

BND

COMMERCIAL

RETAIL SPACE > FOR LEASE
650 SF to 3,685 SF AVAILABLE
848 N. LIMA ROAD
KENDALLVILLE, IN

Kendallville's Premiere Shopping Destination



OVERVIEW : Cornerstone Plaza

Current	Suite 812-C	705 SF
Available	Suite 874-A	688 SF
Space:	Suite 874-C	650 SF

Suite 832	1,945 SF
Suite 838	1,740 SF
Combined:	3,685 SF

Major tenants include CVS, BMW, AT&T, Five Lakes Coffee, Domino's, Wings Etc., Do-It-Center, H&R Block, Check Into Cash

Highly visible location at major intersection of Hwy 3 (Lima Road) and Hwy 6 (West North Street)

Multiple access locations on Hwy 6 and Hwy 3

Lease	\$20.00-\$22.00/SF/Full Service:
Rate:	Suite 812-C
	Suite 874-A
	Suite 874-C

\$14.00-\$16.00/SF/Triple Net
Suite 832
Suite 838



Breck Johnson

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Dalton Jasper

Property Manager / Broker
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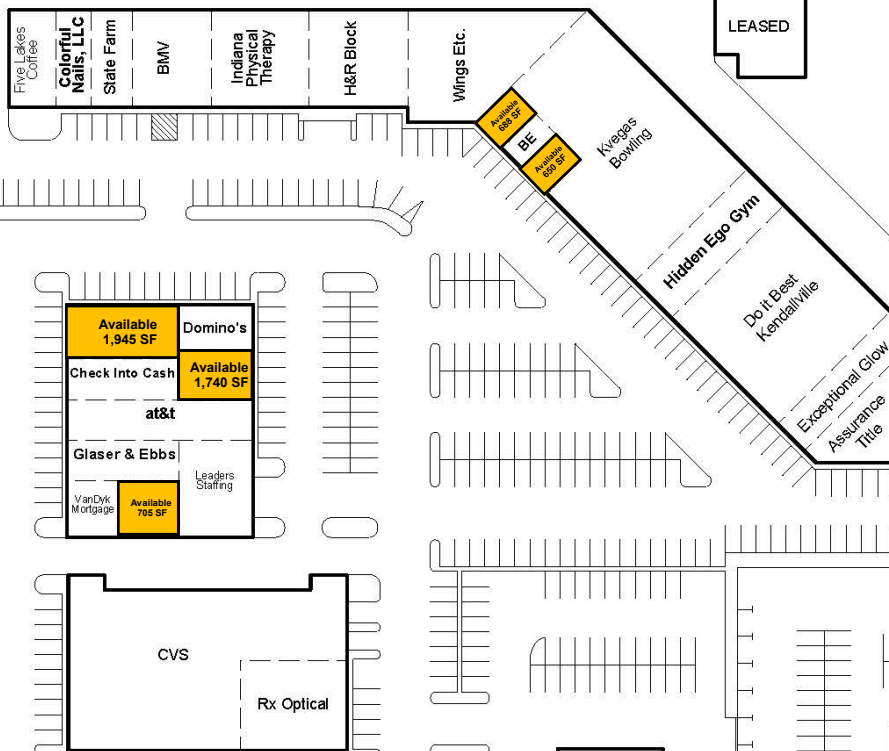
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Site Plan

Lima Rd

Lima Rd

Lima Rd



U.S. Route 6

U.S. Route 6

U.S. Route 6

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Neighboring Businesses



2025 DEMOGRAPHICS

	2 Mile	5 Miles	10 Miles
Population	11,085	16,127	39,389
Avg. H/H Income	\$84,804	\$92,575	\$94,821

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Property Highlights

Parcel Numbers	57-07-28-300-218.000-020; 57-07-28-300-223.000-020; 57-07-28-300-228.000-020; 57-07-28-300-223.004-020
Address	848 N. Lima Road
City / County / State / Zip	Kendallville / Noble County / IN / 46775
Sale / Lease	Lease
Available Space	650 SF to 3,685 SF
Total Building Size	64,689 SF Retail Shopping Center (Plus CVS)
Land Size	±6.16 Acres
Zoning	Neighborhood Shopping Center
Frontage	Approx. 602' on Hwy 3 Approx. 577' on W. North Street
Parking	Paved & striped parking for +/-350 vehicles
Nearest Highway	Hwy 3

