



**LEASE**

14550 Amstutz Rd retail  
and/or office for Lease

**14550 AMSTUTZ ROAD**

Leo-Cedarville, IN 46765

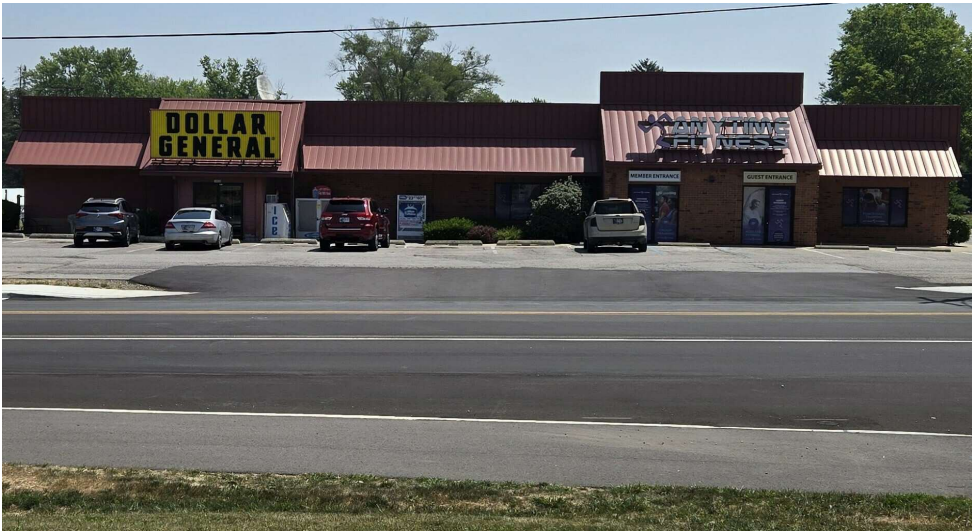
**PRESENTED BY:**

**BRANDON DOWNEY**

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$9.00 - 11.00 SF/yr (NNN)
AVAILABLE SF:	2,100 - 6,300 SF

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PROPERTY DESCRIPTION

Anytime Fitness space. Ideal for another body health-oriented business to move right in after Anytime Fitness vacates. Will lease total space of 6,300 or divide up into a 4,200 SF space and 2,100 SF space. Unit A is 4,200 SF featuring a mostly open floor plan and roadside exposure. Unit A is ideal for retail. Unit B is 2,100 SF that is also a mostly open floor plan. Unit B is ideal for office but could also be retail.  
NNN's are approximately \$1.75 SF  
Will be available to occupy in January 2026

PROPERTY HIGHLIGHTS



LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	3 to 5 months
TOTAL SPACE:	2,100 - 6,300 SF	LEASE RATE:	\$9.00 - \$11.00 SF/yr

AVAILABLE SPACES  
SUITE

TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

14550 Amstutz Rd roadside retail space - 4,200 SF	Available	4,200 SF	NNN	\$11.00 SF/yr	Anytime Fitness is current occupant but will be vacating at the end of December 2025. Ideal for another body health-oriented fitness business or any other retail. Mostly open plan, (2) small offices, (2) restrooms. Excellent exposure to busy traffic on Amstutz Rd
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LEASE SPACES



SUITE	TENANT SIZE (SF)			LEASE TYPE	LEASE RATE	DESCRIPTION
14550 Amstutz Rd side retail space or office space - 2,100 SF	Available	2,100 SF	NNN		\$9.00 SF/yr	Anytime Fitness is current occupant but will be vacating at the end of December 2025. Mostly open plan with (1) office and (1) restroom. Ideal for office agency or small retail

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14550 Amstutz Rd total space - 6,300 SF Available	6,300 SF	NNN	\$10.00 SF/yr	Anytime Fitness is current occupant but will be vacating at the end of December 2025. Ideal for another body health-oriented fitness business or any other retail. Mostly open plan, (3) small offices, (3) restrooms. Excellent exposure to busy traffic on Amstutz Rd
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SVN | PARKE GROUP 5



