

*for more
information*
November 17, 2018

Rose Gillece

708.873.5540 x227
rose@networkregroup.com

Josh Budny

708.799.3600
jbudny@matrixrealtygroup.com



6532 US Highway 6, Portage, IN 46368

Grand Pointe Plaza

Office Building For Lease November 17, 2018



7820 Graphics Dr Suite 107 | Tinley Park, IL 60477 | 708.873.5540 x227 | networkregroup.com

6532 US Highway 6, Portage, IN 46368

Grand Pointe Plaza



OFFERING SUMMARY

Available SF:	2,142 – 4,284 SF
Lease Rate:	\$13.00 – 17.00 SF/yr (NNN)
Lot Size:	0.0 Acres
Building Size:	15,930

PROPERTY OVERVIEW

Multi-tenant retail building located at 6532–6546 US Highway 6 in Portage, IN. The site is leased to both national and regional tenants including: Dunkin' Donuts, Firehouse Subs, South Shore Liquors, Bunch Jewelers, and Boost Mobile. Co-listed with Network Commercial Real Estate, LLC – IN License #RC51800226

LOCATION OVERVIEW

The site sits directly in front of the Portage 16 IMAX theater, which is the only IMAX theater serving Northwest Indiana outside of Fort Wayne. The subject property is located near numerous national retail tenants including: Wal-Mart, Kohl's, Menard's, Sears, Lowe's, Meijer, Buffalo Wild Wings and many more. Co-listed with Network Commercial Real Estate, LLC – IN License #RC51800226

for more
information

Rose Gillece

708.873.5540 x227
rose@networkregroup.com

Josh Budny

708.799.3600
jbudny@matrixrealtygroup.com



6532 US Highway 6, Portage, IN 46368

Grand Pointe Plaza

LEASE TYPE | NNN TOTAL SPACE | 2,142 – 4,284 SF LEASE TERM | Negotiable LEASE RATE | \$13.00 – \$17.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 6538-40	Available	2,142 – 4,284 SF	NNN	\$13.00 – \$17.00 SF/yr	–