Building Information

Construction Type	Building 1 (1973) - Masonry; Building 2 (1992) and Building 3 (2004) - Steel frame with brick and metal sidewalls CVS Building (2005) - Brick
Number of Floors	One
Roof	Flat
Foundation	Reinforced concrete
Heating/Air System	Gas Forced Air; 100% Central Air-conditioned
Electric	Standard
Sprinkler System	Partial
Anchor Neighboring Companies	CVS, BMV, AT&T, Dominos, Five Lakes Coffee, KVegas Bowl, Wings Etc., Do-It-Center, H&R Block, and Check Into Cash

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Lease Information

Lease Rate RSF / Year	\$14.00/SF - \$16.00/SF	\$20.00/SF - \$22.00/SF
	Suite 832 1,945 SF	Suite 812-C 705 SF
	Suite 838 1,740 SF	Suite 874-A 688 SF Suite 874-C 650 SF
Term of Lease	5 Years Plus	3 Years Plus
Type of Lease	Triple Net	Full Service Except Janitorial/Phone/Internet

Building Expenses

	Responsible Party Triple Net (Landlord / Tenant)	Estimated NNN Expense	Responsible Party Full Service (Landlord / Tenant)
Utilities	Tenant		Landlord
Janitorial	Tenant		Tenant
Int. Maintenance	Tenant		Tenant
Property Tax	Tenant	\$1.09 / SF	Landlord
Building Insurance	Tenant	\$0.37 / SF	Landlord
Common Area Maintenance	Tenant	\$1.36 / SF	Landlord
		\$2.82 / SF Total NNN	

Utilities

	Company
Electric	AEP
Gas	NIPSCO
Sewer / Water	City of Kendallville

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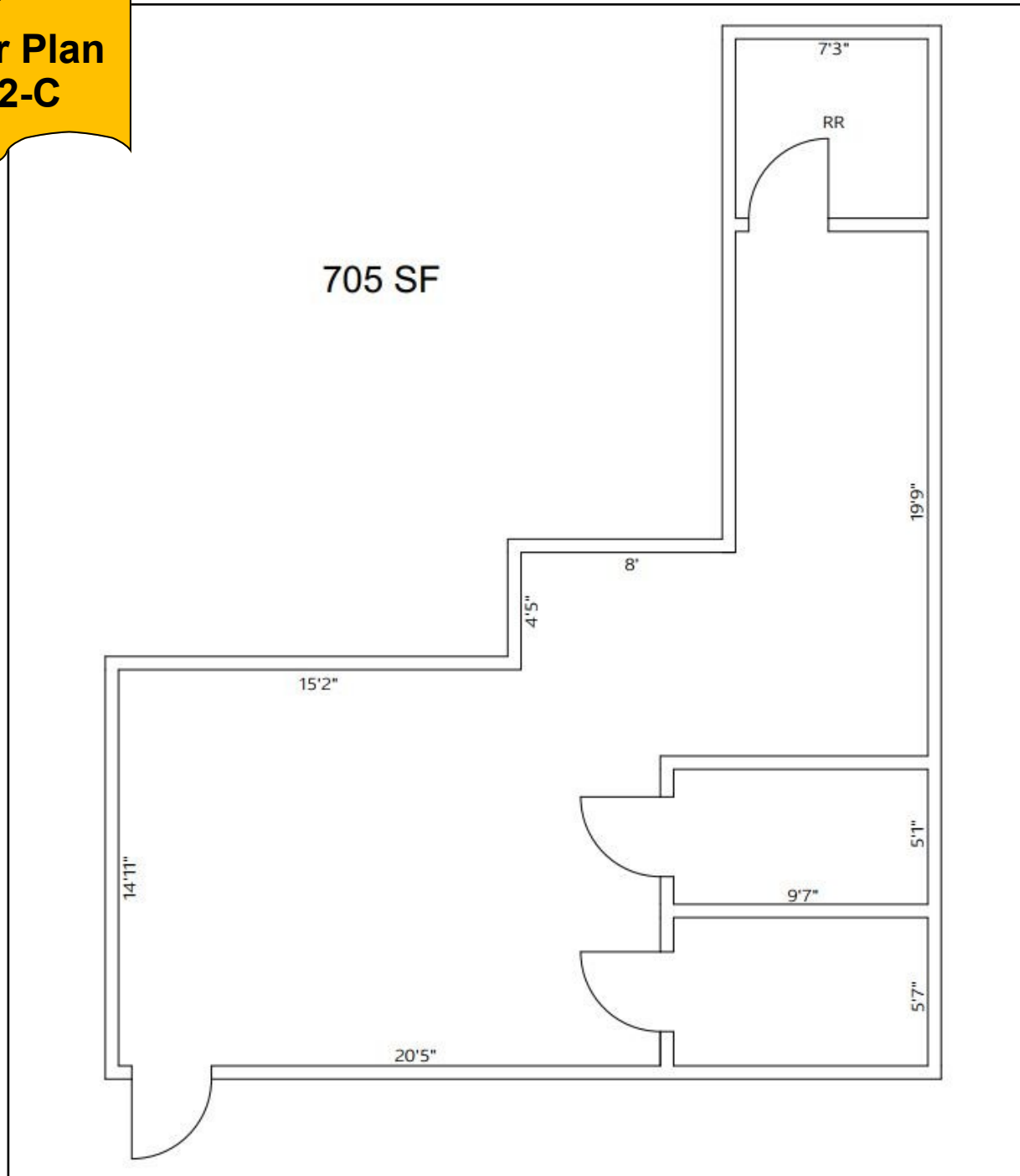
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Floor Plan 812-C



