

FOR LEASE

# Portage Commons

NWC WILLOWCREEK ROAD & US HIGHWAY 6, PORTAGE IN 46368

RETAIL



## PROPERTY INFO

FOR LEASE

- + Anchor space available
- + Located at the epicenter of Portage's sub-regional retail trade area – NWC of US Highway 6 and Willowcreek Road.
- + Signalized intersection with over 45,000 VPD, giving easy access to the Property off both roadways with 5 curb-cuts
- + Anchored by Harbor Freight Tools, Anytime Fitness, Texas Corral, Indiana BMV and Fresenius Medical.
- + Surrounded by national retailers such as Meijer, Walmart Supercenter, Menard's, Kohl's, ALDI, Panera, Chipotle, Starbucks and many others.
- + New ownership and management has invested in many upgrades and improvements
- + Pylon signage available



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## Market Demographics

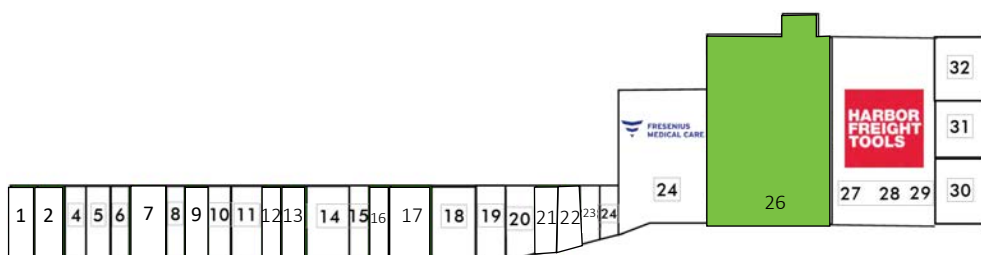
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	6,454	46,373	88,503
Household	2,412	17,033	33,408
Income	\$78,353	\$70,116	\$71,413
Daytime Population	9,341	37,438	75,575
Average Value of Housing Units	\$178,865	\$140,233	\$145,004

## Traffic Counts

US Hwy 6	19,860 VPD
Willowcreek Rd	27,428 VPD



## RETAIL



### Availability

1	Texas Corral	5,690
2	Anytime Fitness	1,235
3	Anytime Fitness	1,235
4	Anytime Fitness	780
5	Anytime Fitness	1,105
6	Anytime Fitness	1,930
7	2nd Playr	1,995
8	Smoothie King	1,635
9	BJ's Coins	1,170
10	Scrubs On Wheels	1,560
11	Pancake House	3,000
12	Louie's Tux	1,473
13	Mexico Lindo	1,465
14	Mexico Lindo	3,575
15	Vapin	1,060
16	Bureau of Motor Vehicles	1,170
17	Bureau of Motor Vehicles	2,990
18	Great Wall	5,160
19	Angel Auto Insurance	1,080
20	Corral's Martial Arts	2,140
21	America's Best	2,275
22	America's Best	1,064
23	GeneRX Pharmacy	1,000
24	Fuji	1,520
25	Fresenius	12,000
26	Available	28,875
27	Harbor Freight Tools	6,000
28	Harbor Freight Tools	6,000
29	Harbor Freight Tools	2,500
30	Jersey Mike's	2,500
31	Barber	1,321
32	Tobacco Mart	1,228

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## CONTACT US

### MARCY WOOD

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### CBRE

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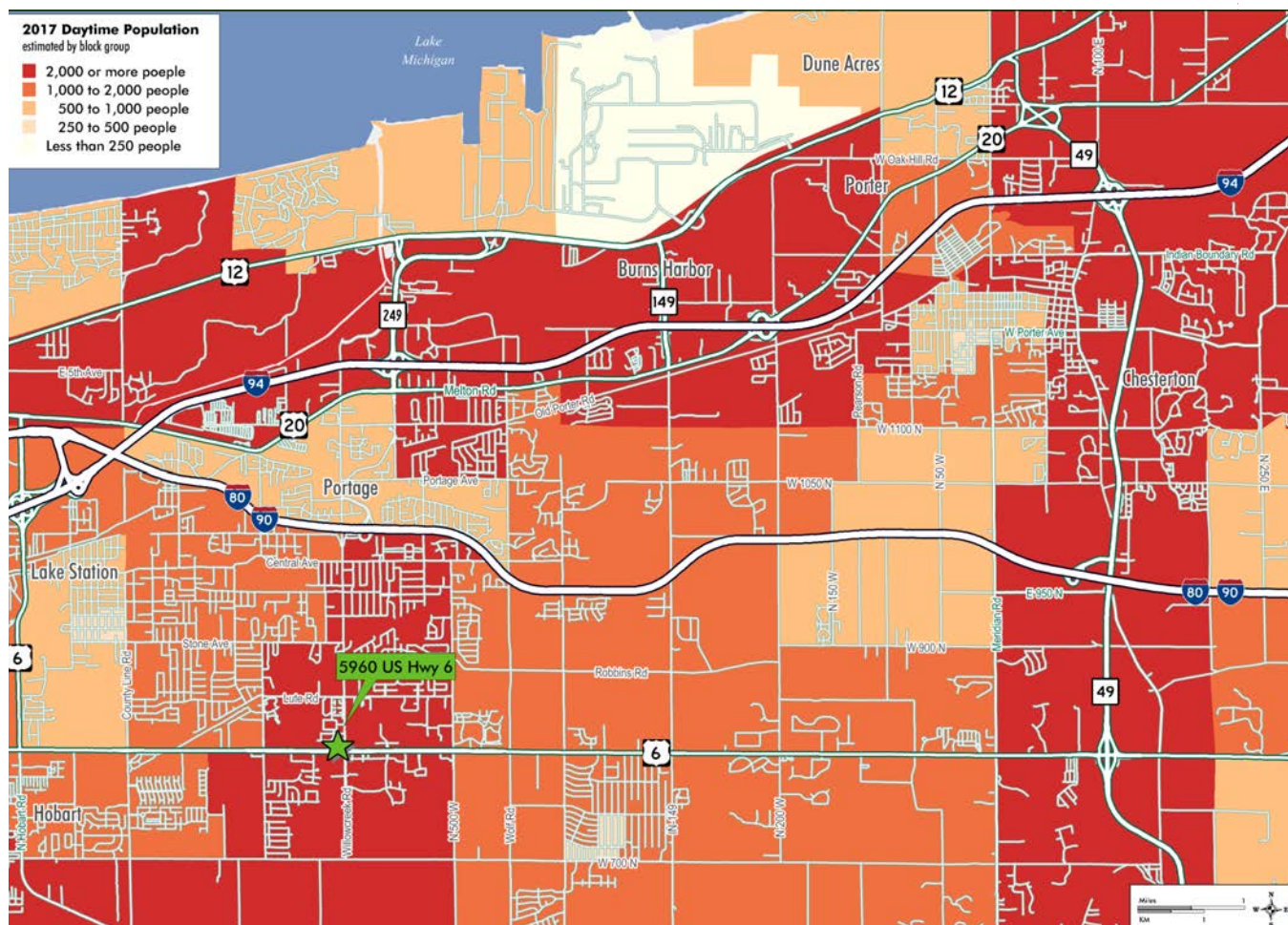


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## Drive Time

Time	Population
15 minutes	101,068
20 minutes	203,547
30 minutes	475,103

Drive time analyses are automated using computer-determined optimal routes and fixed speeds for each of 12 road classifications. These values are ESTIMATES ONLY and do not take into consideration the time of day, traffic lights, stop signs, traffic counts, or other factors.

