



## North Wayne Plaza Land

1400 North Wayne Street

Angola, IN 46703



## Land Parcel For Lease

This 1.72-acre land parcel is located right on the main retail corridor in Angola, directly behind a fully-occupied retail building with high-quality tenants. The parcel is flat and perfect for a self-storage use. North Wayne Street/SR 127 has easy access to Angola's downtown area and I-69. The property is surrounded by many other national and local businesses.

## Property Highlights

- ▶ 1 outlot behind retail center for lease
- ▶ Easy access
- ▶ **FOR LEASE: Unpriced; contact broker**
- ▶ Located within main retail corridor
- ▶ High visibility

### IAN SMITH

Brokerage Associate  
260 424 8448  
ian.smith@sturgespg.com

### NEAL BOWMAN, SIOR

Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

### PHILIP HAGEE

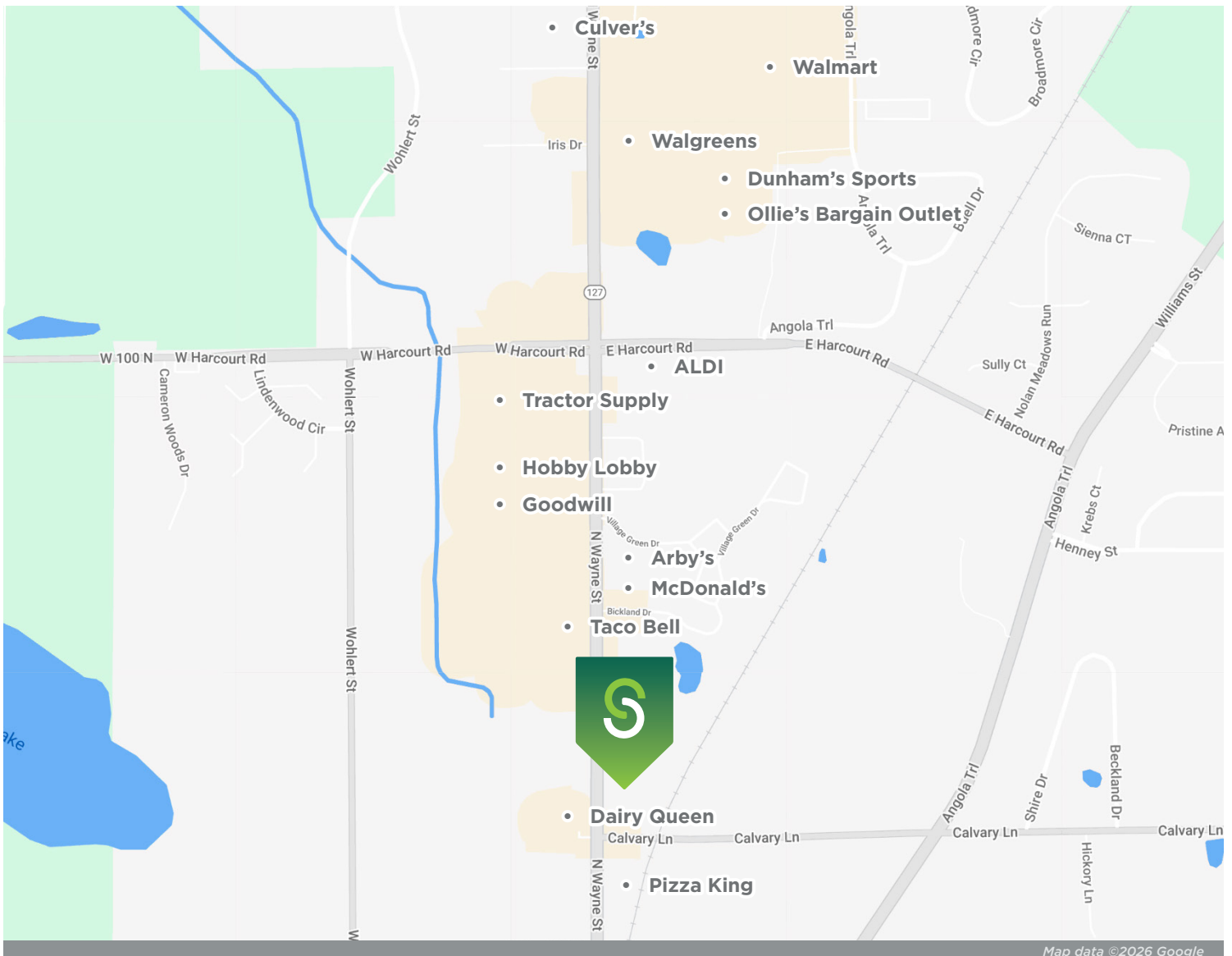
Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com



## North Wayne Plaza Land

1400 North Wayne Street

Angola, IN 46703



Map data ©2026 Google

## Excellent Location

The available land parcel is located just north of Angola's city center and within the city's main retail corridor. In the building directly in front of this parcel, you'll find Hungry Howie's Pizza, RxOptical, Check Into Cash, Ruoff Mortgage, and Cricket Wireless.

