

PINE CREEK PLAZA

2852 - 2882 MILLER DR, PLYMOUTH, IN 46563



NEAL WORDEN

260.705.8823

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PROPERTY SUMMARY



TRIPLE NET LEASE EXPENSES

Discover the perfect home for your business at Pine Creek Plaza! With over 6 million vehicles driving by annually, and a large pylon sign at the light signal, this premier shopping center offers maximum exposure for your brand. Boasting a well-established tenant mix, including the regional staple Hacienda Restaurant, a diverse array of goods and services pull in high volumes of daily foot traffic. With easy accessibility and proximity to major manufacturers, your business will thrive in this bustling economic hub. Don't miss the opportunity to join this thriving shopping center community and elevate your business to new heights.

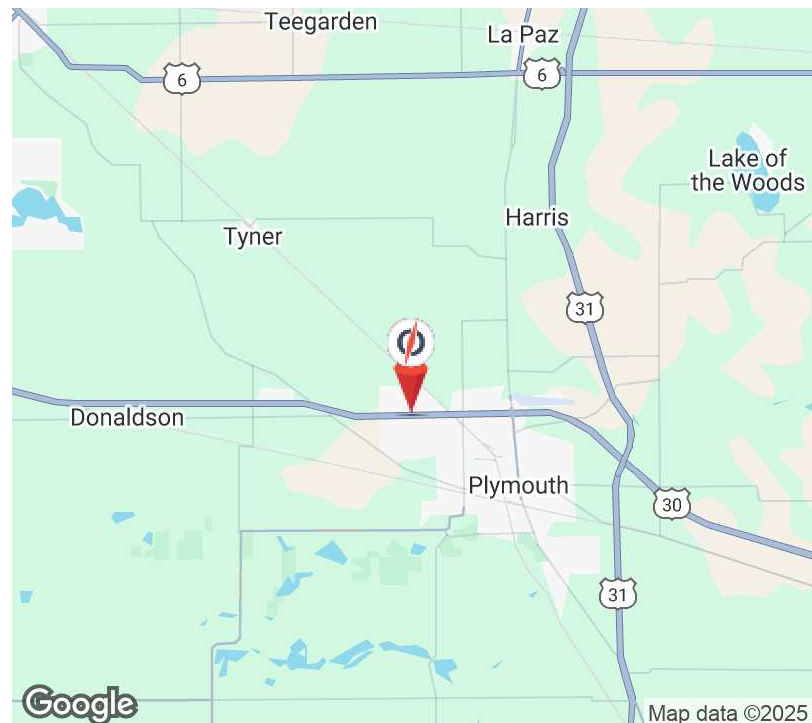
OFFERING SUMMARY

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

Number of Units: 14

Building Size: 30,273 SF

SPACES	LEASE RATE	SPACE SIZE
2868 Miller Dr	\$11.00 SF/yr	1,422 SF
2880 Miller Dr	\$11.00 SF/yr	1,700 SF



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PROPERTY PHOTOS



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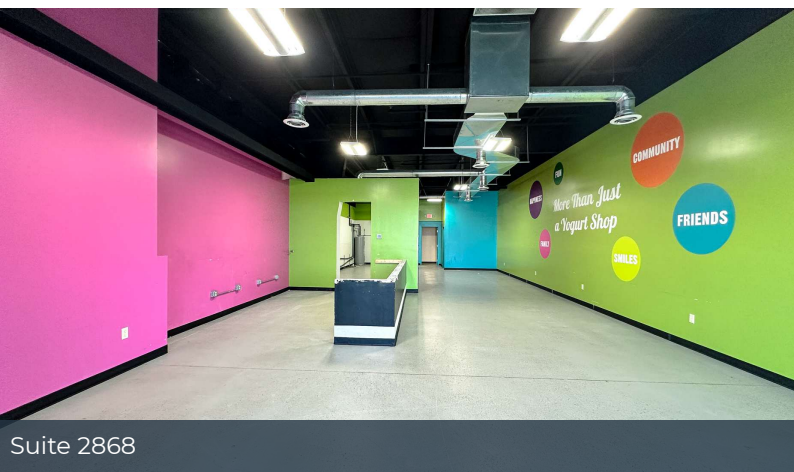
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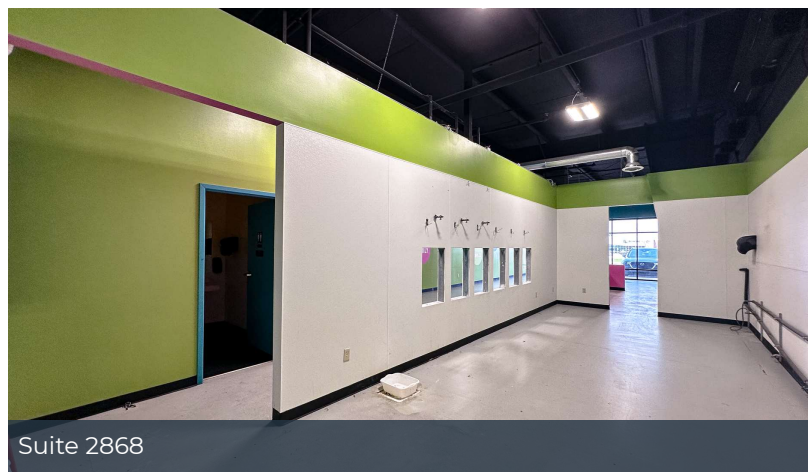
SUITE 2868 PHOTOS



