

# 2563 WILLOWCREEK ROAD, PORTAGE, IN 46368



For more information, please contact:

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# THE MEADOWS RETAIL CENTER

2563 Willowcreek Road, Portage, IN 46368



## PROPERTY DESCRIPTION



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Grocery anchored shopping center now available for lease in Portage, IN. The center is anchored by Strack & Van Til and includes many other national tenants including Dunkin Donuts, Family Dollar, Leslie's Pool Supplies, Pet Supplies Plus and many others. Three spaces currently available ranging from 1,250 SF -8,440 SF. Located at the corner of Willowcreek and Central Avenue, this center is where the majority of the Portage community comes to shop. According to Placer AI, this Strack and Van Til ranks in the top 86th percentile of their chain for annual visits. Dunkin and Pet Supplies Plus also rank highly in store visits compared to other Indiana sites

### LOCATION DESCRIPTION

Grocery- anchored Shopping Center is located at the corner of Central Avenue and Willowcreek Road 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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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 1,250 - 9,690 SF

**Lease Rate:** \$22.00 SF/yr (NNN)

**Lot Size:** 11.8 Acres

**Building Size:** 126,777 SF

**Zoning:** C1

### PROPERTY HIGHLIGHTS

- Power Center anchored by Strack & Van Til
- Units available ranging from 1,250-9,690 SF (divisible)
- Other nationals include Family Dollar, Pet Supplies Plus, Jimmy John's and many more
- Located at the signalized intersection of Willowcreek and Central
- <https://my.matterport.com/show/?m=SGz8FZUxxzB>
- Restaurant Space available with hood and kitchen



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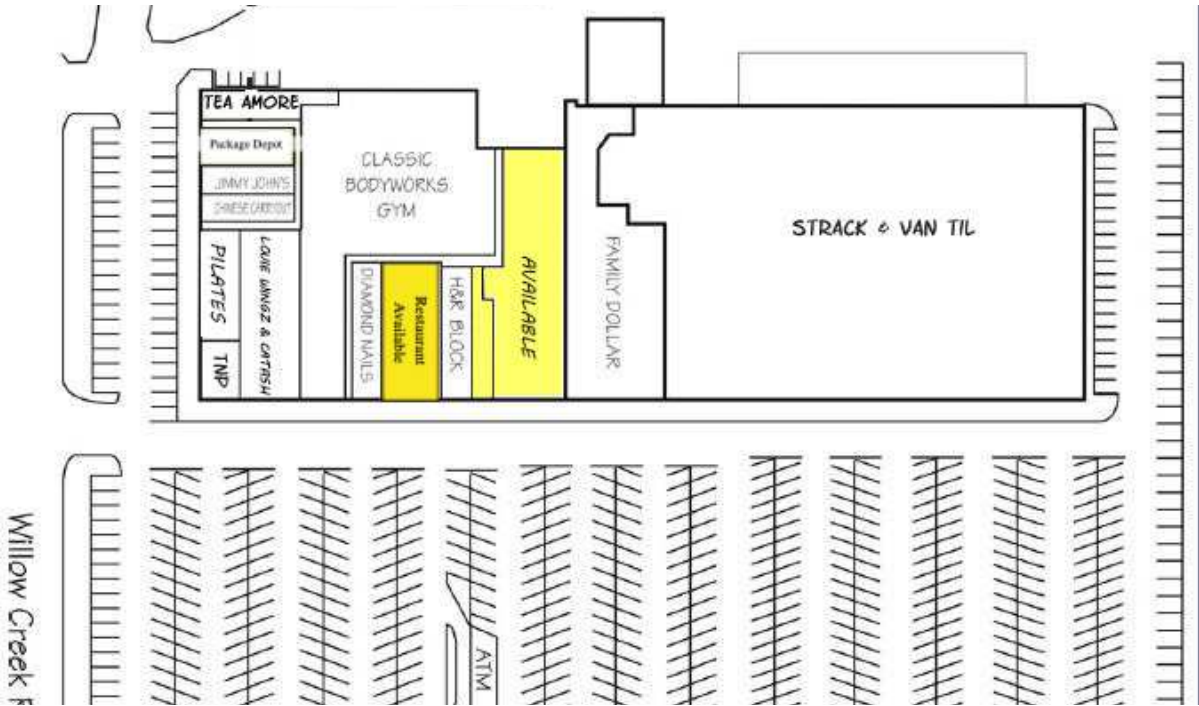
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## AVAILABLE SPACES

