



## Town & Country Plaza

496 W Plaza Drive  
Columbia City, IN 46725



### Retail Space For Lease

2,535 SF space available for lease in the Town & Country Plaza on US 30 in Columbia City. This suite is accessed through a beautifully landscaped courtyard adjacent to Dollar Tree and Wings Etc. Amenities include patio seating, a shared loading dock, and excellent signage on US 30.

### Featured Property Highlights

- Cold-shell condition
- 2,535 SF, **\$10.00 PSF/Yr NNN**
- Shadow anchored by Walmart Supercenter
- 20 miles west of Fort Wayne, Indiana
- Excellent visibility
- Fantastic location

#### NEAL BOWMAN, SIOR

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#### PHILIP HAGEE

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### Excellent Location

The property at 496 W Plaza Drive is located near these fine businesses:

- |                                  |  |                                |
|----------------------------------|--|--------------------------------|
| 1. Peoplelink Staffing Solutions | 10. Papa Johns Pizza                     | 19. Bob Evans                  |
| 2. Dunkin'                       | 11. Anytime Fitness                      | 20. Take 5 Oil Change          |
| 3. Marathon Gas                  | 12. AT&T Store                           | 21. Oriental Buffet            |
| 4. Crossroads Bank               | 13. New China                            | 22. Wendy's                    |
| 5. Dollar Tree                   | 14. Walmart                              | 23. U-Haul Neighborhood Dealer |
| 6. Journey Fitness Columbia City | 15. MidWest America Federal Credit Union | 24. Aldi                       |
| 7. Wings Etc                     | 16. Whitley County Work Release Center   | 25. H&R Block                  |
| 8. Dunham's Sports               | 17. Taco Bell                            | 26. Walgreens                  |
| 9. Shoe Sensation                | 18. Long John Silver's   KFC             |                                |

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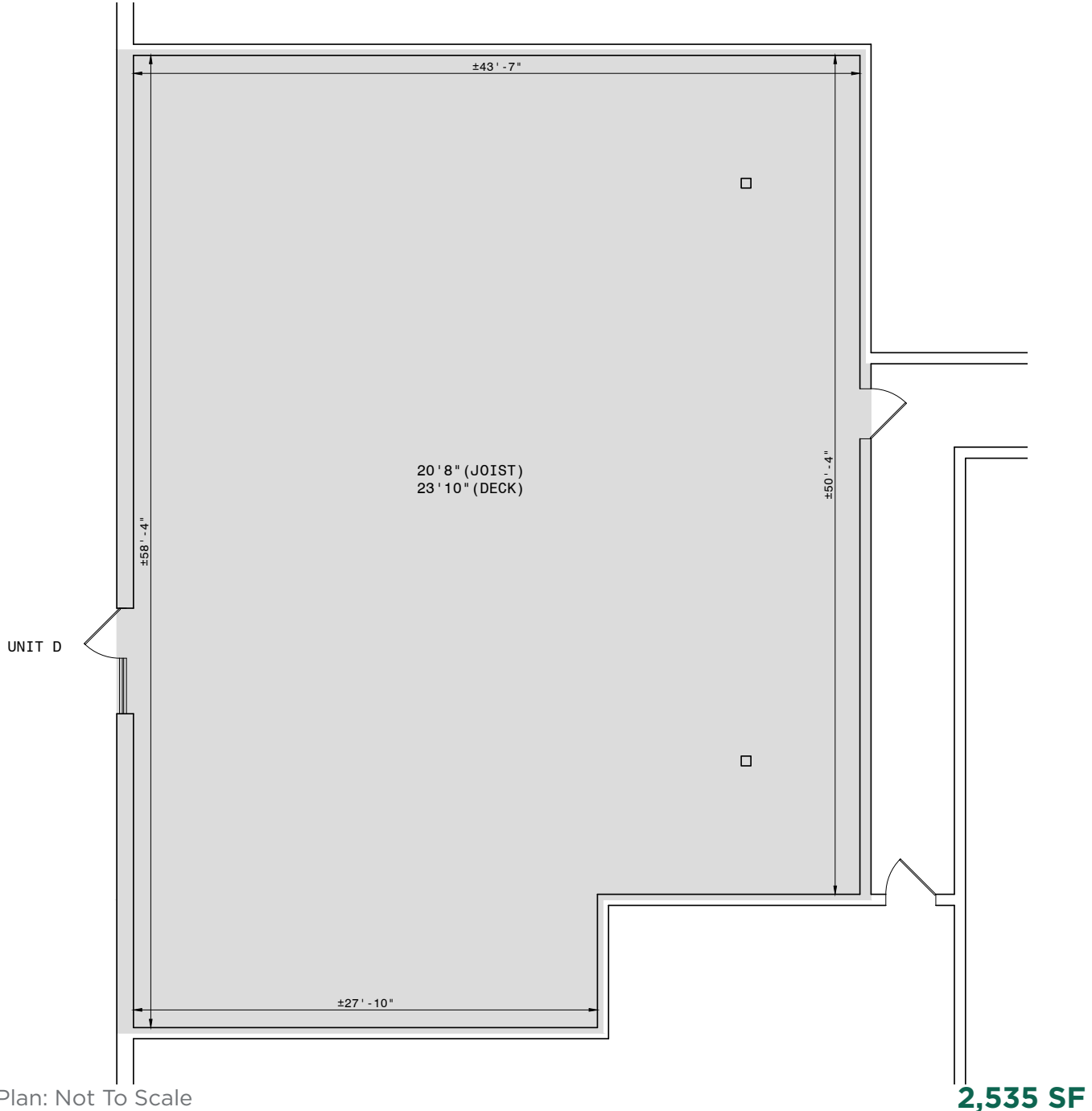
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**Units Available** - Contact Broker for Detailed Floor Plan



