



Tri-State Commons

3308 North Wayne Street

Angola, IN 46703



Retail Space For Lease in Popular Shopping Center

Tri-State Commons, located at 3308 North Wayne Street in Angola, Indiana, is a vibrant retail center offering prime leasing opportunities. This 26,450-square-foot shopping center is situated next to anchor tenants Kohl's and Menards. It is occupied by reputable tenants including Dollar Tree, Sally Beauty Supply, Maurice's, and Shoe Carnival.

Property Highlights

- ▶ Suite D available for lease
- ▶ 1,220 SF
- ▶ Great visibility and access
- ▶ **FOR LEASE: \$16.00/SF/Yr NNN**

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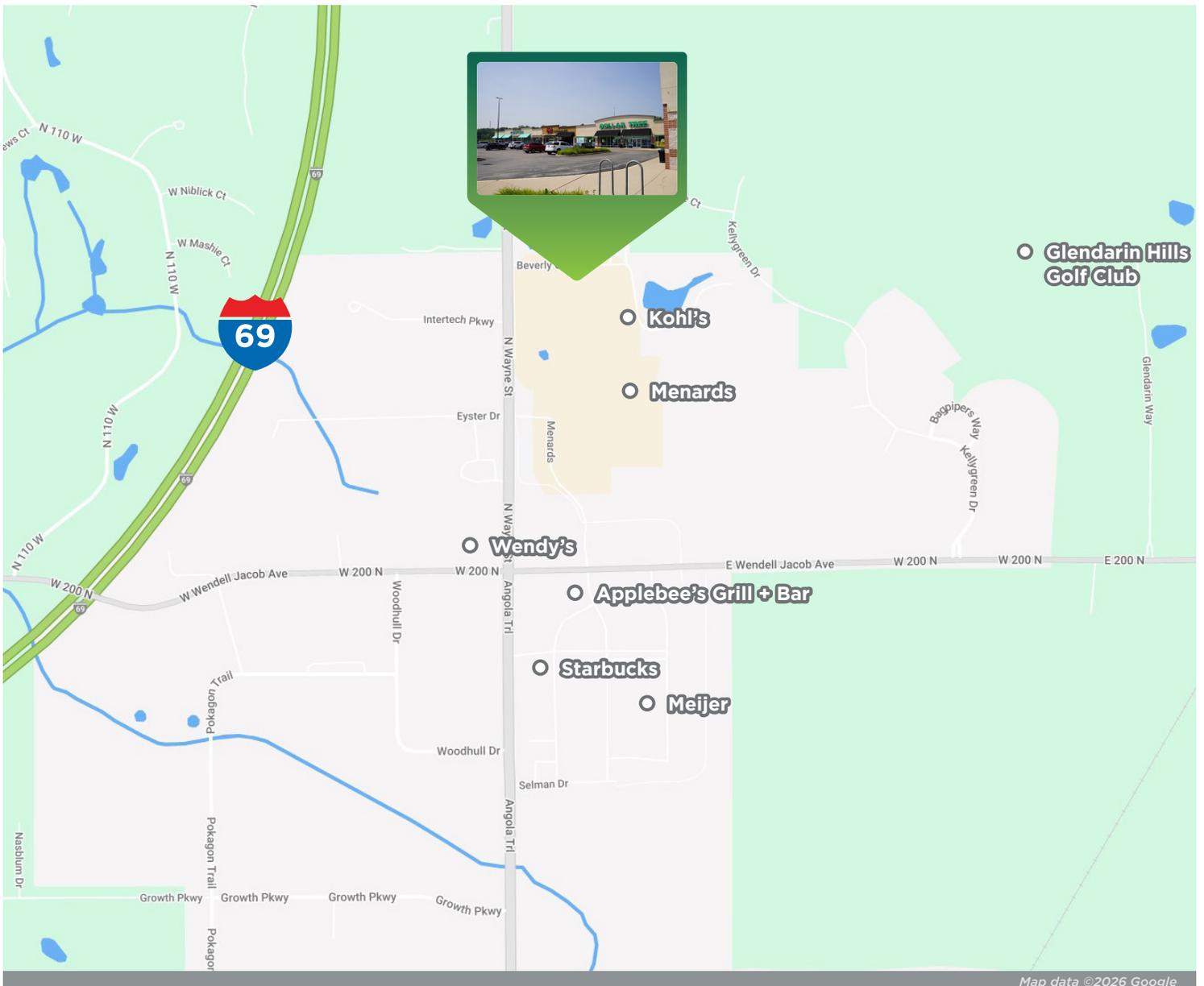
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Excellent Location