## ADDITIONAL PHOTOS

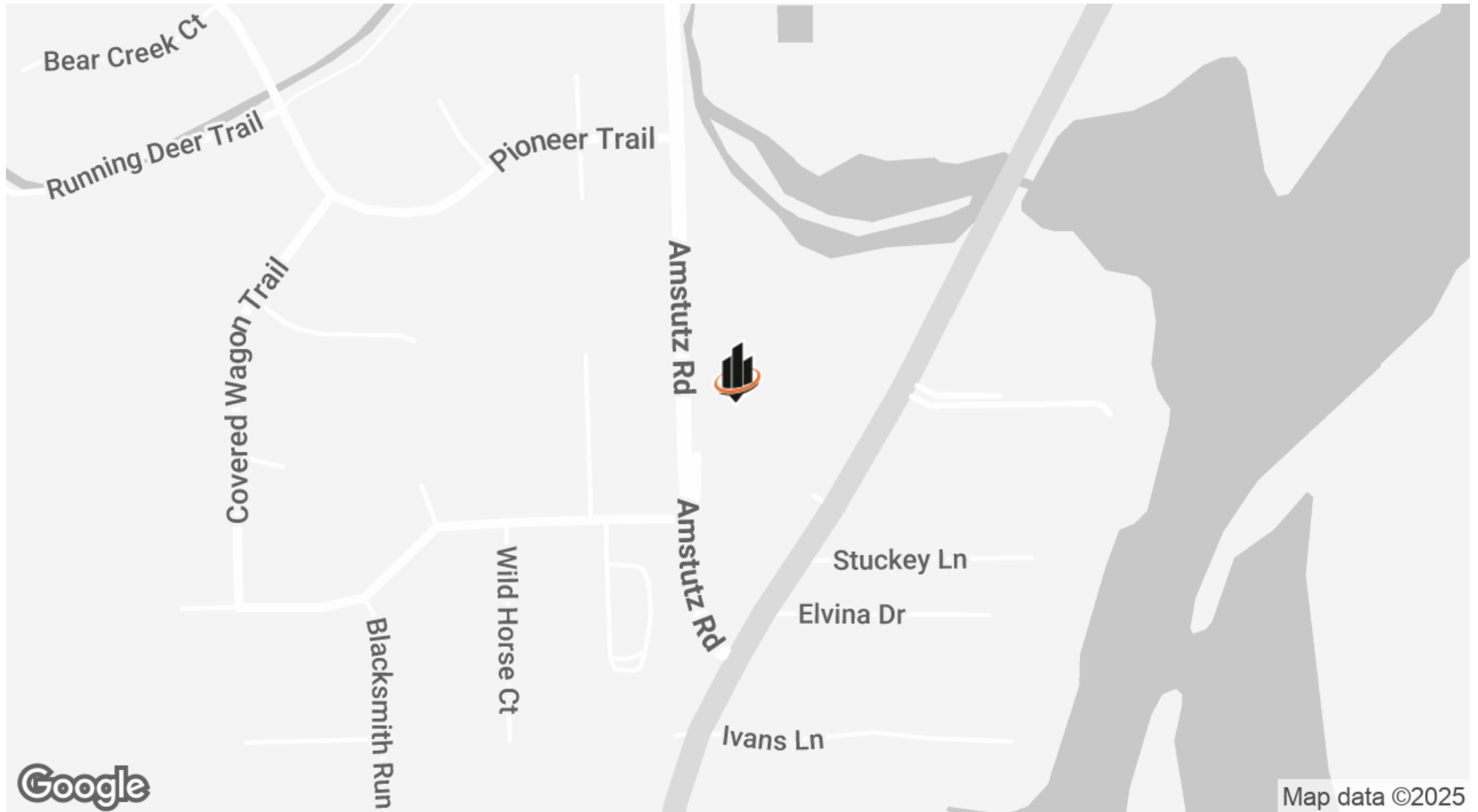


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## LOCATION MAP



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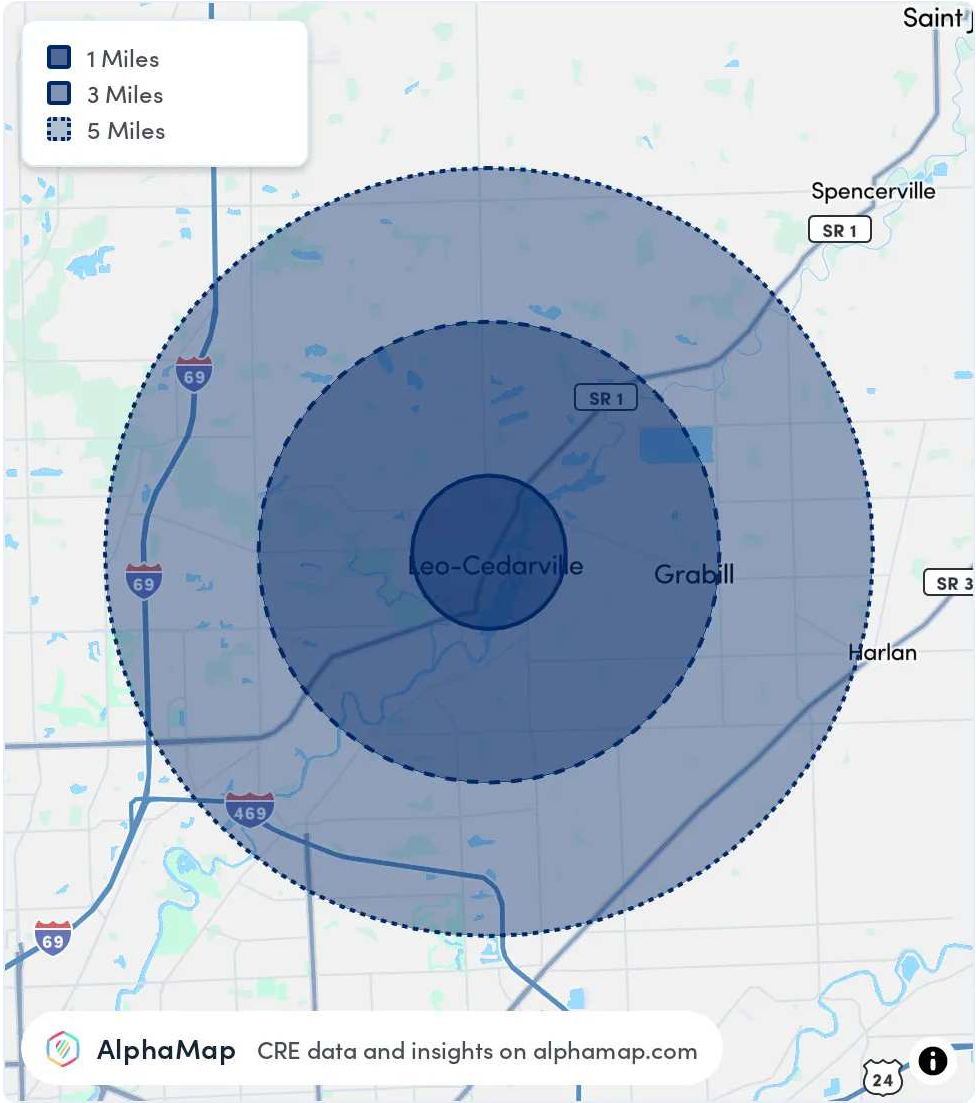
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,045	10,971	38,623
AVERAGE AGE	39	39	39
AVERAGE AGE (MALE)	38	38	38
AVERAGE AGE (FEMALE)	40	40	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,014	3,726	14,125
PERSONS PER HH	3	2.9	2.7
AVERAGE HH INCOME	\$132,681	\$119,984	\$121,345
AVERAGE HOUSE VALUE	\$412,931	\$389,908	\$353,570
PER CAPITA INCOME	\$44,227	\$41,373	\$44,942

