

1,050 - 2,450 SF
RETAIL



FOR LEASE



North Wayne Plaza

1400 N Wayne St
Angola, Indiana 46703

Property Highlights

- Retail Center Available for Lease in Angola, IN
- Quoted Lease Rate: \$16.00 PSF NNN (\$3.92 PSF)
- Neighboring Tenants Include: RX Optical, Hungry Howie's Pizza, Ruoff Mortgage, and Others!
- Daily Traffic Count Per INDOT is 16,434 CPD

OFFERING SUMMARY

| | |
|------------------|---------------------|
| Lease Rate: | \$16.00 SF/yr (NNN) |
| Number of Units: | 8 |
| Available SF: | 1,050 - 2,450 SF |
| Lot Size: | 59,242 SF |
| Building Size: | 14,000 SF |

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,692 | 4,741 | 6,882 |
| Total Population | 3,799 | 12,456 | 17,622 |
| Average HH Income | \$76,466 | \$83,728 | \$88,616 |

VIEW PROPERTY VIDEO

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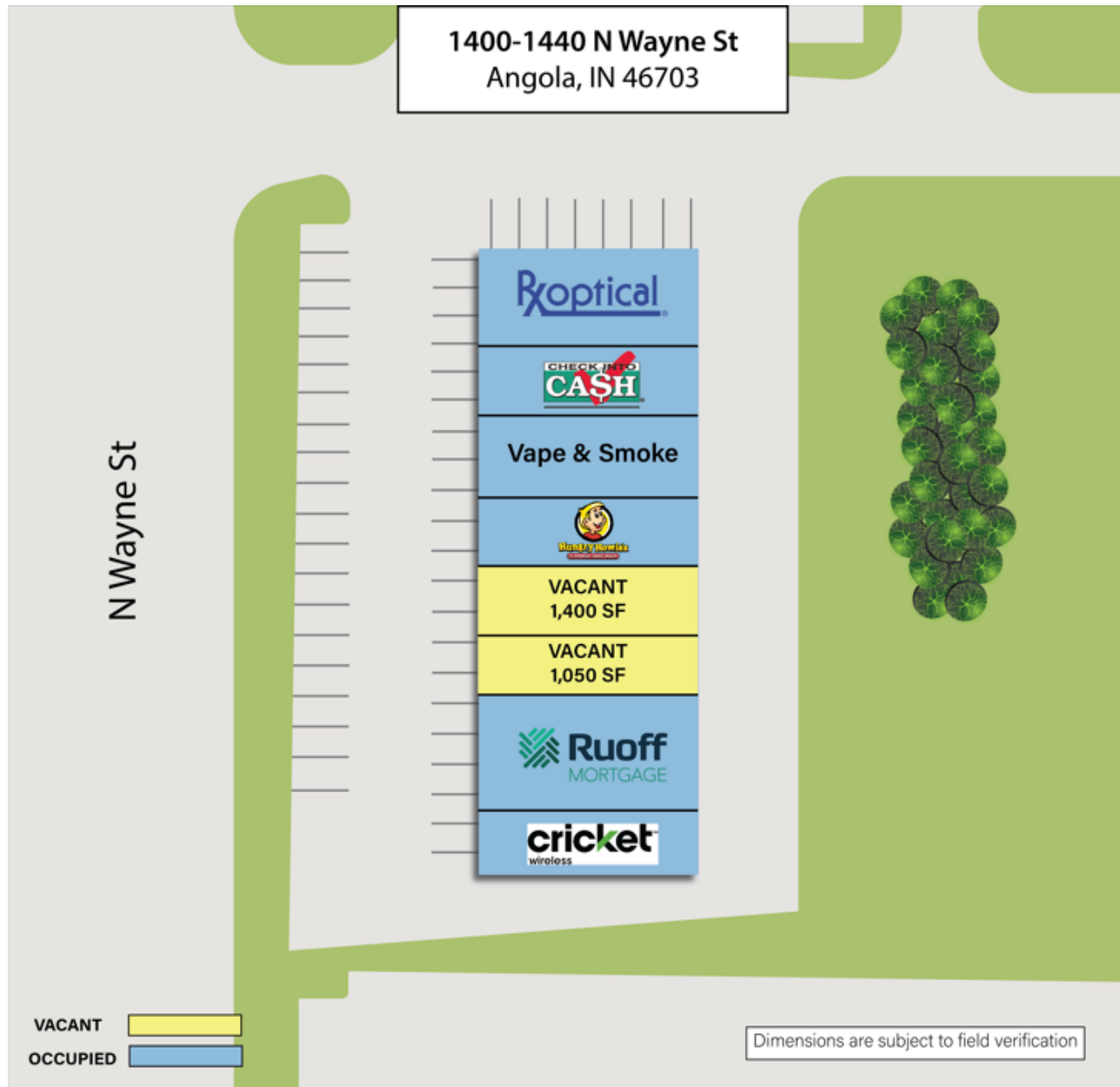


