



AVAILABLE FOR LEASE

PINE CREEK PLAZA

2852 - 2882 MILLER DR
PLYMOUTH, IN 46563

DENNIS CALLISON

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919 S Harrison Street

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

AVAILABLE 1,296 - 2,500 SF
LEASE RATE \$11.00 SF/YR

PROPERTY HIGHLIGHTS

- Excellent visibility from Highway 30.
- Well established tenant mix providing various goods and services.
- Anchored by Hacienda Restaurant and easily accessible.
- Plymouth is the economic hub for Marshall county providing a large percentage of jobs.
- 7 major manufacturers are located in Plymouth providing a boost for service providers.



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

LANDLORD or TENANT EXPENSES

Utilities - TENANT

Lawn & Snow - TENANT

Taxes & Insurance - TENANT

Maintenance & Repair - TENANT

Roof & Structure - LANDLORD

OFFERING SUMMARY

Lease Rate: \$11.00 SF/yr (NNN)

Number of Units: 14

Lot Size: 4.17 Acres

Building Size: 30,273 SF

| SPACES | LEASE RATE | SPACE SIZE |
|----------------|---------------|------------|
| 2870 Miller Dr | \$11.00 SF/yr | 1,296 SF |
| 2876 Miller Dr | \$11.00 SF/yr | 2,500 SF |
| 2880 Miller Dr | \$11.00 SF/yr | 1,722 SF |



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ADDITIONAL PHOTOS



DENNIS CALLISON

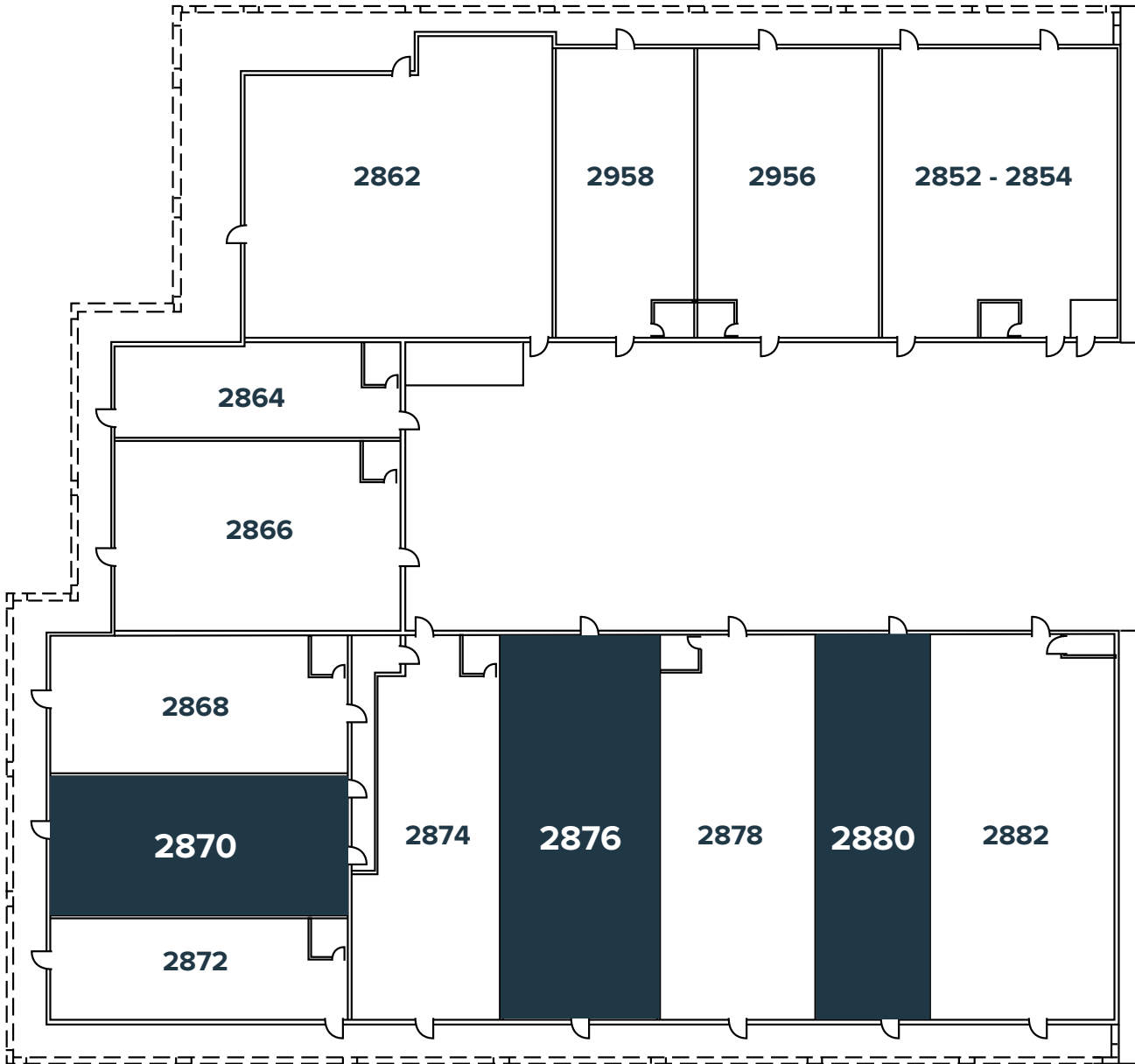
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| TENANT | SF | SUITE |
|----------------------------|-----------------|-------------|
| MANCINO'S | - | 2852-2854 |
| KARMA MUSIC | - | 2856 |
| MAURER POOLS | - | 2858 |
| HACIENDA | - | 2862 |
| MARSHALL CO. ECON. DEPT. | - | 2864 |
| SPINE & JOINT ASSOCIATES | - | 2866 |
| SWEET SWIRLZ FROZEN YOGURT | - | 2868 |
| AVAILABLE | 1,296 SF | 2870 |
| ELWOOD STAFFING | - | 2872 |
| TIPS & TOES DAY SPA | - | 2874 |
| AVAILABLE | 2,500 SF | 2876 |
| PLYMOUTH FAMILY EYECARE | - | 2878 |
| AVAILABLE | 1,722 SF | 2880 |
| SUNRISE CAFE | - | 2882 |

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RETAILER MAP



Map data ©2020 Imagery ©2020, IndianaMap Framework Data, Maxar Technologies, USDA Farm Service Agency

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PROPERTY DETAILS

LEASE RATE **\$11.00 SF/YR**
LEASE TYPE **TRIPLE NET**

LOCATION INFORMATION

| | |
|---------------------|--------------------------|
| Building Name | Pine Creek Plaza |
| Street Address | 2852 - 2882 Miller Dr |
| City, State, Zip | Plymouth, IN 46563 |
| County/Township | Marshall/Center Township |
| Side Of Street | South |
| Signal Intersection | Yes |
| Road Type | Highway |
| Nearest Highway | US Highway 30 |

BUILDING INFORMATION

| | |
|---------------|-----------|
| Building Size | 30,273 SF |
| Price / SF | \$11.00 |
| Year Built | 2007 |
| Tenancy | Multiple |

PROPERTY DETAILS

| | |
|----------------------|---------------------------|
| Property Type | Retail |
| Property Subtype | Strip Center |
| Zoning | C-3 (Commercial District) |
| Lot Size | 4.17 Acres |
| APN# | 50-42-31-101-096.002-019 |
| Corner Property | Yes |
| Traffic Count Street | US Hwy 30 - 17,805 VPD |

PARKING & TRANSPORTATION

| | |
|--------------|---------|
| Parking Type | Surface |
|--------------|---------|

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