

6200 US HIGHWAY 6, PORTAGE, IN 46368



For more information, please contact:

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AUGUSTA CENTER

6200 Us Highway 6, Portage, IN 46368



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	2,255 SF
Lease Rate:	Negotiable
Lot Size:	2.4 Acres
Year Built:	2007
Building Size:	14586 SF
Zoning:	C2

PROPERTY HIGHLIGHTS

- 2,255 SF retail space available for lease in Portage, IN
- Very difficult to enter market
- Outparcel to Menards
- Surrounded by national tenants in a strong retail corridor
- Located at a stoplight intersection
- Target anchored power center coming soon



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PROPERTY DESCRIPTION



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Now leasing retail space in Augusta Center in Portage, Indiana. The subject property is located on an outparcel to Menards on US 6 in a very difficult to enter market. The property sits at a stoplight intersection and is anchored by a Drive-thru Popeyes and includes other nationals such as The UPS Store, T-Mobile and Great Clips. The available space was previously used by a Mattress company and is 2,255 SF. The property is surrounded by national tenants and located adjacent to Portage High School. The property is located within eye distance of the Target anchored center soon to begin construction.

LOCATION DESCRIPTION

Located on highly traveled US 6 in Portage, IN. Portage is the largest city in Porter County and the third largest in Northwest, IN. According to the 2010 census, the population was roughly 37,000. Portage is a city strategically located 35 miles from downtown Chicago via 80-94. It is considered a heavily industrial city and has seen many large developments over the last couple of years.

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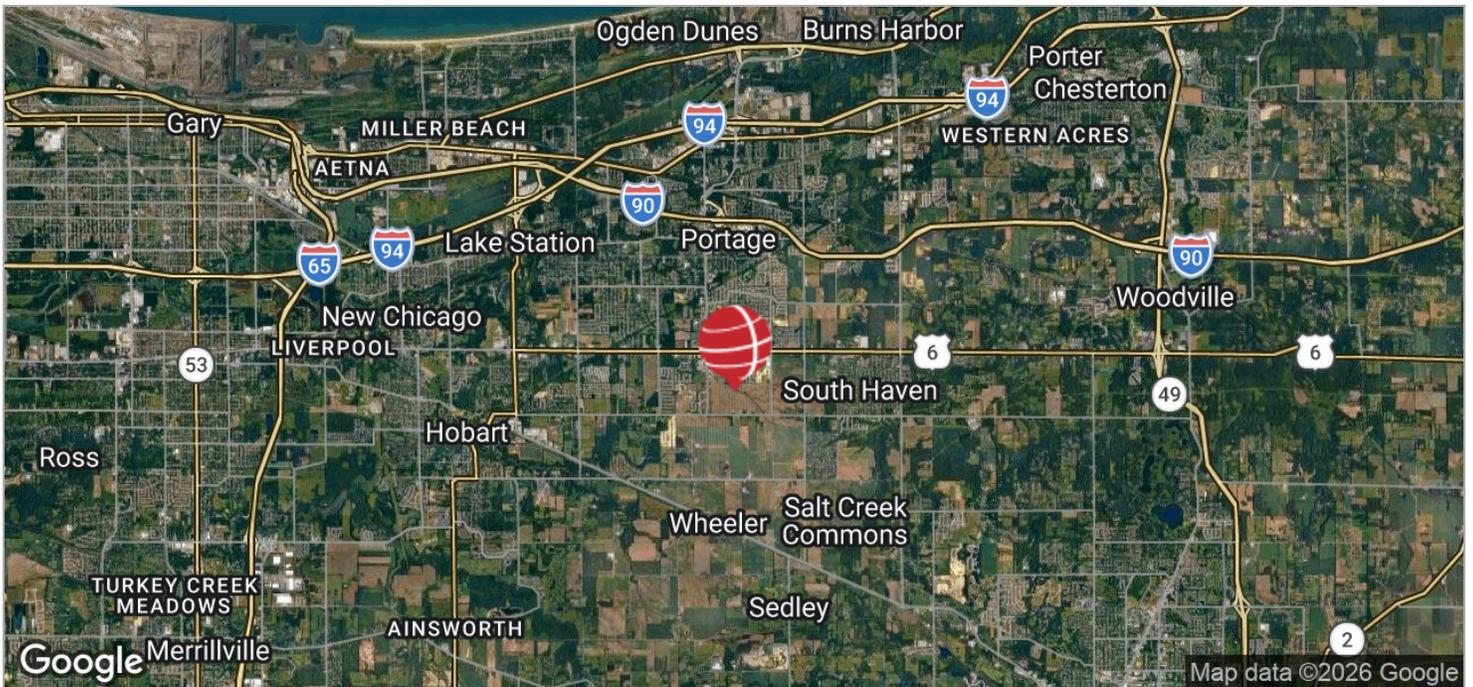
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LOCATION MAPS



