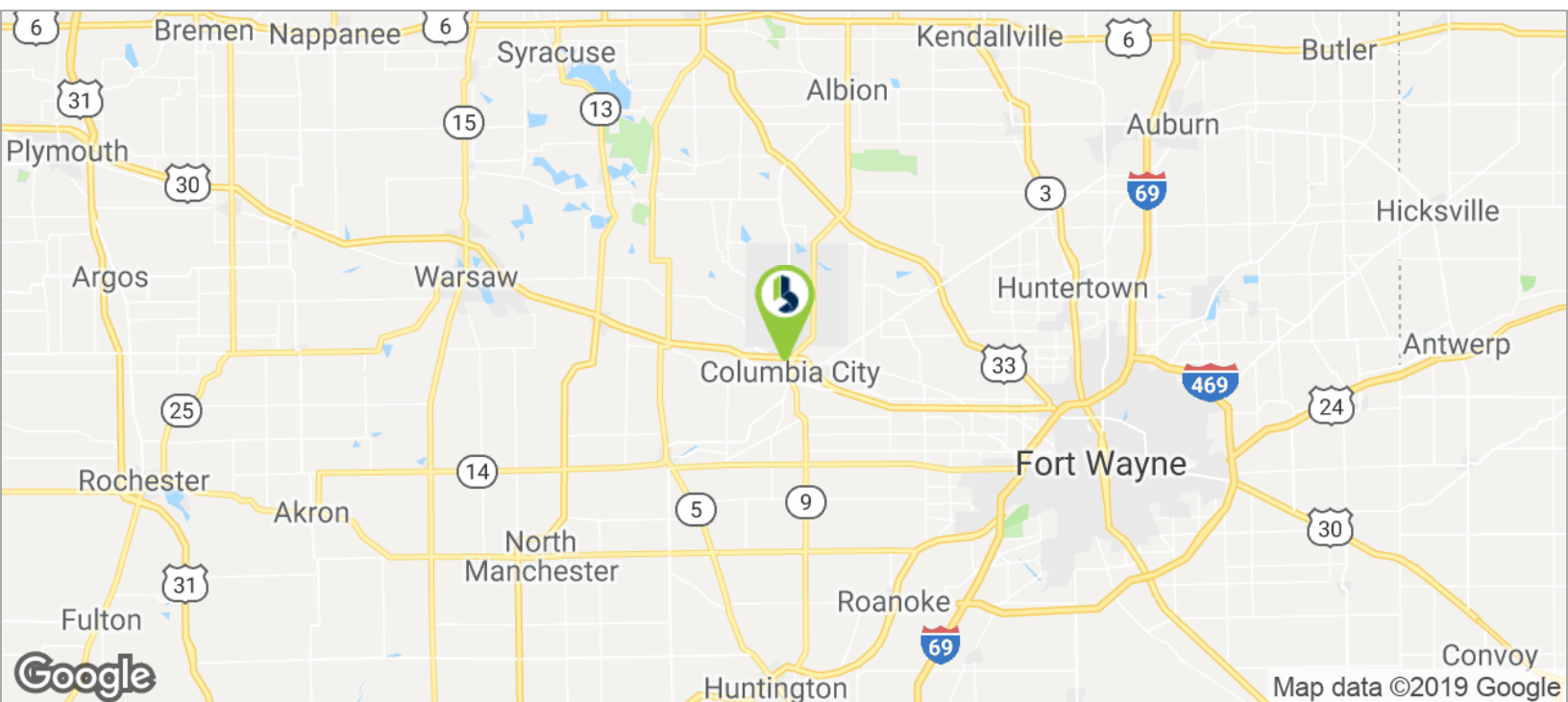
LUCAS DEMEL
Broker
260.755.7835
ldemel@bradleyco.com

