

**RETAIL****FOR LEASE**

Columbia City Retail Space

Columbia Commons retail strip is located on Connexion Way, Columbia City, Indiana. This building offers excellent visibility and access from US 30, sitting on the corner of Connexion Way and Armstrong Drive. Columbia City is approximately 24 miles from Fort Wayne, Indiana, and 21 miles from Warsaw, Indiana. The retail strip includes several tenants, including Brook & Co. Salon, Ruoff Mortgage, Peoplelink, and Turnbow Prosthetics.

Property Highlights

- ▶ Two suites available
 - ▶ Suite 1 - 2,024 SF
 - ▶ Suite 3 - 2,591 SF
 - ▶ Retail strip with office build-outs
- ▶ Abundant parking
- ▶ Near Walmart Supercenter, Dunham's Sports, Wings Etc., Dollar Tree, Dunkin', and many more fast-food restaurants, banks, and retail shops
- ▶ **FOR LEASE: \$16.00/SF/Yr Gross**

JOHN CAFFRAY

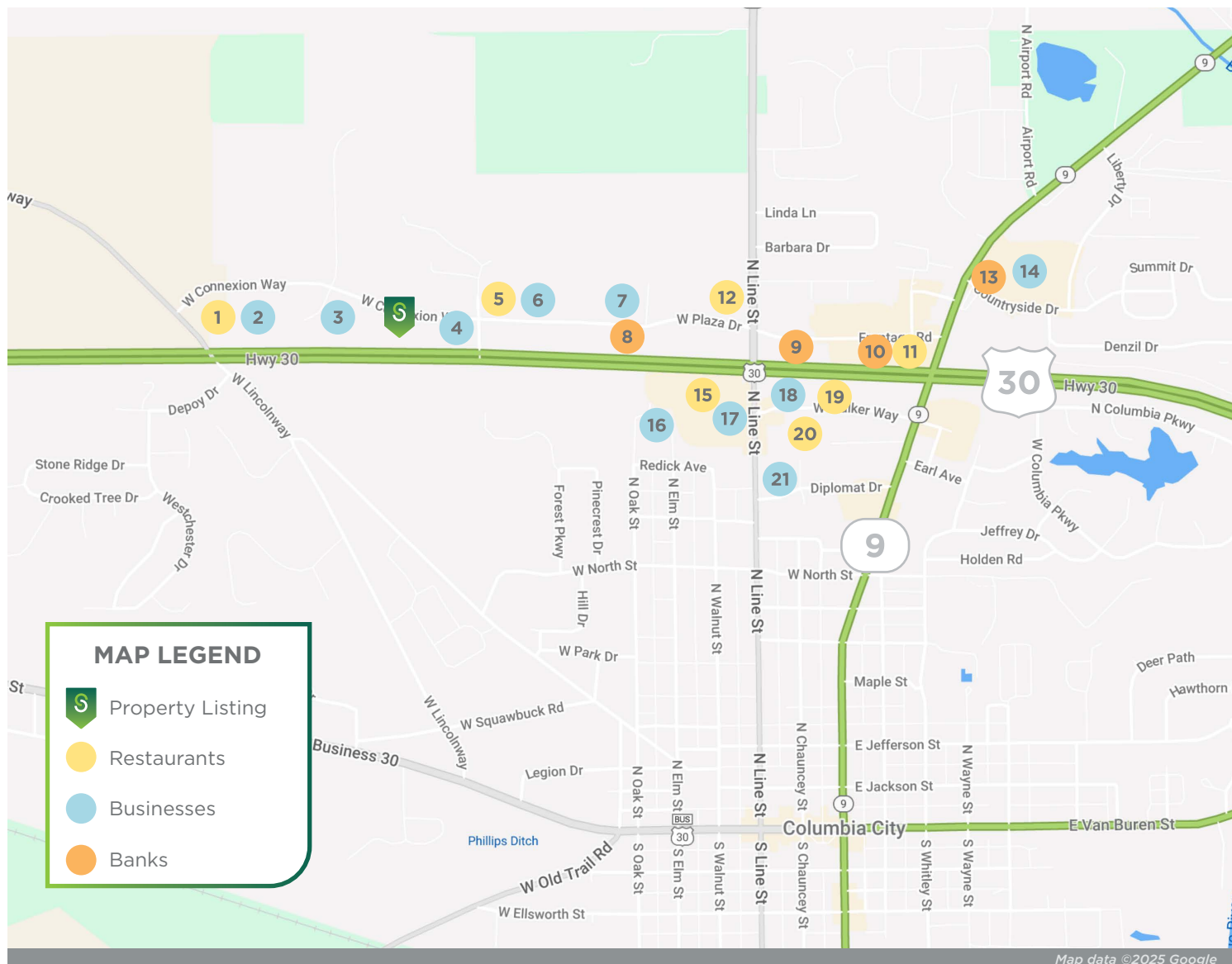
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1. Culver's
2. Parkview Walk-In Clinic
3. Holiday Inn Express
4. Marathon
5. Wings Etc
6. Dunham's Sports
7. Walmart
8. ProFed Credit Union
9. 3Rivers FCU Columbia City
10. Star Financial Bank
11. Pizza Hut
12. McDonald's
13. Lake City Bank
14. Kroger
15. Wendy's
16. ALDI Grocery Store
17. BP
18. CVS
19. Starbucks
20. Jimmy John's
21. O'Reilly Auto Parts