In the surrounding area, North Wayne Street is filled with many local and national retailers and restaurants, including but not limited to McDonald's, Goodwill, ALDI, Walmart, and Kohl's.

### IAN SMITH

Brokerage Associate  
260 424 8448  
ian.smith@sturgespg.com

### NEAL BOWMAN, SIOR

Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

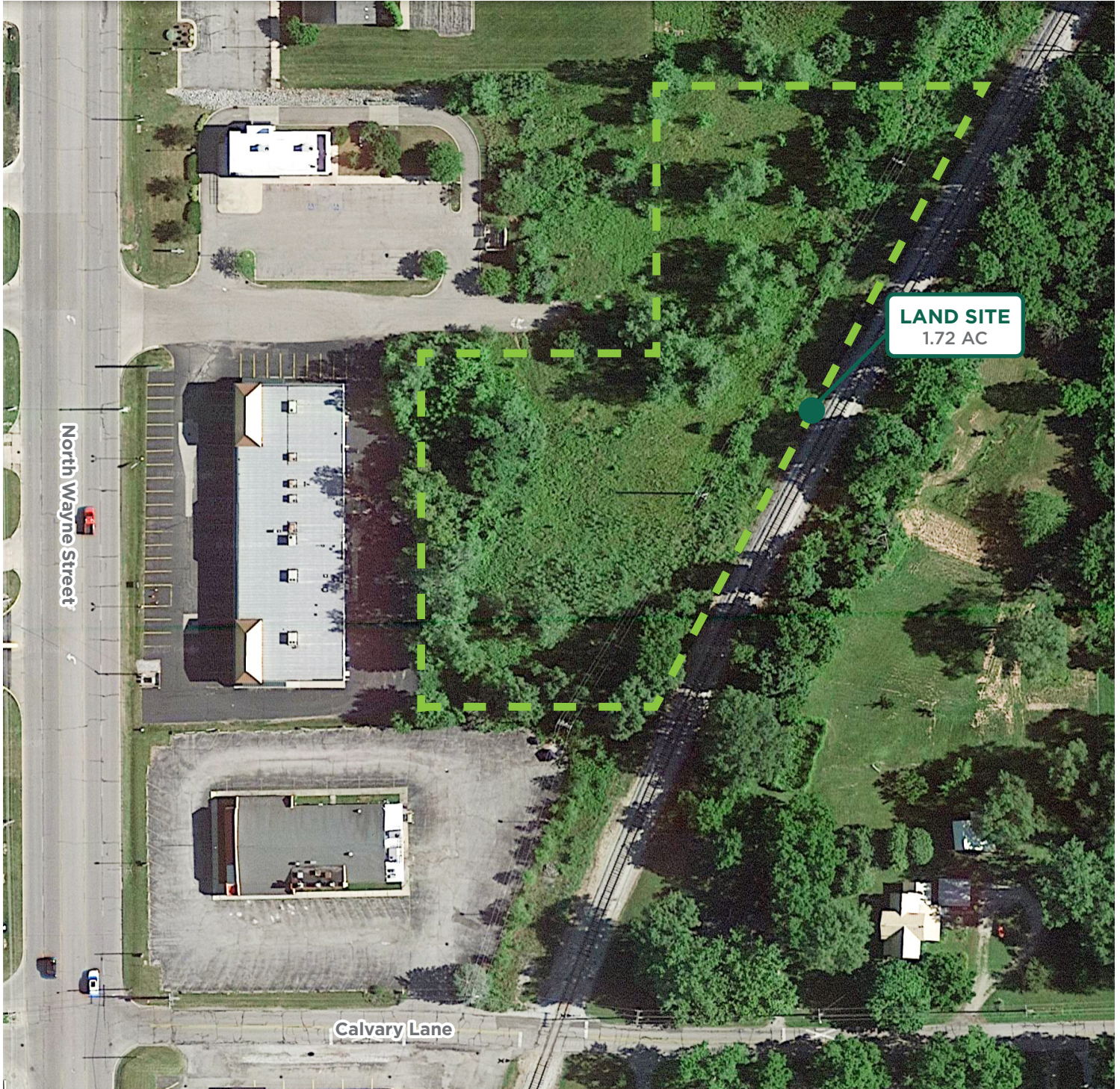
### PHILIP HAGEE

Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com



**North Wayne Plaza Land**  
1400 North Wayne Street  
Angola, IN 46703

**Site Plan**



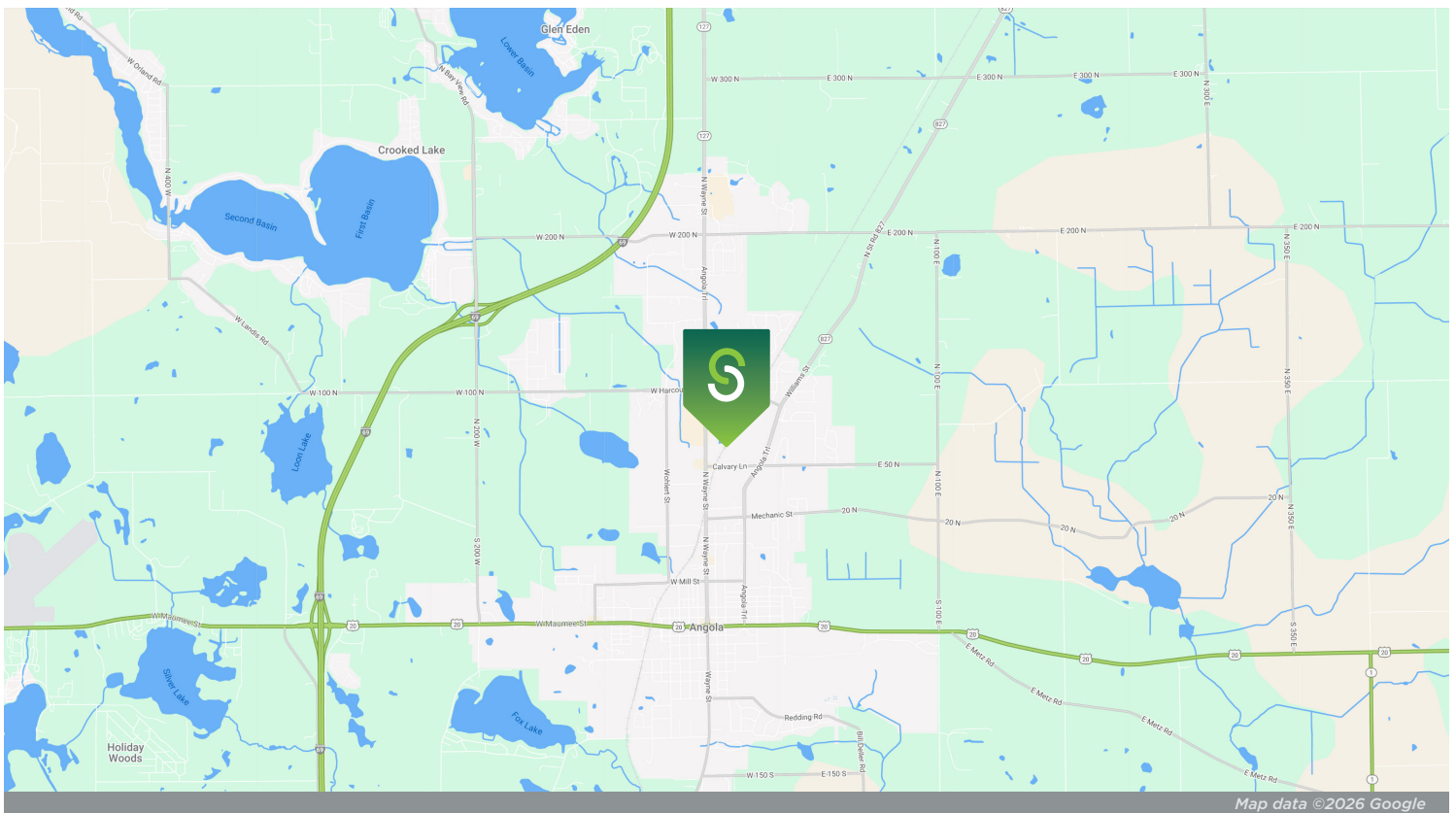
**IAN SMITH**  
Brokerage Associate  
260 424 8448  
ian.smith@sturgespg.com

**NEAL BOWMAN, SIOR**  
Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

**PHILIP HAGEE**  
Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com



**North Wayne Plaza Land**  
 1400 North Wayne Street  
 Angola, IN 46703



© 2026 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Maps used herein are attained via Snazzy Maps, Google Maps, and/or Google Earth, and are therefore the property of Google.

**IAN SMITH**  
 Brokerage Associate  
 260 424 8448  
 ian.smith@sturgespg.com

**NEAL BOWMAN, SIOR**  
 Senior Broker  
 260 424 8448  
 neal.bowman@sturgespg.com

**PHILIP HAGEE**  
 Listing Manager  
 260 424 8448  
 philip.hagee@sturgespg.com



## North Wayne Plaza Land

1400 North Wayne Street  
Angola, IN 46703

### PROPERTY INFORMATION

Address	1400 N Wayne St
City, State, Zip	Angola, IN 46703
County	Steuben
Township	Pleasant
Parcel Number	76-07-23-130-110.000-012



### LEASE INFORMATION

Lease Rate & Type	Unpriced, Contact Broker
Terms	3-5 years
Availability	Immediate

### UTILITIES

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

### SITE DATA

Site Acreage	1.72 AC
Zoning & Description	C1 - General Commercial
Nearest Interstate	I-69, 2.5 miles
Traffic Count	16,000 VPD

### RESPONSIBLE PARTIES

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

### ADDITIONAL INFORMATION

- One outlot for lease
- High visibility
- Prime location

#### IAN SMITH

Brokerage Associate  
260 424 8448  
ian.smith@sturgespg.com

#### NEAL BOWMAN, SIOR

Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

#### PHILIP HAGEE

Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com