**LEASE TYPE** | NNN      **TOTAL SPACE** | 1,250 - 8,440 SF      **LEASE TERM** | Negotiable      **LEASE RATE** | \$22.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Central Avenue inline space	Available	4,000 - 8,440 SF	NNN	Negotiable	-
6034 Central Ave	Available	1,250 SF	NNN	\$22.00 SF/yr	-
6028 Central Ave	Available	1,875 - 3,750 SF	NNN	Negotiable	-

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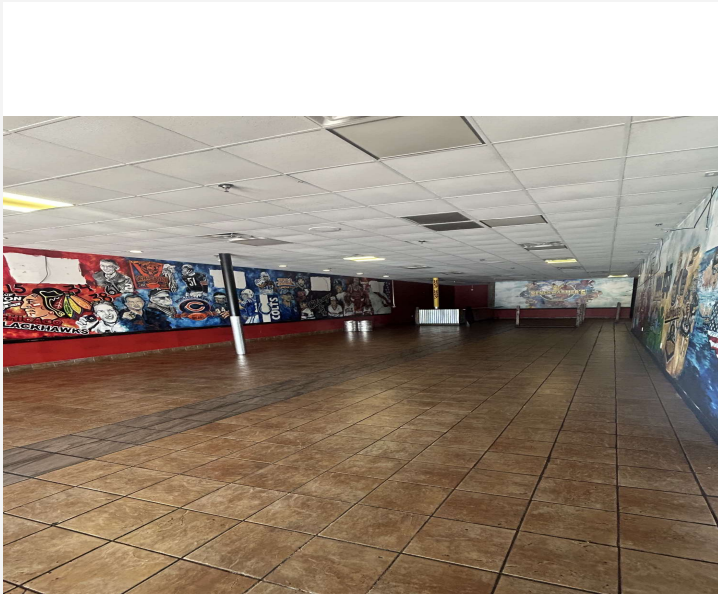


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## ADDITIONAL PHOTOS



Restaurant Space Available



Dunkin Donuts outlet building



Prominant Signage



Anchored by Strack & Van Til

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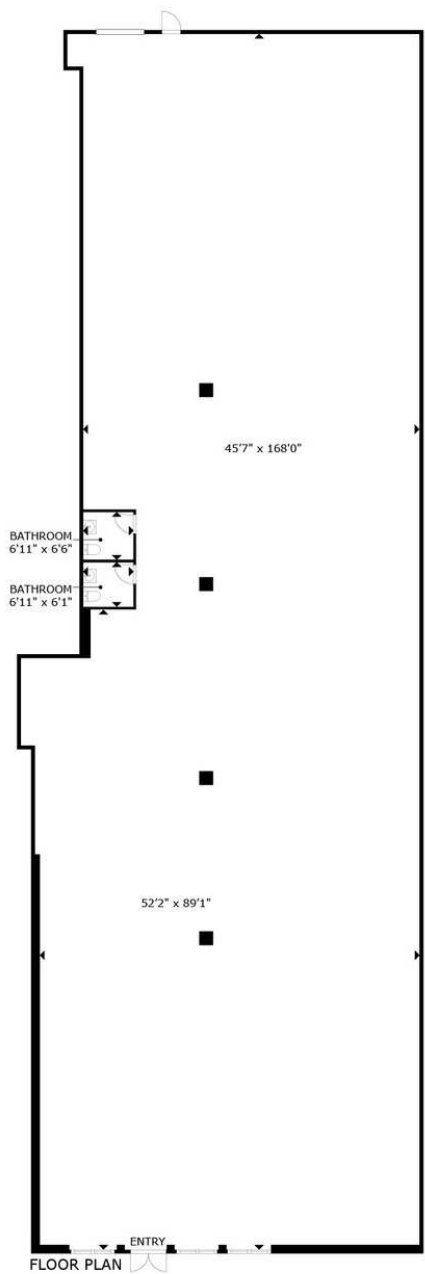
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## FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR PLAN: 8,371 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