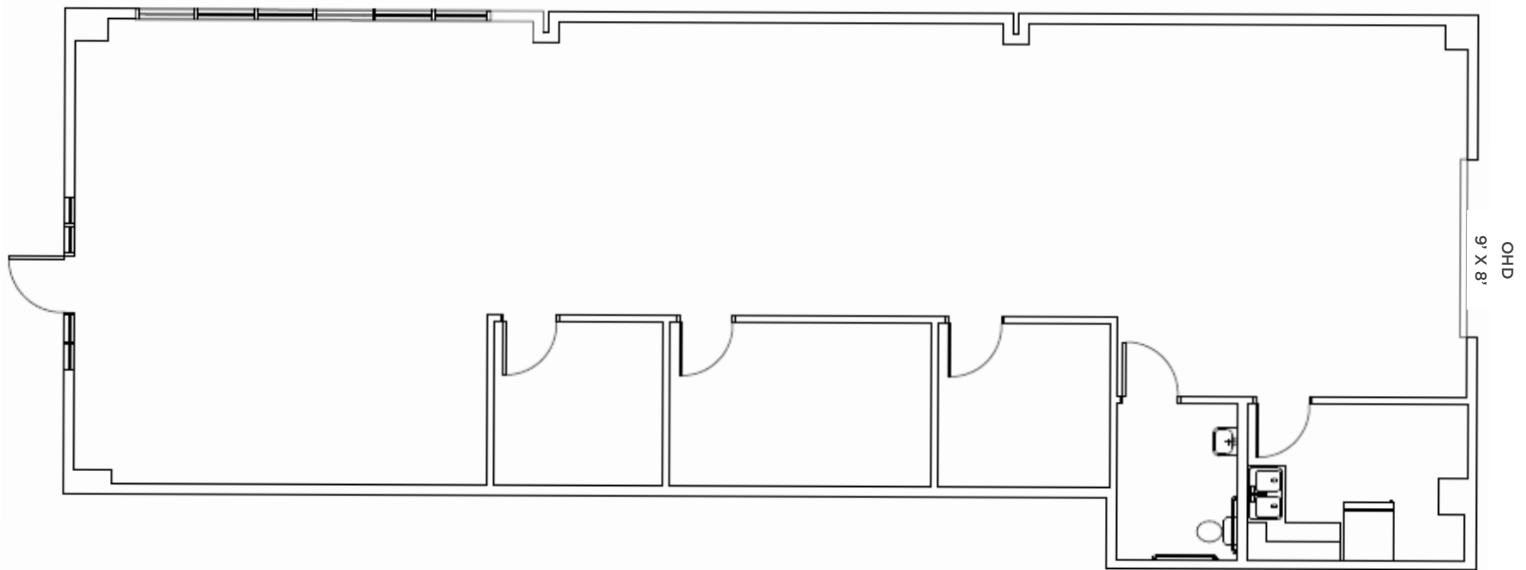
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Columbia Commons

561 Connexion Way
Columbia City, IN 46725

Available Suite 1 - 2,024 SF



Floor plan may not be to scale.
Contact broker for detailed floor plan.



