

For Lease



Class A Professional/Medical Office - 3,461 SF Available



2655 North S.R. 127

Angola, IN, 46703

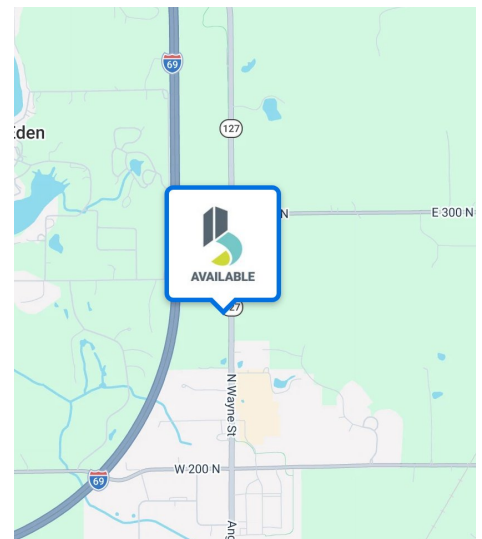
Highlights

- Perfectly situated on Highway 127, minutes south of I-69 and north of major shopping centers
- 3,461 SF available
- Existing chiropractic center provides an established professional/medical setting
- Professional equipment and furniture available if needed (Inquire with broker)
- Layout offers flexibility for two users
- Newly updated exterior and entrance
- Modernized interior
- Ample asphalt parking

Lease Rate \$16.00/SF/yr NNN

Available Space 3,461 SF

Building Size 4,861 SF



Chad Voglewede

Senior Broker

cvoglewede@bradleyco.com

c 260.639.3377

www.bradleyco.com

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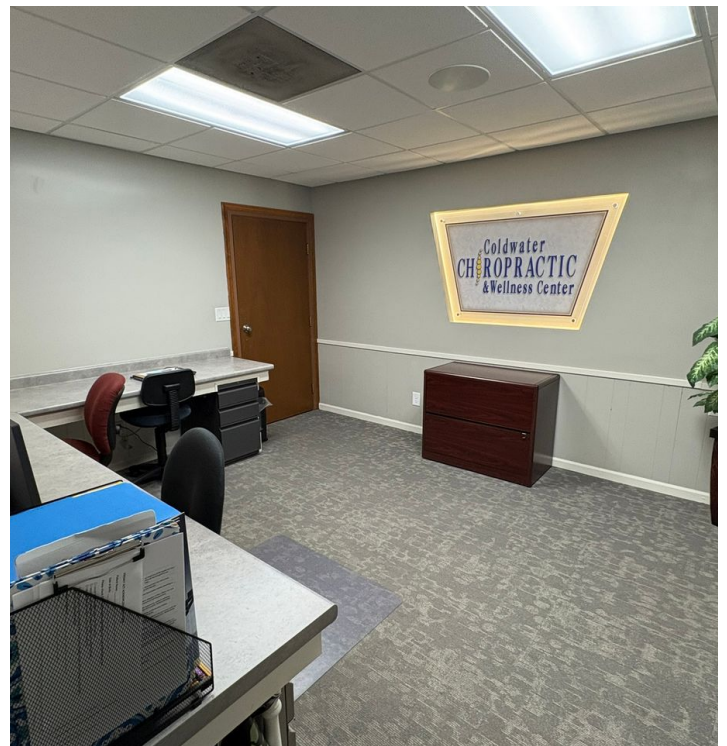
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Highlights

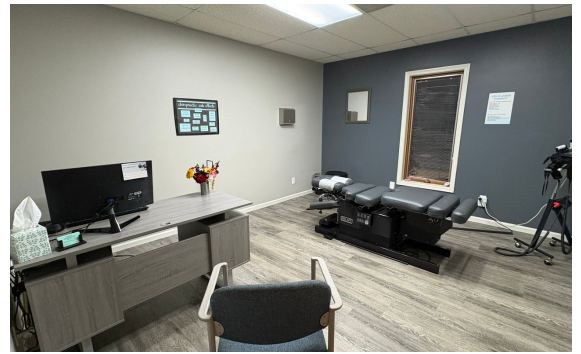
This office space in Angola, IN is the perfect choice for any business looking for a prime location. It's perfectly situated on Highway 127, just minutes south of I-69 and north of major shopping centers, offering unbeatable convenience and accessibility.

You'll have plenty of room to grow your business in this thriving location. The interior of this office space has been newly remodeled, providing a professional environment for your business. In addition, this building has a newly updated exterior and entrance.



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Location Information

Address	2655 North S.R. 127
City, State, Zip	Angola, IN 46703
County	Steuben

Building Information

Building Size	4,861 SF
Office SF Available	3,461 SF
Building Class	B
Tenancy	Multiple
Ceiling Height	8 ft
Number of Floors	1
Year Built	1995
Year Last Renovated	2018
Construction Status	Existing
Framing	Wood
Condition	Good
Roof/Age	Asphalt shingle/newer
Exterior	Wood/Upgrades
Grade-level Doors	3 Doors / 3 ft.