for more
information

Rose Gillece

708.873.5540 x227

rose@networkregroup.com

Josh Budny

708.799.3600

jbudny@matrixrealtygroup.com



6532 US Highway 6, Portage, IN 46368

Grand Pointe Plaza



Office Building For Lease November 17, 2018

for more
information

Rose Gillece

708.873.5540 x227

rose@networkregroup.com

Josh Budny

708.799.3600

jbudny@matrixrealtygroup.com



6532 US Highway 6, Portage, IN 46368

Grand Pointe Plaza



*for more
information*

Rose Gillece

708.873.5540 x227

rose@networkregroup.com

Josh Budny

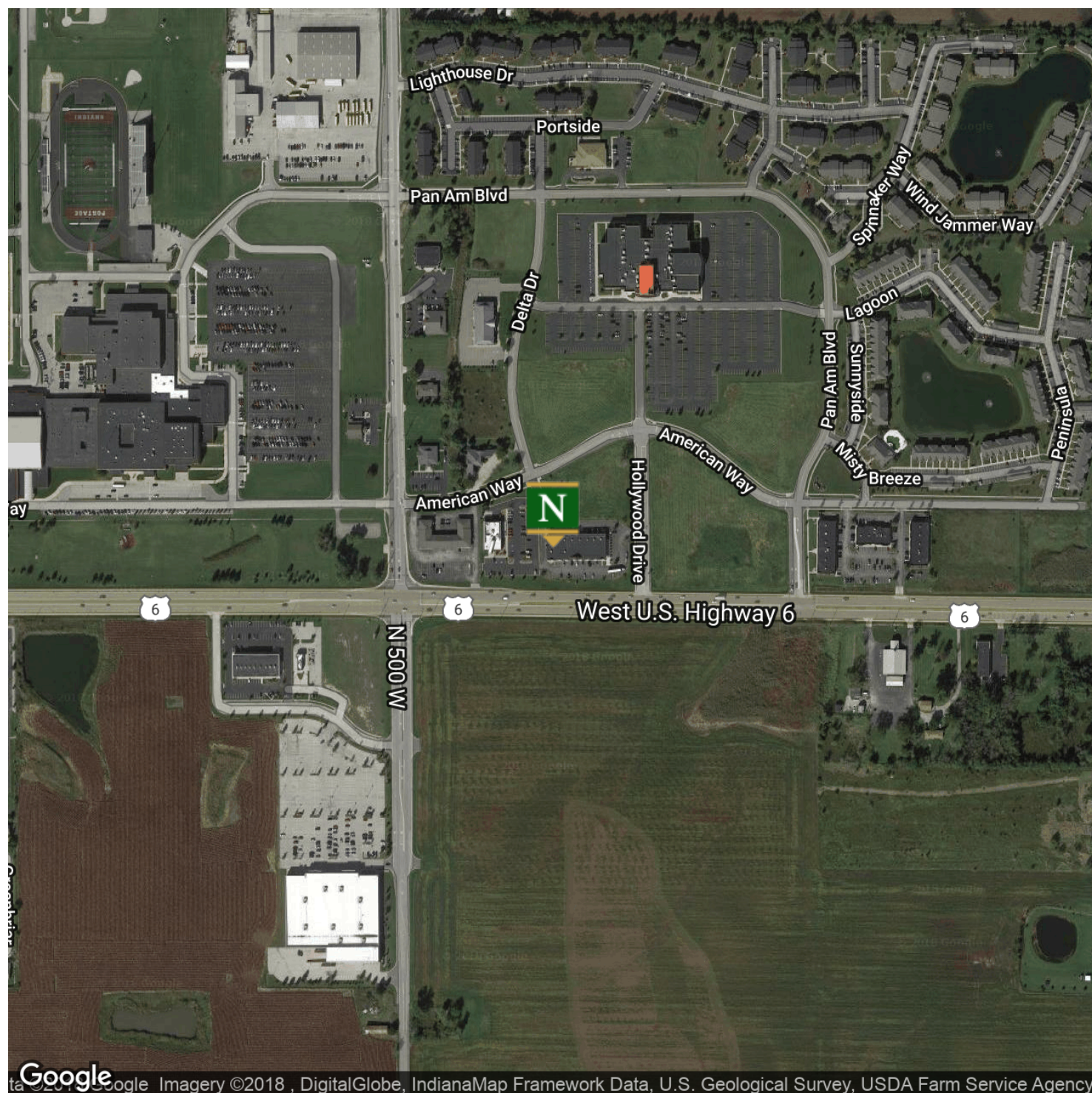
708.799.3600

jbudny@matrixrealtygroup.com



6532 US Highway 6, Portage, IN 46368

Grand Pointe Plaza



for more
information

Rose Gillice

708.873.5540 x227

rose@networkregroup.com

Josh Budny

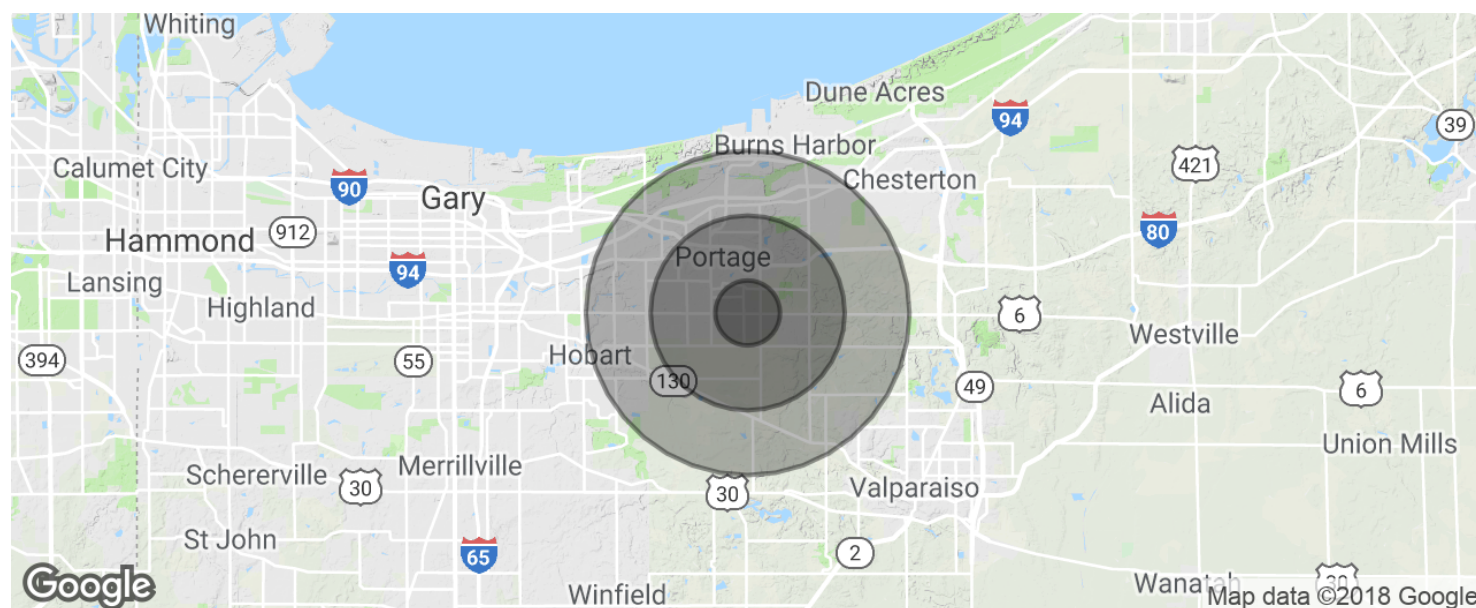
708.799.3600

jbudny@matrixrealtygroup.com



6532 US Highway 6, Portage, IN 46368

Grand Pointe Plaza



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,981	41,901	75,749
Median age	37.3	36.7	36.9
Median age (Male)	34.5	35.7	36.4
Median age (Female)	39.9	37.7	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,493	15,663	28,468
# of persons per HH	2.7	2.7	2.7
Average HH income	\$60,478	\$61,011	\$62,953
Average house value	\$146,742	\$150,266	\$158,436

* Demographic data derived from 2010 US Census

for more
information

Rose Gillece

708.873.5540 x227

rose@networkregroup.com

Josh Budny

708.799.3600

jbudny@matrixrealtygroup.com