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## RETAILER MAP



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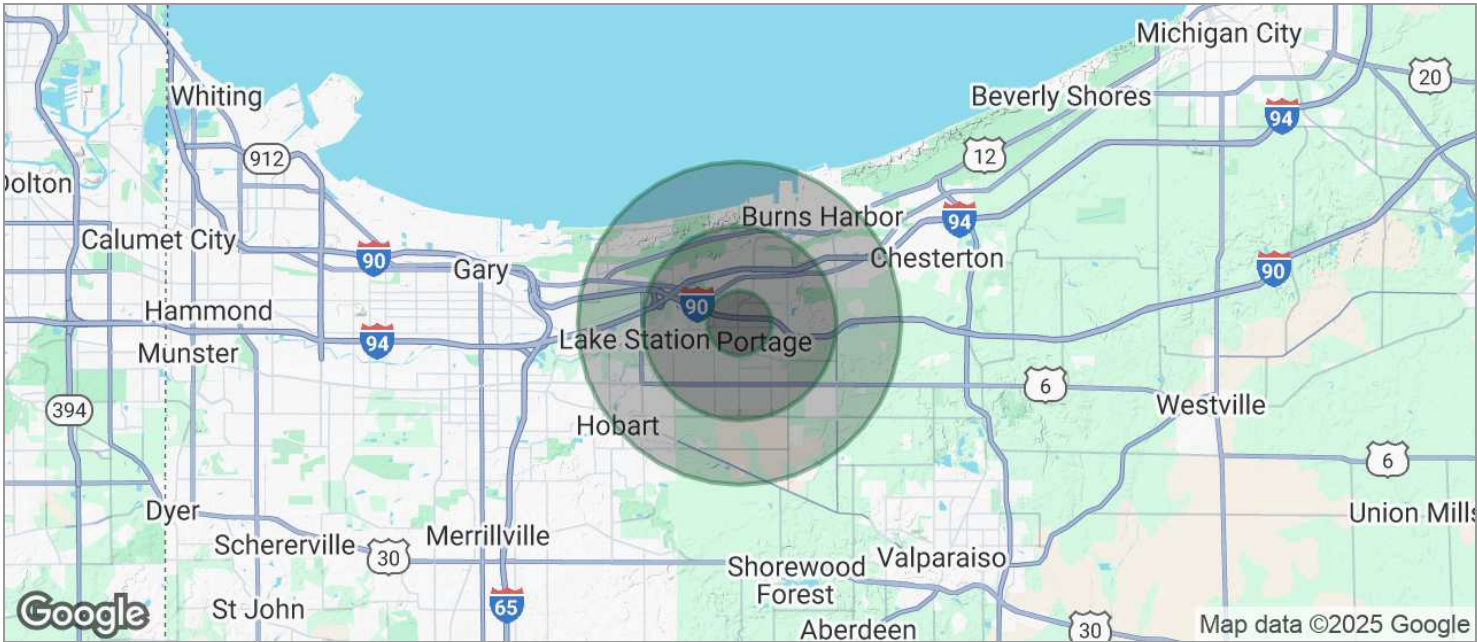


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## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,625	41,021	83,352
MEDIAN AGE	37.6	36.8	37.3
MEDIAN AGE (MALE)	35.5	36.3	36.9
MEDIAN AGE (FEMALE)	39.6	37.5	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,446	15,586	31,827
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$65,920	\$59,866	\$59,813
AVERAGE HOUSE VALUE	\$148,598	\$144,982	\$151,594

\* Demographic data derived from 2020 ACS - US Census

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