

LEASE



RETAIL/OFFICE

ANGOLA SHOPPES



1202 W. MAUMEE ST., ANGOLA, IN 46703

PROPERTY HIGHLIGHTS

- Ample parking
- Highly visible location
- 1.5 miles from Interstate 69
- Across from Trine University and 2,200 students
- High-end 90-unit apartment complex directly behind center. Construction starts summer 2023!
- White-boxed units ready for buildout
- Tenant improvement funds available for qualified leases

LEASE RATE

\$12.00 - 15.00 SF/YR (NNN)

Available SF: 1,423 - 2,677 SF

Lot Size: 0.94 Acres

Building Size: 12,600 SF



DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,157	6,323	13,714
Total Population	4,178	16,538	34,655
Average HH Income	\$57,351	\$73,112	\$74,943

BRADLEY COMPANY
 127 W. Wayne St., Suite 400
 Fort Wayne, IN 46802
 260.423.4311

CHAD VOGLEWEDE
 Broker
 260.639.3377
 cvoglewede@bradleyco.com

CONNER CALL
 Broker | Market Research Analyst
 260.755.7823
 ccall@bradleyco.com



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PROPERTY DESCRIPTION

Angola Shoppes is a great retail or office location. The smaller suite features all new mechanicals and will be built-out to meet tenant needs. Tenant improvement funds may be available for qualified leases. The larger suite is a great opportunity for a retailer or restaurant.

Each suite has its own restroom.

LOCATION DESCRIPTION

Angola Shoppes offers excellent visibility and high traffic counts on busy U.S. 20/West Maumee Street and sits directly across from Trine University.

Angola's historic downtown is just a few minutes away, and the Shoppes is close to Interstate 69.

A new high-end 90-unit apartment complex is being built directly behind the Shoppes. Construction on this multi-unit building will start in the summer of 2023. (See rendering below.)



New multi-unit apartment complex directly behind Angola Shoppes breaking ground the summer of 2023.

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Suite C



Suite D

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N Wayne St.

Parking Lot

LEGEND

- Available
- Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ Suite A/B	Available	2,677 SF	NNN	\$15.00 SF/yr
■ Suite C	Available	1,500 SF	NNN	\$12.00 SF/yr
■ Suite D	Available	1,623 SF	NNN	\$12.00 SF/yr
■ Suite E	Available	1,423 SF	NNN	\$12.00 SF/yr
■ Suite F/G	Available	2,410 SF	NNN	\$12.00 SF/yr
■ Suite H	-	1,210 SF	NNN	-
■ Suite I	-	1,265 SF	NNN	-

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BUILDING INFORMATION

Total Building SF	12,600 SF
Tenancy	Multiple
Number of Floors	1
Year Built	1950
Year Last Renovated	2010
Condition	Excellent
Roof	Metal, 10-yrs old
Foundation	Concrete
Shared Area	Back corridor

EXPENSES

NNN Charge	\$2.61/SF Total
	(CAM = \$1.75, Ins. = \$0.26, Taxes = \$0.60)

PROPERTY INFORMATION

Property Type	Retail / Office
Zoning	C2 - Commercial
APN #	76-06-27-130-106.000-012
Lot Frontage	164' x 250'
Annual Taxes: 2020 Pay 2021	\$3,537.22

PARKING

Parking Type	Surface
Number of Parking Spaces	36

UTILITIES & AMENITIES

HVAC & A/C Type	Central
Natural Gas	NIPSCO



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