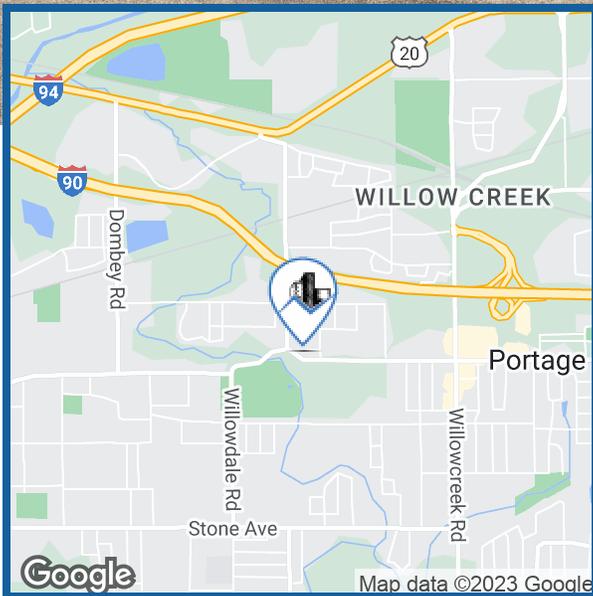


5680 Central Ave

Portage, IN



STREETFRONT
— REAL ESTATE —



FOR LEASE | 2,338 SF OF FLEX SPACE

PROPERTY HIGHLIGHTS

- Daily Traffic Count Along Central Ave is 16,016
- Easy Access to Major Highways
- Close to a Variety of Amenities
- City Utilities
- Great Visibility for Signage

FOR MORE INFORMATION

Ryan Peters
219.510.3720
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5680 Central Ave

Portage, IN



OFFERING SUMMARY

Lease Rate:	\$2,500.00 /month
Available SF:	2,338 SF
Lot Size:	0.56 Acres
Year Built:	1945

PROPERTY OVERVIEW

The current owner has 2,338 square feet for lease for \$2,500 monthly. This space includes a small office and warehouse. The office is approximately 1,900 square feet, and the warehouse is approximately 500 square feet. The office area includes one private office, conference room, private bathroom, large supply closet, and heat and air conditioning. The warehouse has a 10-foot garage door, concrete floor, and 12-foot ceilings.

This property would be ideal for various businesses, including light warehousing and distribution. Being in the heart of Portage, Indiana, makes it a convenient location for businesses that want to be centrally located and easily accessible to their customers and suppliers.

LOCATION OVERVIEW

This property is located in a desirable area, with easy access to major highways and transportation corridors. It is also close to various amenities, including restaurants, retail stores, and hotels.

Located just off US Highway 6, which provides easy access to Chicago, Indianapolis, and other major cities in the Midwest. The property is also close to Interstate 90, which connects Portage to the rest of the country.