Suite 2868 - US 30 Visibility



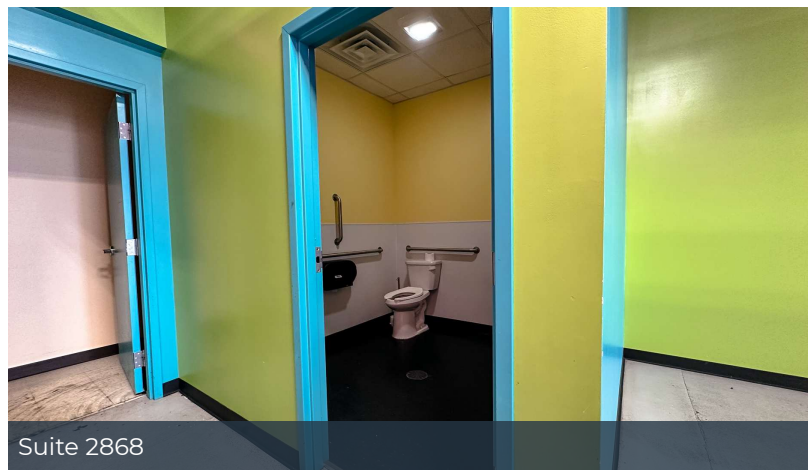
Suite 2868



Suite 2868



Suite 2868



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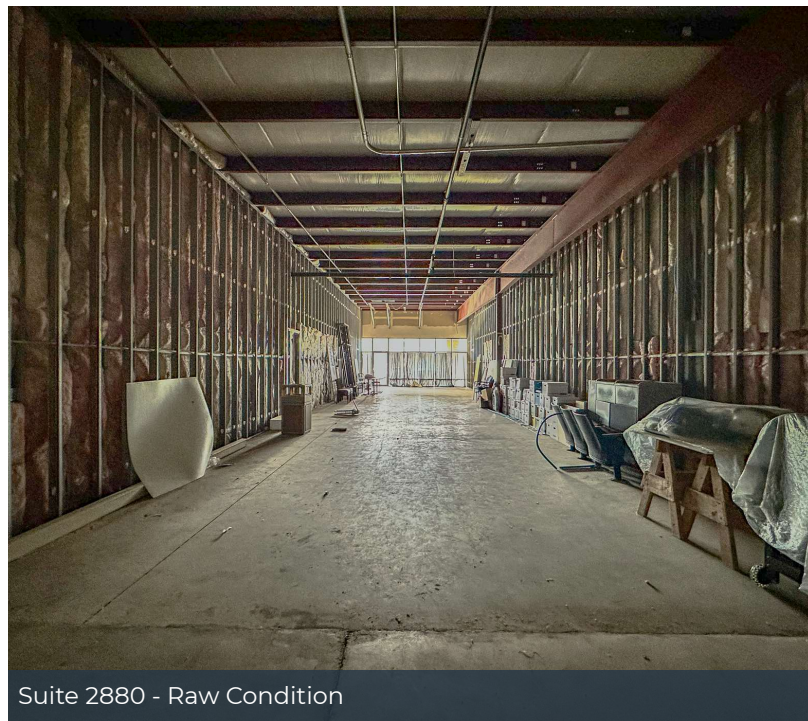
SUITE 2880 PHOTOS



Suite 2880- Location between High Traffic Tenants



Suite 2880 - Raw Condition



Suite 2880 - Raw Condition

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SITE PLAN



TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE
MANCINO'S	-	2852-2854	SPINE & JOINT ASSOCIATES	-	2866	AMERIMED EMERGENCY MEDICAL SERVICES		2876
KARMA MUSIC	-	2856	SWEET SWIRLZ FROZEN YOGURT	-	2868	PLYMOUTH FAMILY EYECARE	-	2878
ICC GROUP	-	2858	COLDWELL BANKER	-	2870	AVAILABLE	1,722 SF	2880
HACIENDA	-	2862	ELWOOD STAFFING	-	2872	SUNRISE CAFE	-	2882
MARSHALL COUNTY ECONOMIC DEPT.	-	2864	TIPS & TOES DAY SPA	-	2874			

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RETAILER MAP



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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 - 17,328 VPD

PARKING & TRANSPORTATION

Parking Type	Surface
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