

# For Lease

Retail/Office Property - 2,483-5,134 SF Available



## Columbia Plaza

539 - 545 North Line Street, Columbia City, IN 46725

### Highlights

- Two new white box suites available!
- Newly renovated 19,940 SF neighborhood shopping center
- Adjacent to U.S. 30 at signalized intersection
- Tenants include: T-Mobile, H&R Block, Division of Family Resources, Transcat Medical, and Neighborhood Health Clinics
- Shadow-anchored by Aldi (with a long-term lease), a newly renovated 22,185 SF freestanding building
- Prime location for restaurants, home improvement, and other retail/service businesses
- Pylon signage along U.S. 30 available
- 14 Miles west of the new Amazon warehouse and Sweetwater Sound

Property Type:	Retail / office strip center
Transaction Type:	For Lease
Available:	2,483 - 5,134 SF
Base Rate:	\$12.00 PSF
NNN Charges (2026):	\$4.47 PSF



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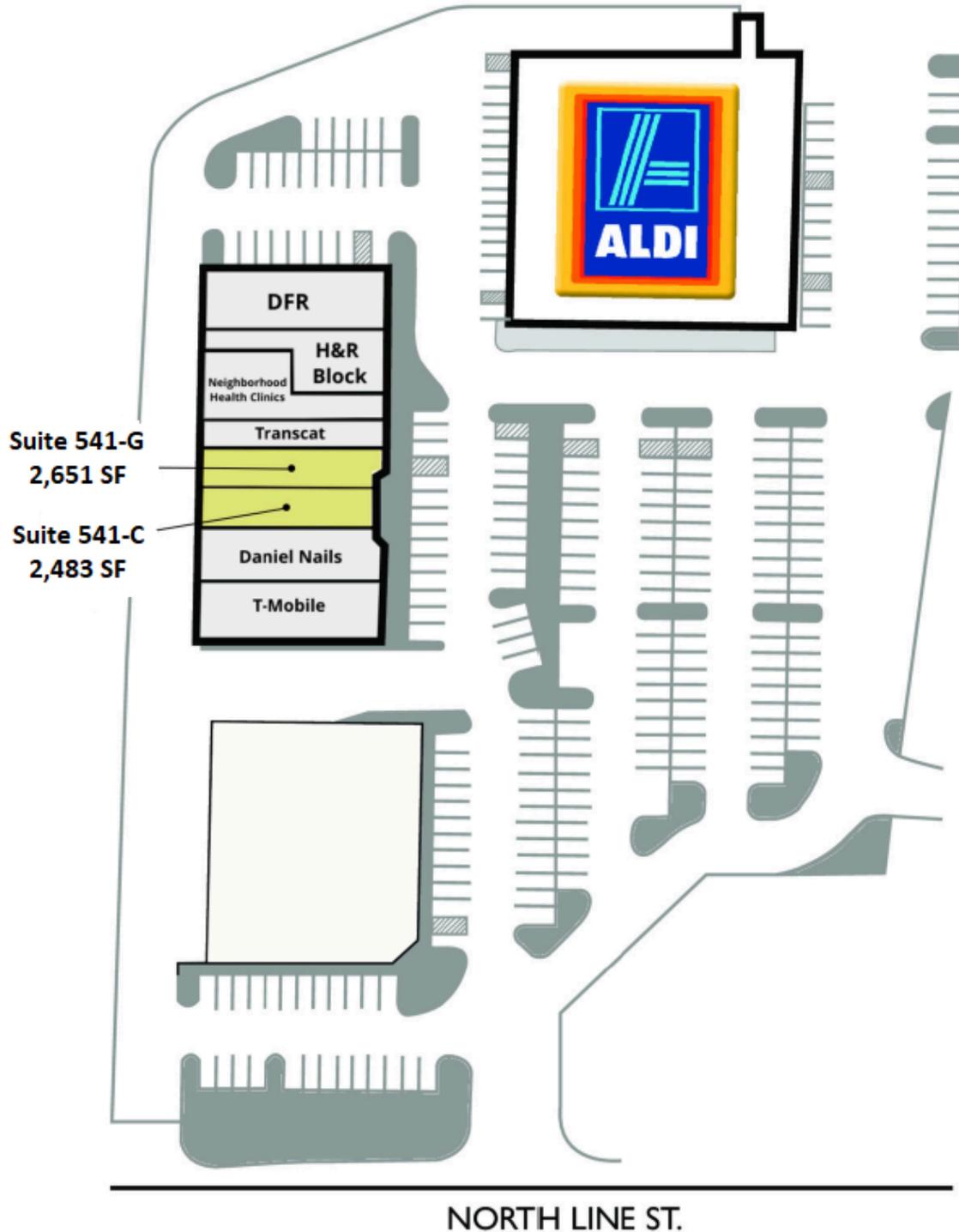
# Photos

