



**AVAILABLE
3.53 ACRES**

AVAILABLE FOR LEASE

BUILD TO SUIT

3000 MILLER DRIVE
PLYMOUTH, IN 46563

NEAL WORDEN

Broker

M: 260.705.8823

E: nworden@xplorcommercial.com

127 W Berry St

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

AVAILABLE 3.53 ACRES
LEASE RATE NEGOTIABLE

PROPERTY HIGHLIGHTS

- Build-to-Suit Opportunity with 300' of US Highway 30 frontage
- Located in growing commercial area on West side of Plymouth
- Location may accommodate multiple or single building with abundant parking lot
- Zoned to accommodate retail, medical office, hospitality, recreational, general commercial, and so much more!



PINE CREEK SHOPPES

3000 Miller Drive, Plymouth, IN 46563

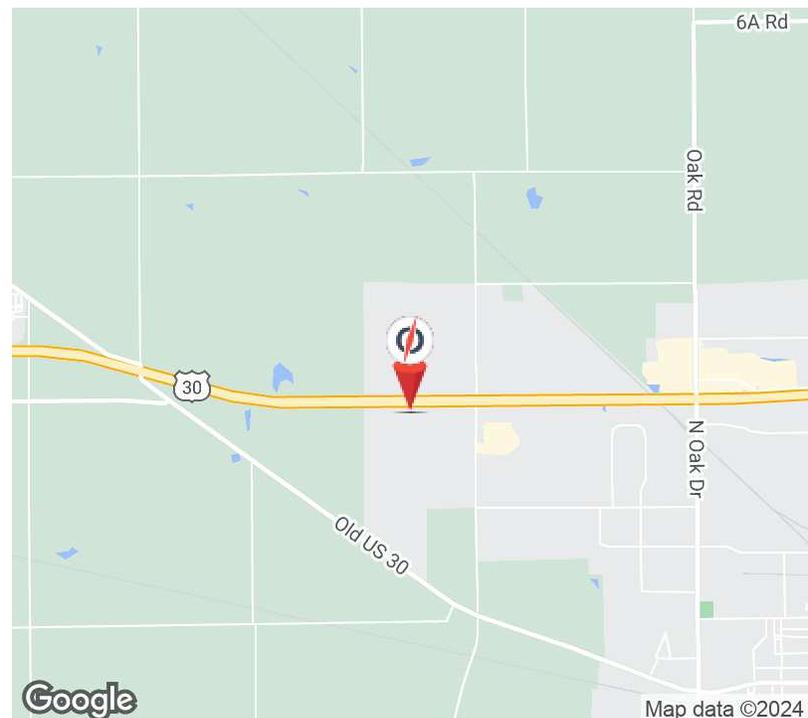


PROPERTY SUMMARY



PROPERTY DESCRIPTION

Premier build-to-suit opportunity in the ever growing market on west side of Plymouth, IN. Boasting 300' of prime frontage along US Highway 30, this location offers unparalleled visibility to over 16,000 vehicles daily. With the potential to accommodate a single or multiple buildings and ample parking, the possibilities are endless. With reputable, and heavily visited, neighbors like Love's Travel Stop, Bureau of Motor Vehicles, this versatile property is zoned to suit a variety of businesses, including retail, medical office, hospitality, recreational facilities, and many more.



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	Negotiable
Lot Size:	3.53 Acres

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ADDITIONAL PHOTOS



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260.705.8823

nworden@xplorcommercial.com

PINE CREEK SHOPPES

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RETAILER MAP



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PINE CREEK SHOPPER

3000 Miller Drive, Plymouth, IN 46563



PROPERTY DETAILS

**LEASE RATE
AVAILABLE**

**NEGOTIABLE
BUILD TO SUIT**

LOCATION INFORMATION

Building Name	Pine Creek Shoppes
Street Address	3000 Miller Drive
City, State, Zip	Plymouth, IN 46563
County/Township	Marshall
Market	Northwest Indiana
Side Of Street	South

LAND

Number Of Lots	2
Best Use	Build-to-Suit Stand Alone Retail or Office
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

PROPERTY DETAILS

Property Type	Build-to-Suit
Property Subtype	Retail-Pad
Zoning	C-3 (Commercial)
Lot Size	3.53 Acres
APN#	50-41-36-000-017.000-020, 50-41-36-000-016.000-020
Lot Frontage	300
Lot Depth	515
Corner Property	No
Traffic Count Street	US Highway 30 - 16,617 VPD
Building Options	up to 2 Buildings 12,000 - 16,000 SF 80' x 150' - 90' x 178'