Strategically positioned right off I-69 in Angola, Tri-State Commons benefits from high visibility and easy access to major highways, attracting a steady flow of customers from the surrounding areas. Angola is home to Trine University which presents a large customer base for the retail sector. The center's diverse tenant mix and strong anchor stores create a dynamic shopping environment, making it an ideal location for businesses seeking to establish or expand their presence in the Angola market.

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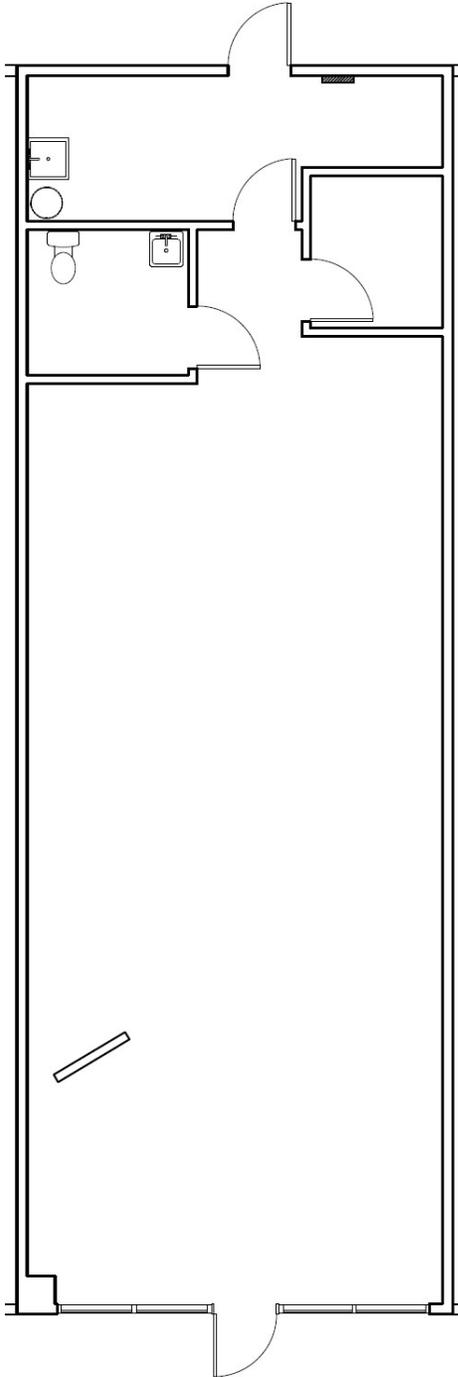


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Available Unit - 1,220 SF



Floor plan may not be to scale. Contact broker for detailed floor plan.