Floor Plan: Not To Scale

Unit D

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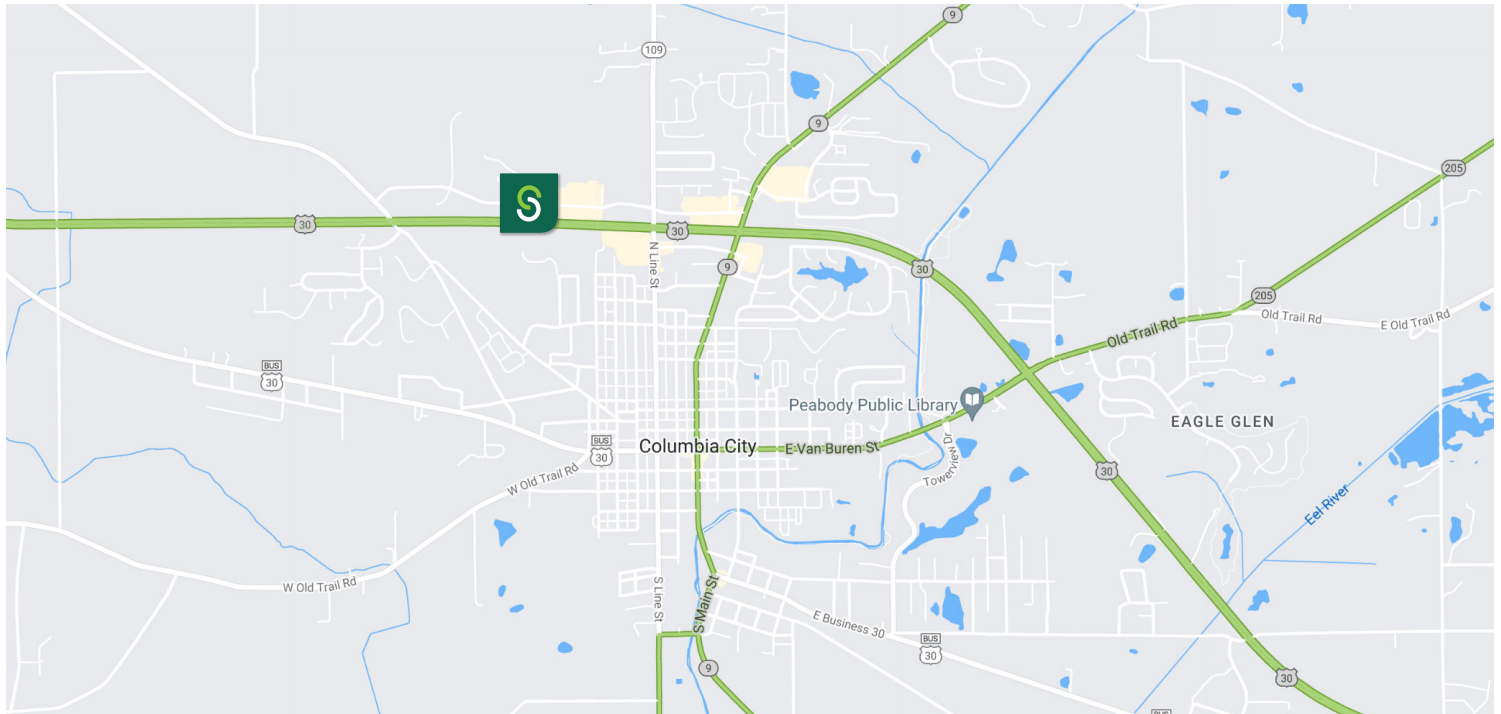