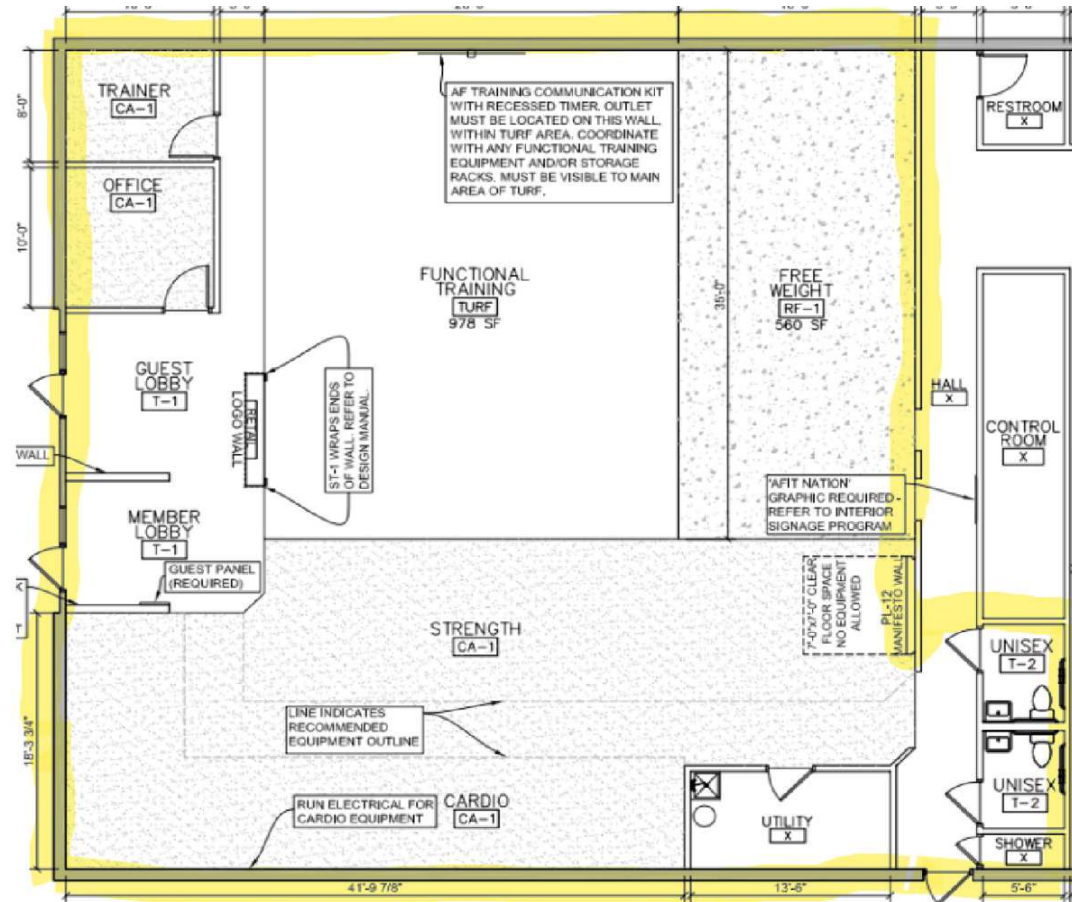
Map and demographics data derived from AlphaMap



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## FLOOR PLAN - 4,200 SF UNIT A RETAIL