Property Information

Property Type	Office
Building Name	Coldwater Chiropractic of Angola
Visibility	Excellent
Zoning	Commercial
Lot Size	1.67 Acres
APN #	760611000012020011

Parking & Transportation

Parking Type	Asphalt
# of Parking Spots	22 Spaces

Utilities & Amenities

Central HVAC	Yes
A/C Type	Forced Air
Water/Sewer	City
Gas Supplier	Other
Power Supplier	NIPSCO
Power Type	200 Amp

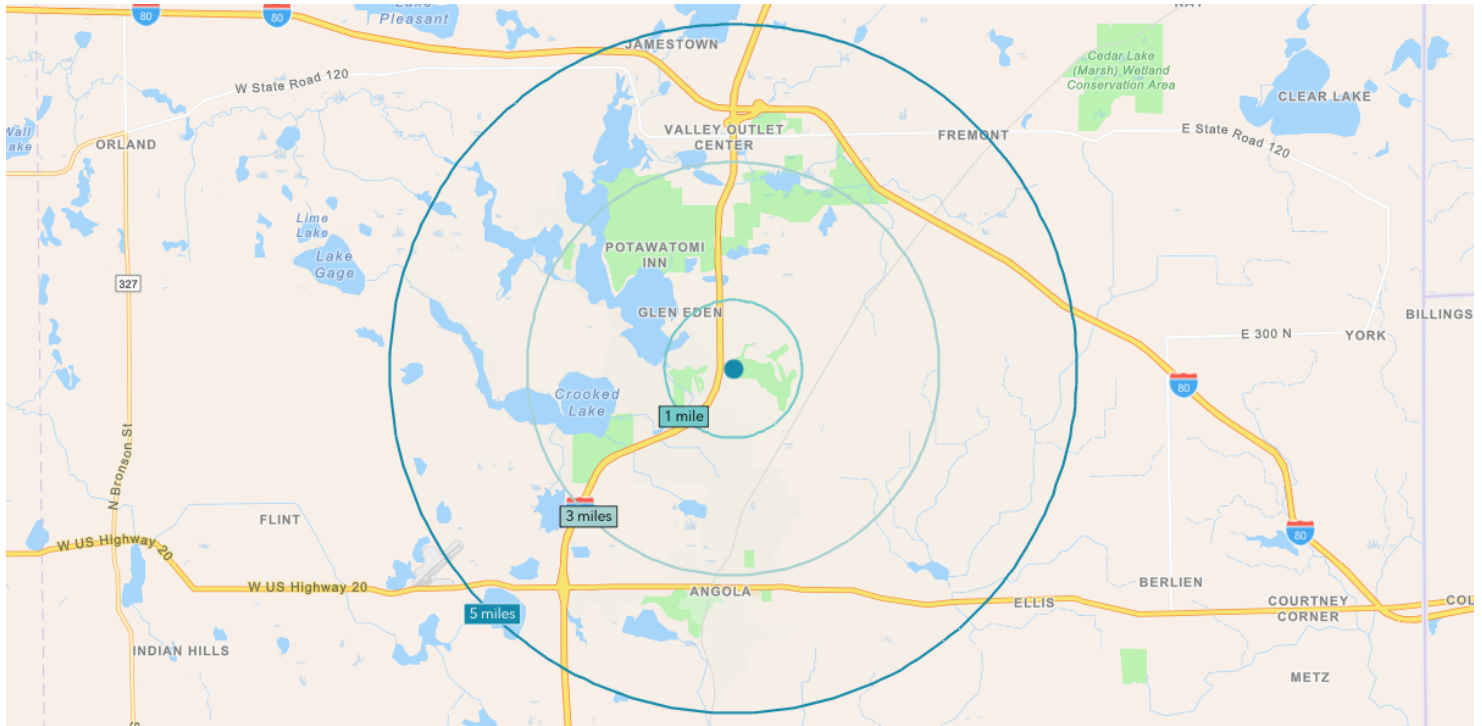
Aerial Map

2655 North S.R. 127, Angola, IN 46703



Demographics

2655 North S.R. 127, Angola, IN 46703



Demographics

	1 Mile	3 Miles	5 Miles
Total Population	746	8,082	19,693
Average Age	49.3	45.3	40.7
Average Age (Male)	48.2	43.3	37.9
Average Age (Female)	50.6	47.2	43.9
Total Households	301	3,612	7,847
# of Persons per HH	2.5	2.2	2.3
Average HH Income	\$114,020	\$93,164	\$96,276
Average House Value	\$473,249	\$366,018	\$370,527