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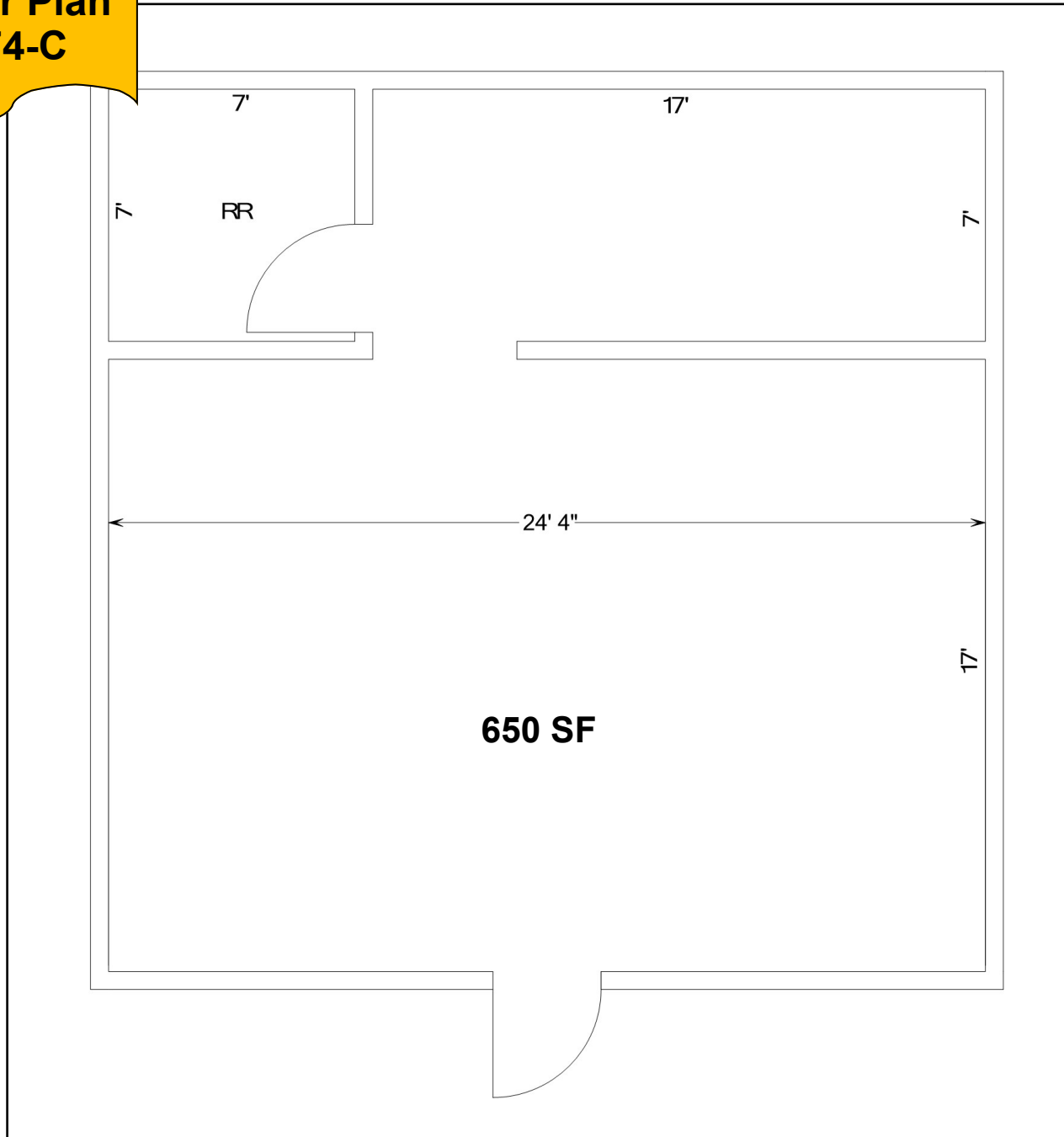
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Floor Plan
874-C