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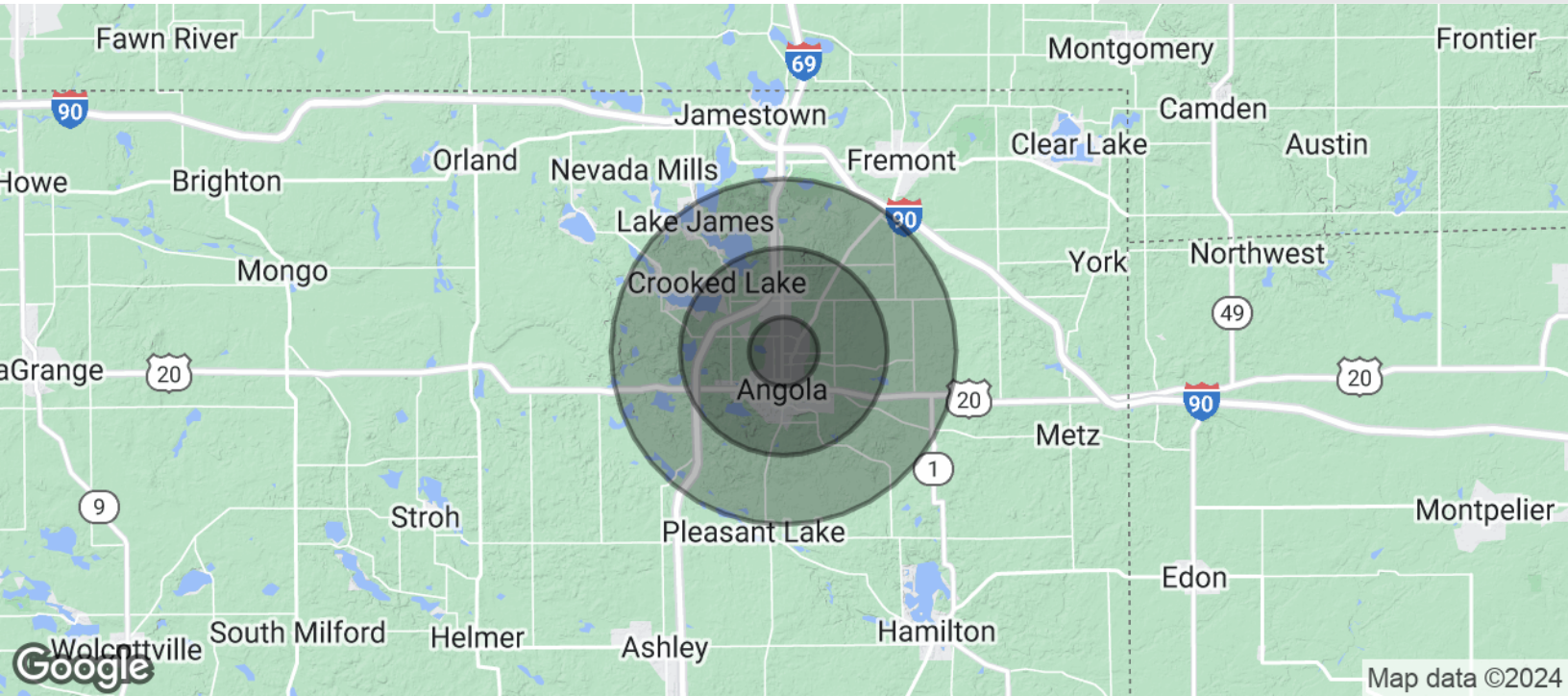
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 3,799 | 12,456 | 17,622 |
| Average Age | 41 | 39 | 41 |
| Average Age (Male) | 39 | 37 | 39 |
| Average Age (Female) | 43 | 41 | 42 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,692 | 4,741 | 6,882 |
| # of Persons per HH | 2.2 | 2.6 | 2.6 |
| Average HH Income | \$76,466 | \$83,728 | \$88,616 |
| Average House Value | \$182,491 | \$227,993 | \$252,193 |

Demographics data derived from AlphaMap