KIRK ZUBER
Senior Broker
574.267.8556
kzuber@bradleyco.com

ALEX REED
Broker
574.306.0790
areed@bradleyco.com

LOCATION DETAILS

COLUMBIA PLAZA SC | 535 N LINE ST, COLUMBIA CITY, IN 46725 | FOR LEASE



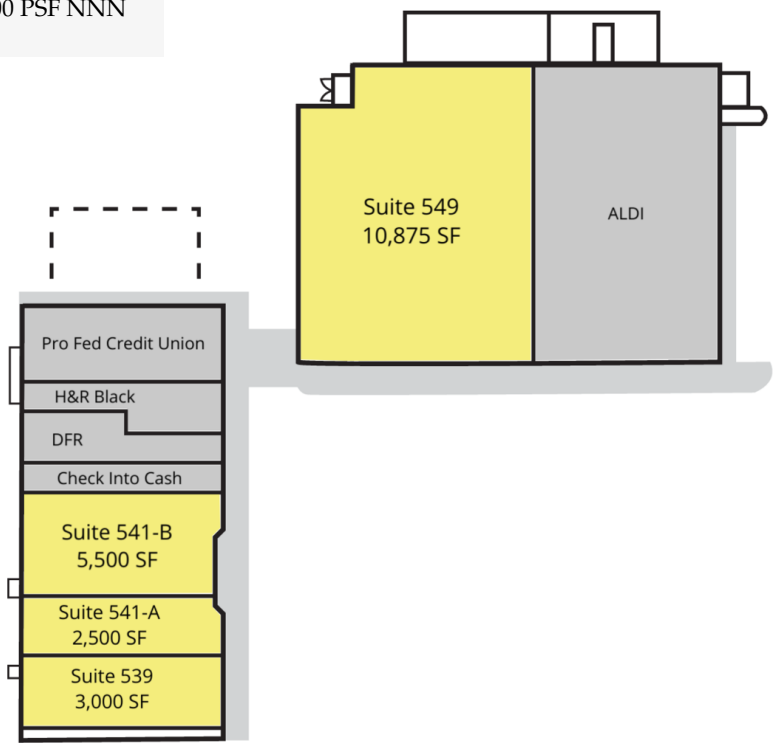
AVAILABLE SPACES

COLUMBIA PLAZA SC | 535 N LINE ST, COLUMBIA CITY, IN 46725 | FOR LEASE

AVAILABLE

UNAVAILABLE

LEASE TYPE	NNN
TOTAL SPACE	2,500 - 11,000 SF
LEASE TERM	Negotiable
LEASE RATE	\$8.00 - \$12.00 PSF NNN



SPECIFICATIONS

COLUMBIA PLAZA SC | 535 N LINE ST, COLUMBIA CITY, IN 46725 | FOR LEASE

BUILDING SIZE & AVAILABILITY

Total Building Area	42,135 SF
Available SF	2,500-11,000 SF
Suite 539	3,000 SF
Suite 541-A	2,500 SF
Suite 541-B	5,500 SF *
Suite 549	10,875 SF

* Will subdivide for credit worthy prospects

SITE DATA

Site Acreage	3.43 Acres
Zoning	Retail
Additional Land Available	No

GENERAL DATA

Number of Stories	One
Condition	Good
Year Built	1985, Renovated 2005
Former Use	Retail
Property Type	Strip Center

2018 OPERATING DATA

Electricity Source	Columbia City Utilities
Natural Gas Source	NIPSCO
Insurance	\$0.25
Common Area Maintenance	\$1.72
Real Estate Taxes	\$0.29

PROPERTY TAXES

Key Number	92-06-03-000-217.000-004
Assessments:	
Land	\$514,100
Improvements	\$528,600
Total	\$1,042,700

Annual Taxes	\$25,370.84
Tax Year	2017 payable 2018

STRUCTURAL DATA

Type of Construction	Steel Frame
Roof	Built Up
Dimensions	100' Depth
Ceiling Height	10'
Deliveries	In Rear
Bay Spacing	30' x 100'

MECHANICAL DATA

Type of Heating System	GFA - Roof Top
Type of Air Conditioning	Electric - Roof Top

TENANT OR LANDLORD EXPENSES

Utilities	Tenant
Lawn & Snow	Tenant to Reimburse
Real Estate Taxes	Tenant
Building Insurance	Tenant
Maintenance & Repairs	Tenant
Roof & Structure, New 2006	Landlord

TRANSPORTATION

Nearest Highway/Interstate	<u>US 30</u>
Distance	.1 Miles
Dist. to Commercial Airport	26 Miles
Parking Lot	Ample
Number of Spaces	245 Spaces

TRAFFIC COUNTS

<u>Street Name</u>	<u>Number of Vehicles Per Day</u>
US 30	19030
Line Street (SR 109)	10910



STANLEY C. PHILLIPS
Executive Vice President
260.423.4311
sPhillips@bradleyco.com

LUCAS DEMEL
Broker
260.755.7835
ldemel@bradleyco.com

KIRK ZUBER
Senior Broker
574.267.8556
kzuber@bradleyco.com

ALEX REED
Broker
574.306.0790
areed@bradleyco.com