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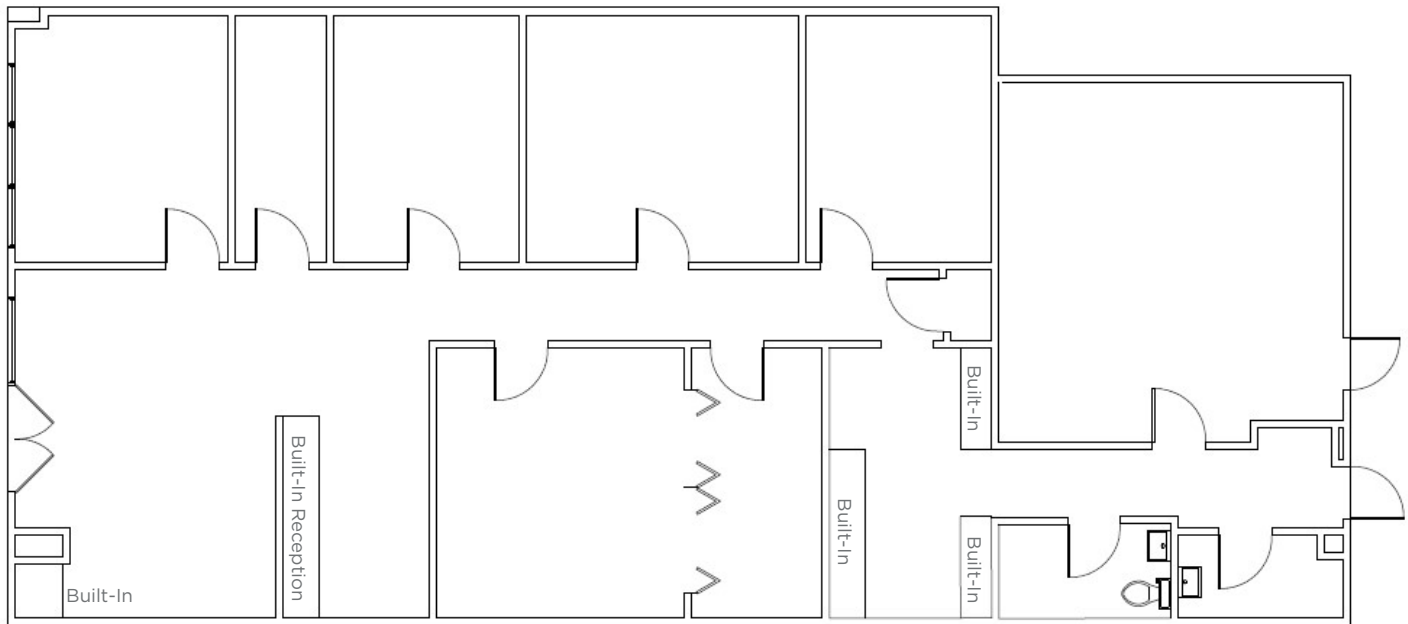
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Columbia Commons