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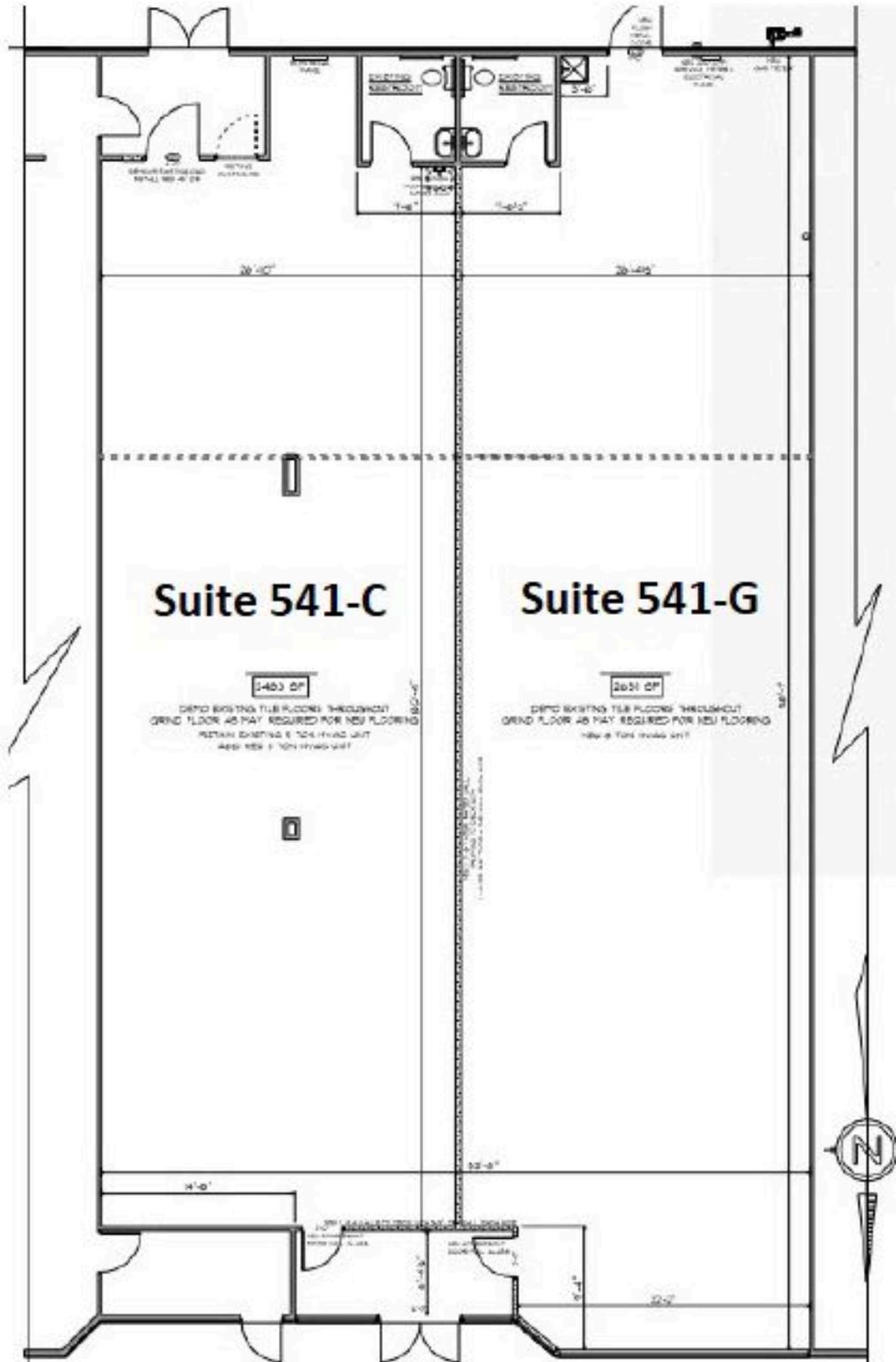
# Site Plan

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# Floor Plan

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# Property Details



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## Site Information

Address	539 - 545 North Line Street Columbia City, IN 46725
Parcel ID	92-06-03-243-002.000-004
Zoning	General Business
Lot Size	2.72 acres
Parking Spaces	123
Signage	Facade Double-sided pylon sign along US 30
Utilities	Gas: NIPSCO Electric: municipal Sewer: municipal Water: municipal
Assessed	\$1,024,000

## Operating Expenses

Building Insurance	\$0.57 PSF
Common Area Maintenance (CAM)	\$2.76 PSF
Real Estate Taxes	\$1.13 PSF

## Building Information

Building Size	19,940 SF
Suites	8
Year Built	1985
Construction	Steel frame Concrete exterior
Roof	Built up Installed in 2006
Bay Spacing	30' x 100'
Ceiling Height	10'
HVAC	Rooftop units

## Tenant / Landlord Expenses

Utilities	Tenant
Lawn & Snow	Tenant to reimburse Landlord
Real Estate Taxes	Tenant to reimburse Landlord
Building Insurance	Tenant to reimburse Landlord
Maintenance & Repairs	Tenant
Roof & Structure	Landlord

# Interior Photos

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Suite 541-C



Suite 541-G

# Area Map

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## Demographics

	3 Miles	5 Miles	7 Miles
Population	12,341	15,988	21,698
Total Households	5,270	6,669	9,025
Average Household Income	\$86,762	\$90,729	\$96,141
Traffic Counts	19,030 daily 10,910 daily	(US 30) (Line Street/SR 109)	
Nearest Highway	.1 Mile	(US 30)	
Fort Wayne International Airport (FWA)	26 Miles		