



Xplor
COMMERCIAL REAL ESTATE

AVAILABLE FOR LEASE

PINE CREEK PLAZA

2852 - 2882 MILLER DR
PLYMOUTH, IN 46563

NEAL WORDEN

Broker

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E: nworden@xplorcommercial.com

127 W Berry St

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

AVAILABLE 1,422 - 1,722 SF
LEASE RATE \$11.00 SF/YR

PROPERTY HIGHLIGHTS

- Excellent visibility from Highway 30.
- Well established tenant mix providing various goods and services.
- Anchored by Hacienda Restaurant and easily accessible.
- Plymouth is the economic hub for Marshall county providing a large percentage of jobs.
- 7 major manufacturers are located in Plymouth providing a boost for service providers.



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PROPERTY SUMMARY



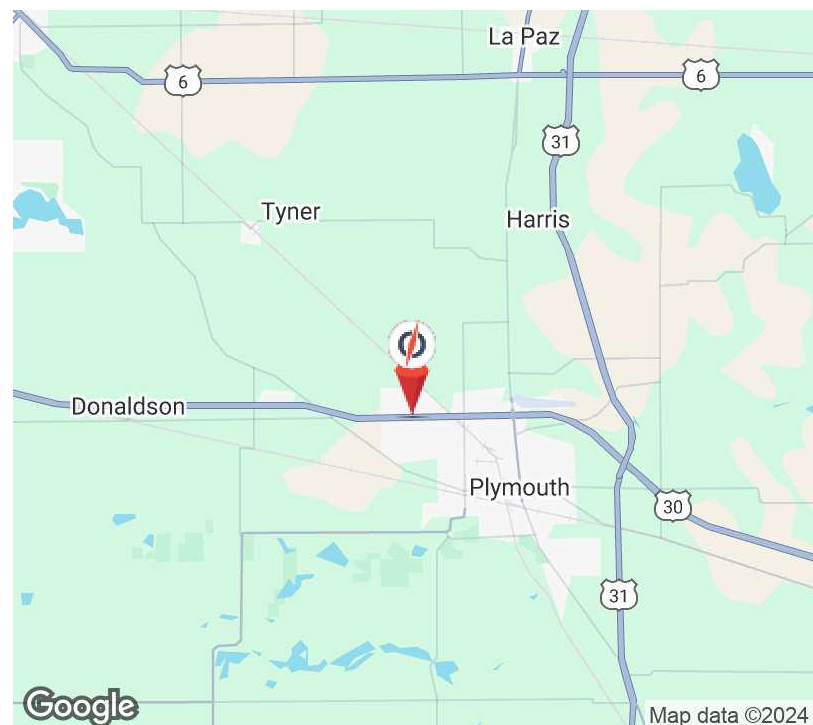
TRIPLE NET LEASE EXPENSES

- Utilities - TENANT
- Lawn & Snow - TENANT
- Taxes & Insurance - TENANT
- Maintenance & Repair - TENANT
- Roof & Structure - LANDLORD

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Number of Units:	14
Lot Size:	4.17 Acres
Building Size:	30,273 SF

SPACES	LEASE RATE	SPACE SIZE
2868 Miller Dr	\$11.00 SF/yr	1,422 SF
2880 Miller Dr	\$11.00 SF/yr	1,722 SF



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TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE
MANCINO'S	-	2852-2854	SPINE & JOINT ASSOCIATES	-	2866	AMERIMED EMERGENCY MEDICAL SERVICES	-	2876
KARMA MUSIC	-	2856	SWEET SWIRLZ FROZEN YOGURT	-	2868	PLYMOUTH FAMILY EYECARE	-	2878
ICC GROUP	-	2858	COLDWELL BANKER	-	2870	AVAILABLE	1,722 SF	2880
HACIENDA	-	2862	ELWOOD STAFFING	-	2872	SUNRISE CAFE	-	2882
MARSHALL COUNTY ECONOMIC DEPT.	-	2864	TIPS & TOES DAY SPA	-	2874			

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ADDITIONAL PHOTOS



NEAL WORDEN

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RETAILER MAP



Google

Map data ©2024 Google Imagery ©2024 Maxar Technologies

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PROPERTY DETAILS

LEASE RATE	\$11.00 SF/YR
LEASE TYPE	TRIPLE NET

LOCATION INFORMATION

Building Name	Pine Creek Plaza
Street Address	2852 - 2882 Miller Dr
City, State, Zip	Plymouth, IN 46563
County/Township	Marshall/Center Township
Side Of Street	South
Signal Intersection	Yes
Road Type	Highway
Nearest Highway	US Highway 30

BUILDING INFORMATION

Building Size	30,273 SF
Price / SF	\$11.00
Year Built	2007
Tenancy	Multiple

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Strip Center
Zoning	C-3 (Commercial District)
Lot Size	4.17 Acres
APN#	50-42-31-101-096.002-019
Corner Property	Yes
Traffic Count Street	US Hwy 30 - 17,805 VPD

PARKING & TRANSPORTATION

Parking Type	Surface
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