561 Connexion Way
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Available Suite 3 - 2,591 SF



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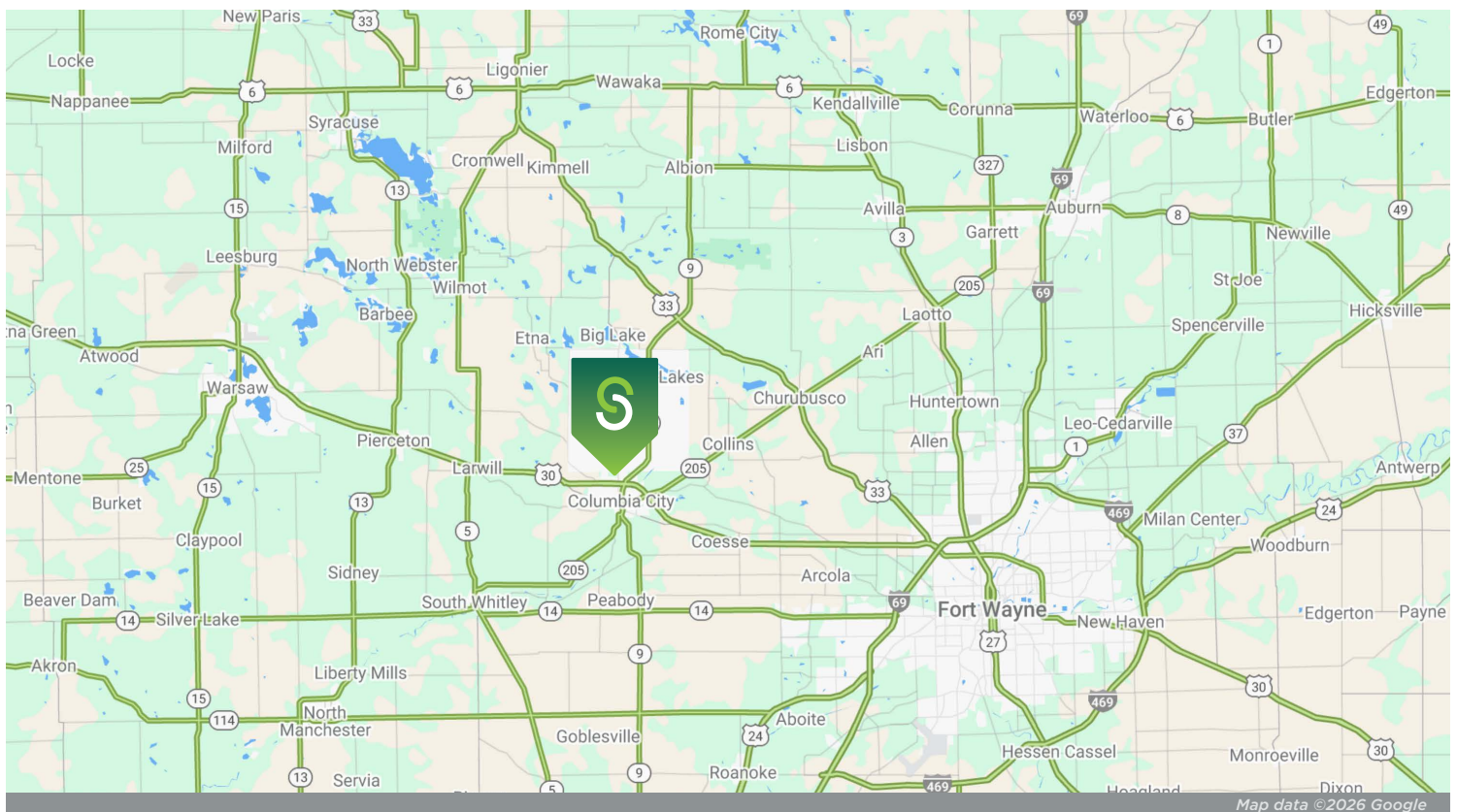
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Columbia Commons

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Columbia Commons

561 Connexion Way
Columbia City, IN 46725

PROPERTY INFORMATION

Address	561 Connexion Way
City, State, Zip	Columbia City, IN 46725
County	Whitley
Township	Columbia
Parcel Number	92-06-03-716-004-000.004
2024 Tax/Payable 2025	\$16,078.64



LEASE INFORMATION

Lease Rate & Type	\$16.00/SF/Yr Gross
Terms	3 yr Minimum
Availability	Immediately

RESPONSIBLE PARTIES

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

AVAILABLE UNIT

Total Building Area	12,150 SF	
Total Available	4,615 SF	
Max Contiguous	2,591 SF	
Units Available	SF	Monthly Rate
• Suite 1	2,024	\$2,698.66
• Suite 3	2,591	\$3,454.66

UTILITIES

Electric Provider	Columbia City
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Columbia City
High Speed Data	Mercury/MediaCom

SITE DATA

Site Acreage	1.0 AC
Zoning & Description	GB, General Business
Nearest Interstate	I-69, 18 miles
Traffic Counts	23,510 VPD on US 30
Parking	Paved
Parking Count	33 front lot; 23 back lot
Cross Streets	W Connexion Way & N Armstrong Dr

BUILDING INFORMATION

Property Type	Commercial/retail
Year Built	2006
# of Stories	1
Construction Type	Steel frame/block
Roof	Rubber
Heating	Natural gas/forced air
A/C	Central air
Lighting	LED
Ceiling Height	10'
Sprinklered	No
Electric Service	200 AMP
Signage	Facade/Pylon
Restrooms	1
High Speed Data	Yes
Floor Coverings	Carpet/vinyl plank
Ext. Finish	Decorative block

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