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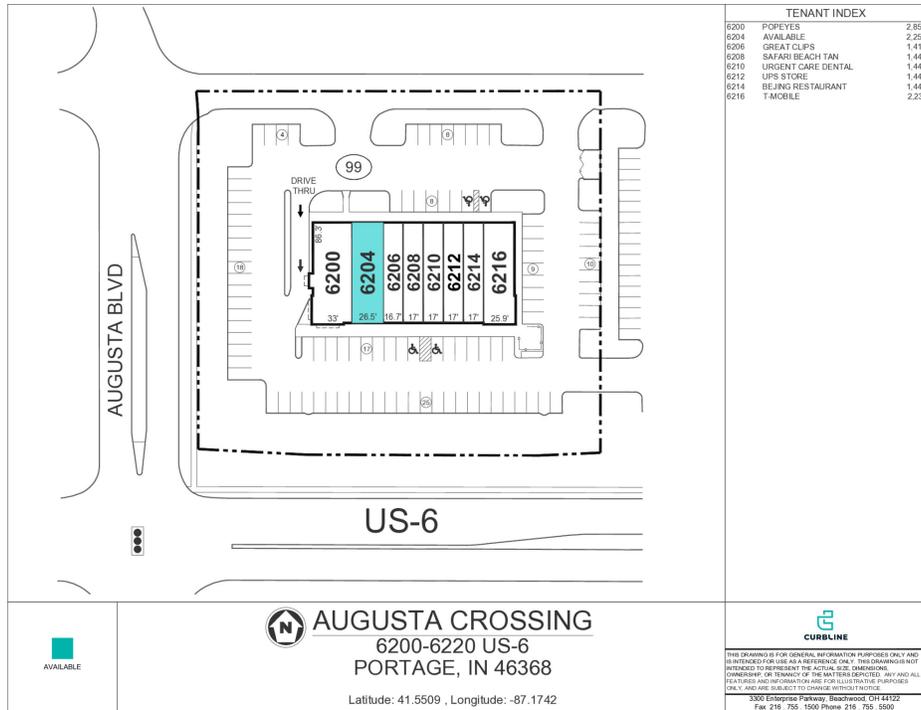
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PLANS



LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
 Total Space: 2,255 SF Lease Rate: Negotiable

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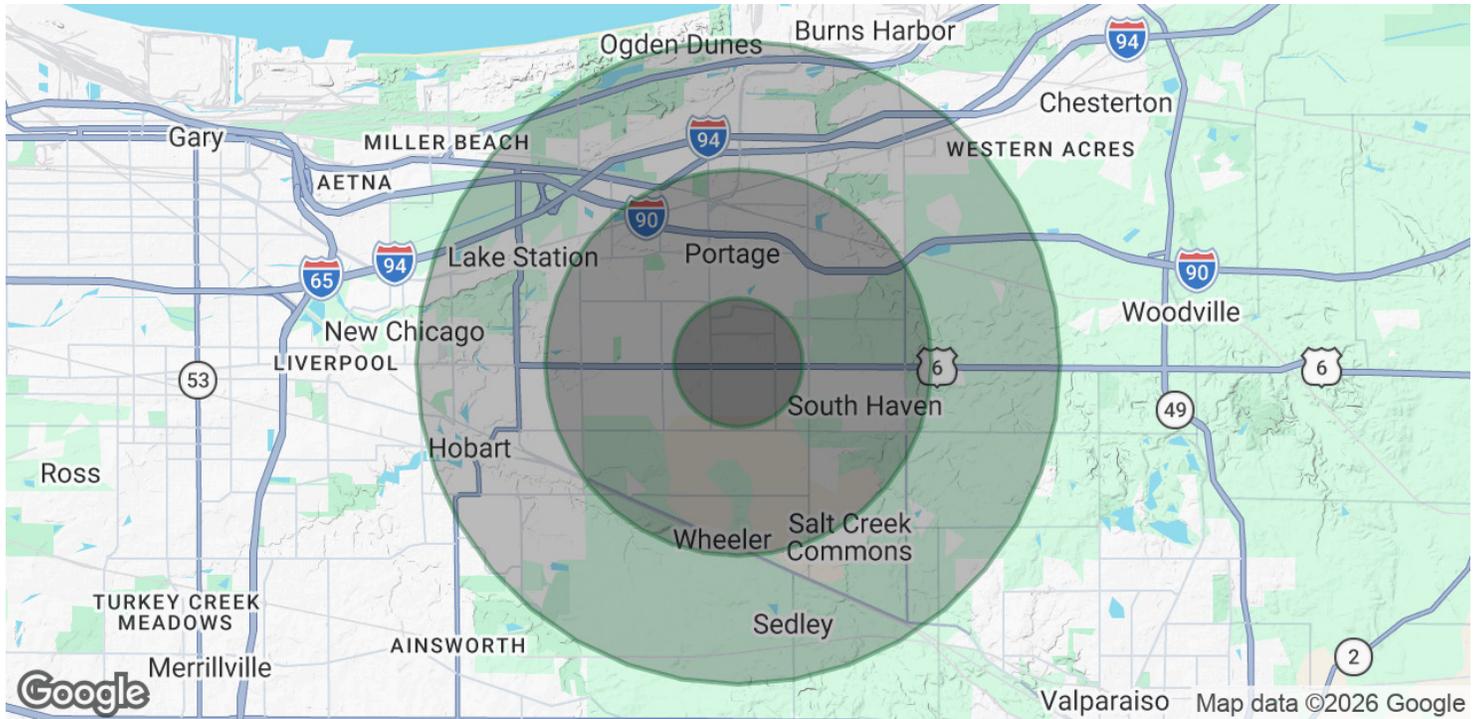
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,007	45,113	83,733
Average Age	41	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,422	17,483	32,654
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$95,294	\$86,129	\$90,173
Average House Value	\$253,585	\$250,287	\$260,915

Demographics data derived from AlphaMap

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