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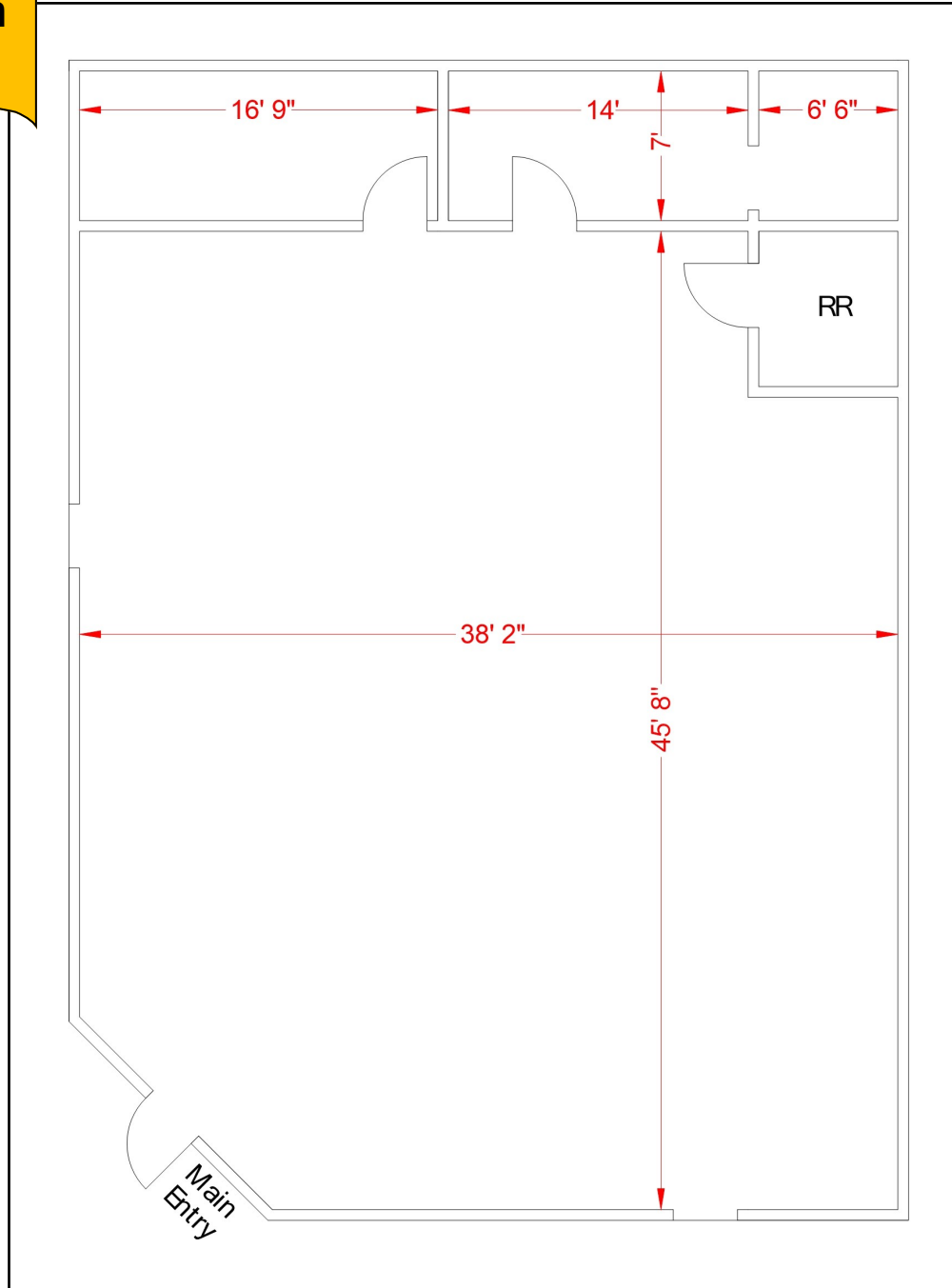
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Floor Plan 832