FOR MORE INFORMATION

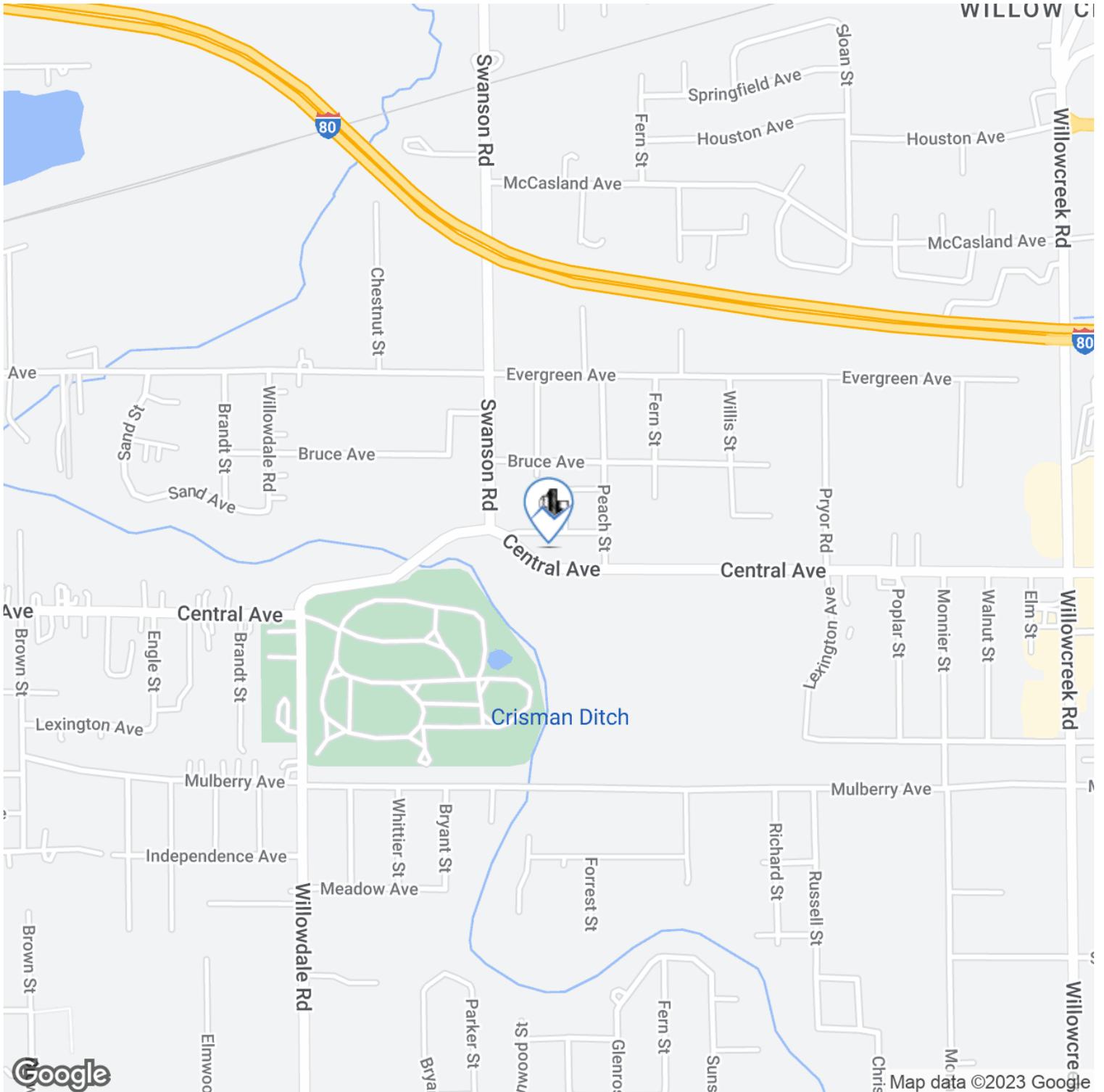
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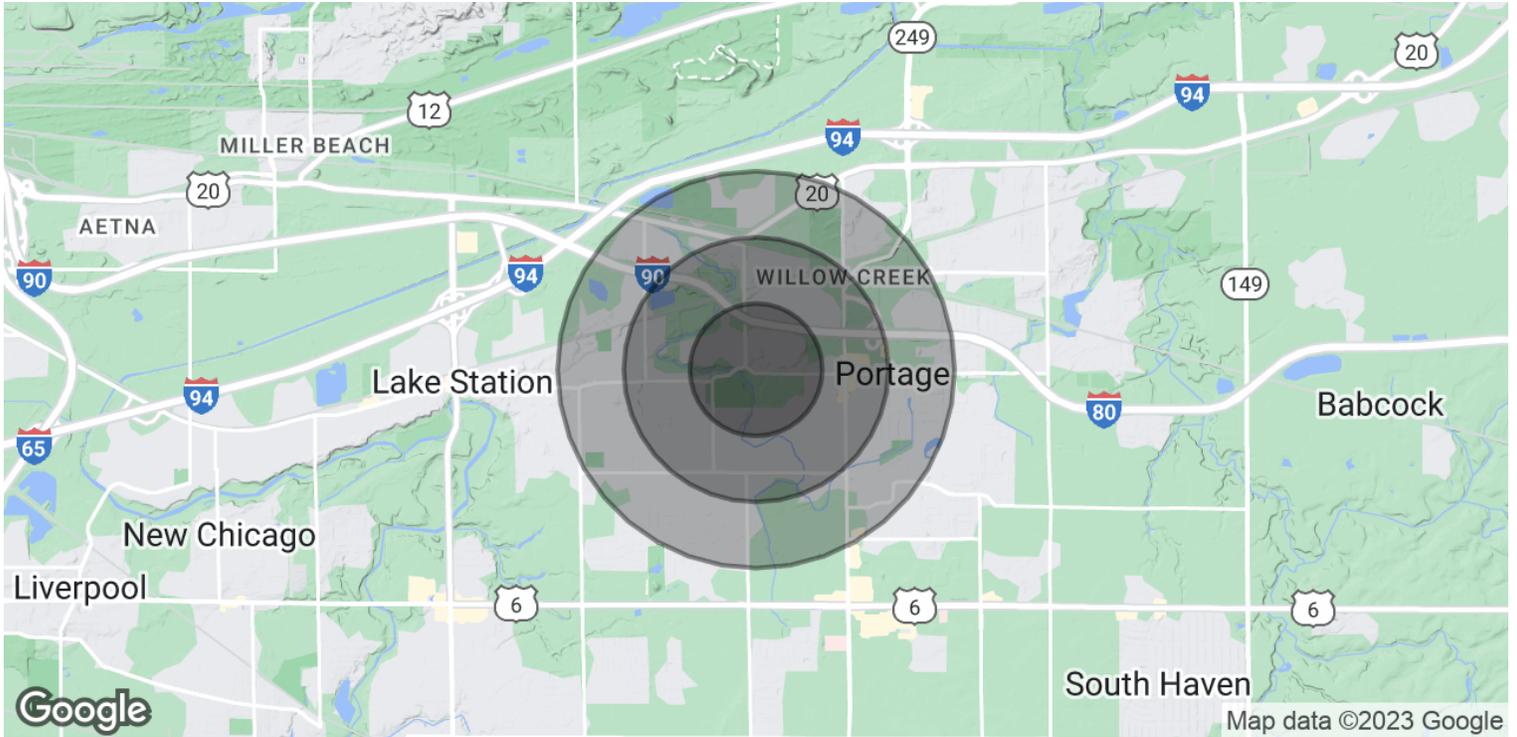
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,658	7,127	16,388
Average Age	46.8	40.9	38.9
Average Age (Male)	45.4	38.4	35.9
Average Age (Female)	45.2	41.8	40.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	728	3,135	6,957
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$68,943	\$64,911	\$63,583
Average House Value	\$155,182	\$171,107	\$173,001

* Demographic data derived from 2020 ACS - US Census

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