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Courtyard Entrance



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## Town & Country Plaza

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### COMMERCIAL IMPROVED FOR LEASE

Property Name	Town & Country Plaza
Address	496 West Plaza Drive
City, State, Zip	Columbia City, IN 46725
County	Whitley
Township	Columbia
Parcel No.	92-06-03-713-003.000-004



### LEASE INFORMATION

Lease Rate	\$10.00/SF/Yr
Lease Type	NNN
Terms	3 Year Minimum
Availability	Immediate

### RESPONSIBLE PARTIES

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

### AVAILABLE SUITES

Total Building Area	50,796 SF	
Total Available	2,535 RSF	
Max. Contiguous Available	2,535 RSF	
Suites Available	RSF	Monthly Rate
- Suite D	2,535	\$2,112.50

### BUILDING INFORMATION

Property Type	Retail
Year Built	1996
No. of Stories	1
Construction Type	Cinder Block
Roof	Standing Seam
Heating	Package System
A/C	Package System
Sprinklered	Yes
ADA Compliant	Yes
Signage	Monument, Storefront, Directory

### SITE DATA

Site Acreage	5.56
Zoning & Description	GB - General Business
Parking Description	Surface
Parking Count/Ratio	Ample
Traffic Count	25,800

### UTILITIES

Electric Supplier	City of Columbia City
Natural Gas Provider	Nipsco
Water & Sewer Provider	City of Columbia City

### ADDITIONAL INFORMATION

- 2,535 SF cold-shell space available for lease
- Excellent visibility on US 30
- Amenities: beautifully landscaped courtyard, patio seating, shared loading dock
- Shadow-anchored by Walmart Supercenter

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**Philip Hagee**  
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**Shelby Wilson**  
Project Coordinator

**Work with a group that puts your interests first.**

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

**260 424 8448**  
**SturgesProperty.com**

## STURGES AFFILIATE COMPANIES

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**Sturges Property Group**  
**260 424 8448**  
SturgesProperty.com

Sturges Property Group is northern Indiana's leader in commercial and industrial full-service real estate and commercial property management. Founded in 1975, Sturges Property Group is your partner for leasing, buying, selling, investing, and property management services.



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MaintainFortWayne.com

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**260 425 2096**  
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**Sturges Development**  
**260 426 9800**  
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