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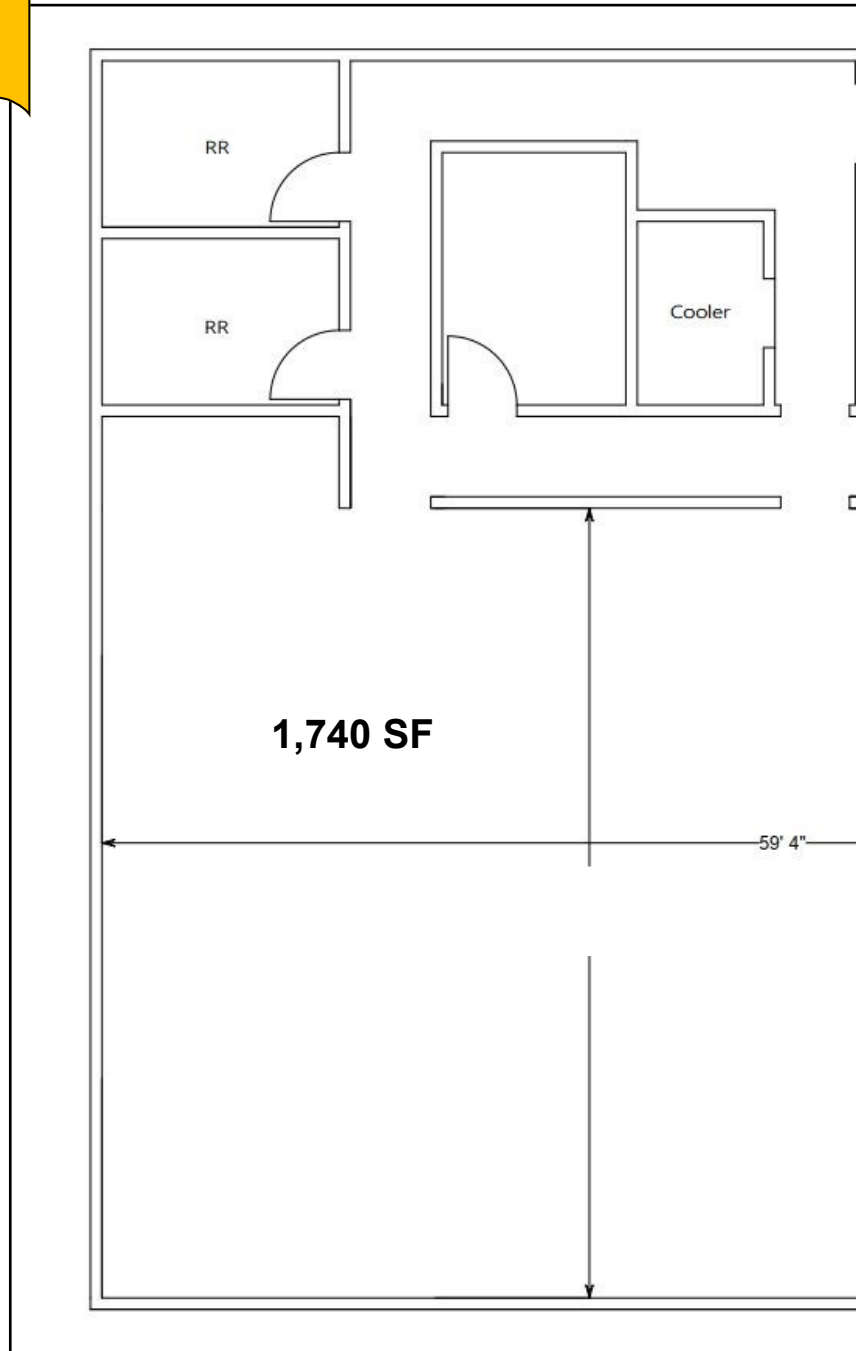
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