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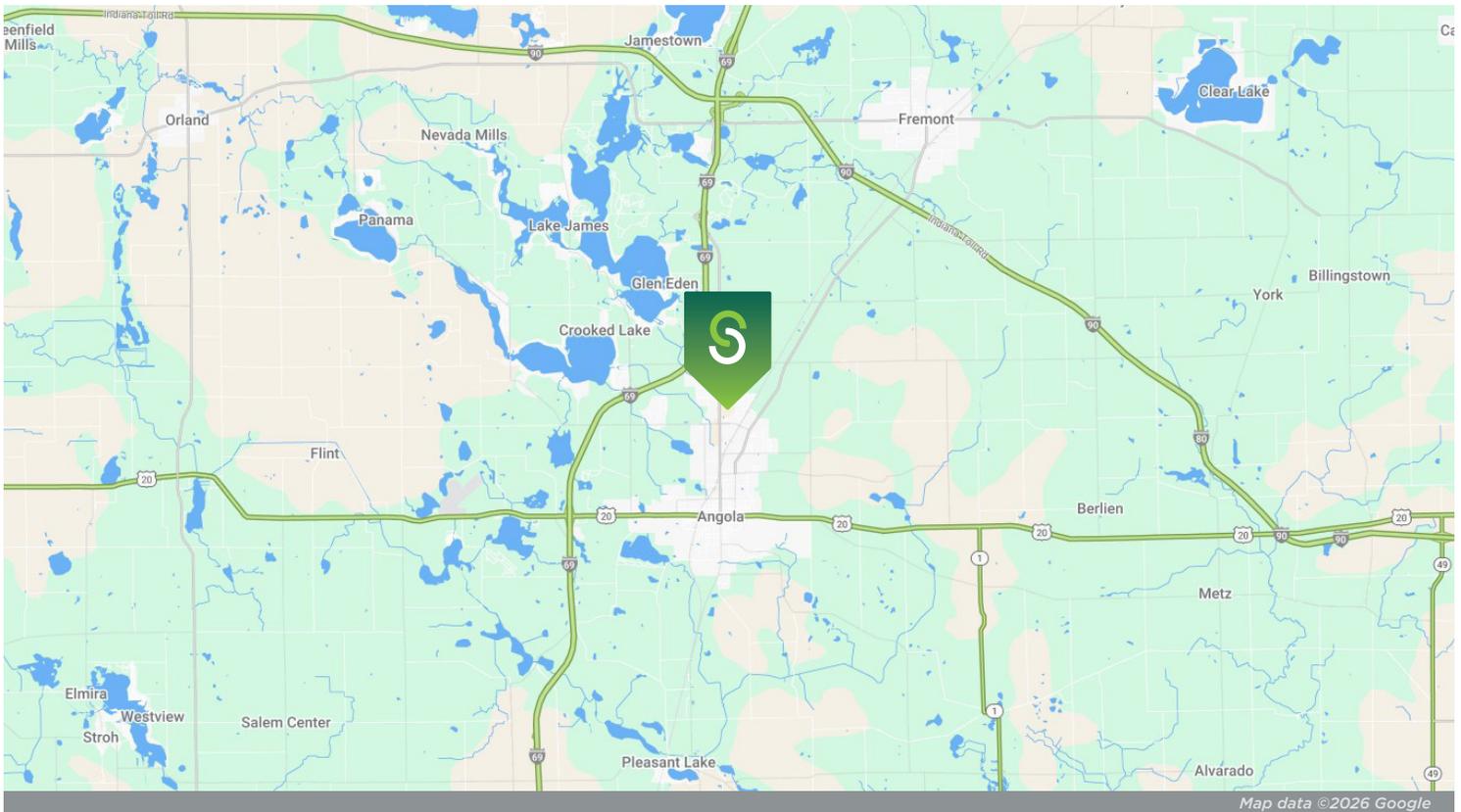
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PROPERTY INFORMATION

Address	3308 N Wayne St
City, State, Zip	Angola, IN 46703
County	Steuben
Township	Pleasant
Parcel Number	76-06-11-000-040.000-012
2023 Tax/Payable 2024	\$37,644.64



LEASE INFORMATION

Lease Rate & Type	\$16.00/SF/Yr NNN
Terms	3-5 years
Availability	Immediate

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

AVAILABLE UNITS

Total Building Area	26,490 SF	
Total Available	1,220 RSF	
Max Contiguous	1,220 RSF	
Units Available	RSF	Monthly Rate
• Suite D	1,220	\$1,830

UTILITIES

Electric Provider	City of Angola
Natural Gas Provider	City of Angola
Water & Sewer Provider	City of Angola

BUILDING INFORMATION

Property Type	Retail/Commercial
Year Built	2008
# of Stories	1
Construction Type	Concrete
Roof	Rubber membrane
Heating	RTU
A/C	RTU
Signage	Storefront and monument

SITE DATA

Site Acreage	3.97 AC	Interstate	I-69, 0.7 miles
Zoning	C2	Flood Zone	None
Parking	Surface lot	Parking Ct	100 spaces

ADDITIONAL INFORMATION

- Suite D - 1,200 SF available
- 15,000 VPD - North Wayne Street/SR 127

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