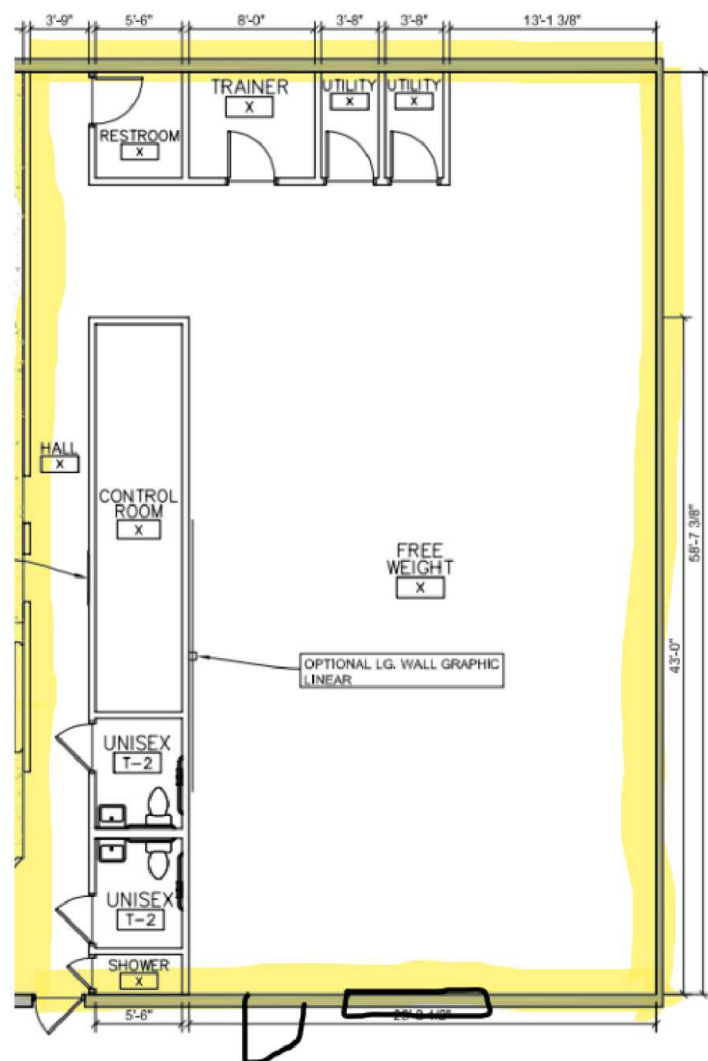


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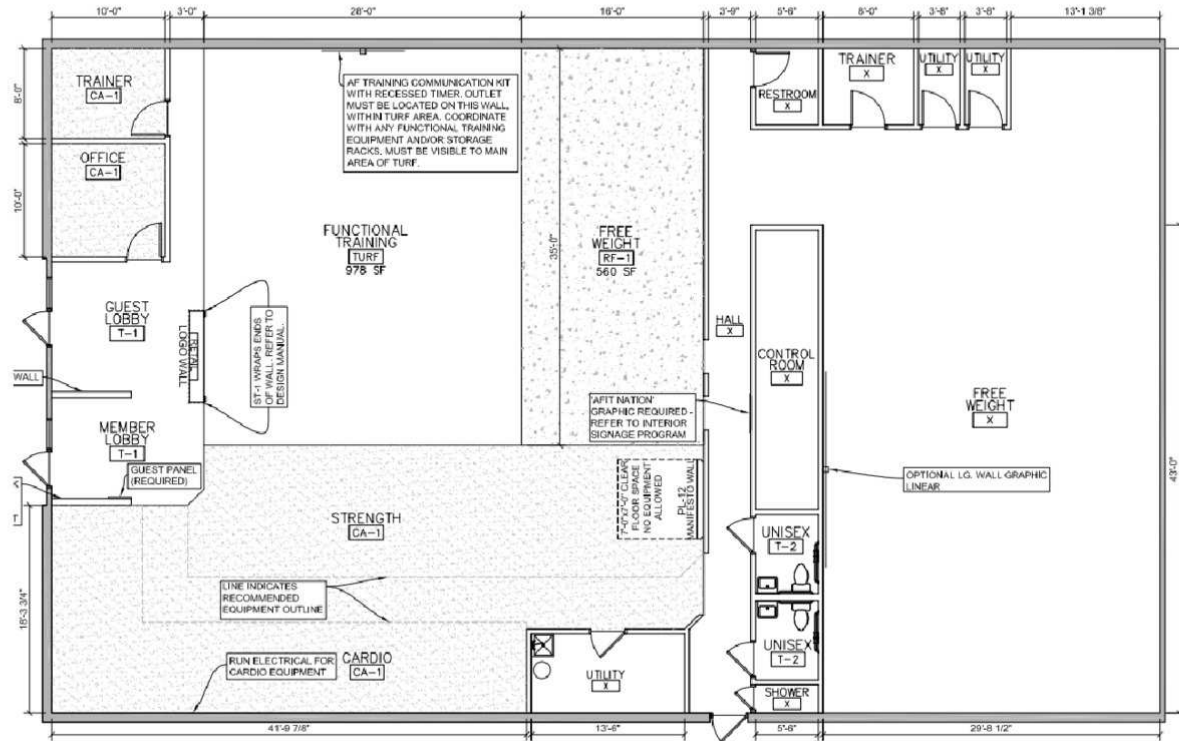
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FLOOR PLAN - 2,100 SF UNIT B OFFICE OR RETAIL



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# FLOOR PLAN - 6,300 SF TOTAL FLOOR PLAN



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## RETAILER MAP



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