

RANGER MATERIALS

310 ARGONNE RD, WARSAW, IN 46580

RETAIL PROPERTY
FOR SALE



FOR MORE INFORMATION, CONTACT:

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2008 E. CENTER STREET WARSAW, IN 46508 BRIANPETERSONGROUP.COM

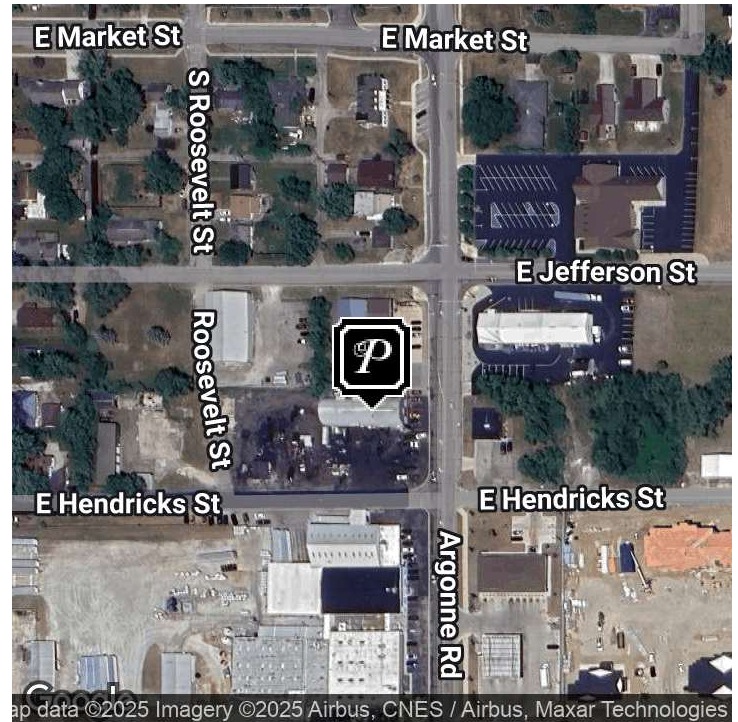


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REAL ESTATE



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OFFERING SUMMARY

Sale Price:	\$299,900
Building Size:	5,031 SF
Available SF:	
Lot Size:	0.4 Acres
Number of Units:	1
Price / SF:	\$59.61
Year Built:	1946
Zoning:	C-2

PROPERTY OVERVIEW

Unlock the potential of this remarkable retail opportunity in the thriving Warsaw and Winona Lake areas. The property features a spacious 5,031 SF building, presenting a versatile space suitable for a wide range of retail, commercial, and light manufacturing ventures. With its prime location and zoning as C-2, this property is perfectly positioned to attract high levels of foot traffic – an essential advantage for any retail business. Built in 1946, this historic building offers character and charm, complemented by modern updates to ensure a seamless retail experience. With one unit available, the property provides a unique opportunity for a retail investor to establish a successful presence in this vibrant market. Front space is set up for retail or office use.

PROPERTY HIGHLIGHTS

- Spacious 5,031 SF building
- Versatile space suitable for a wide range of retail ventures
- Zoned as C-2
- High traffic location
- Open showroom space, Private office, Warehouse space
- One unit available for a great investor opportunity

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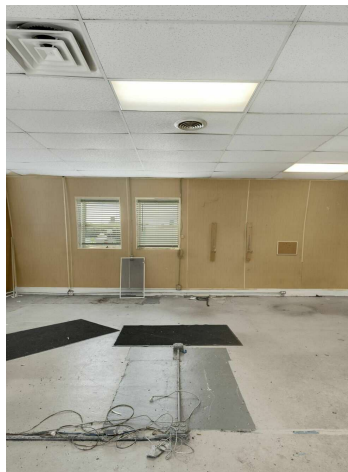
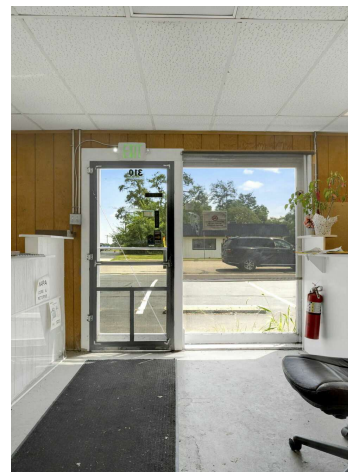
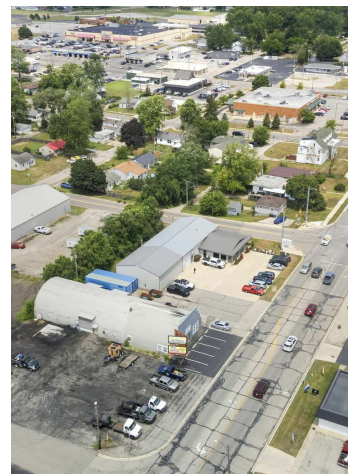
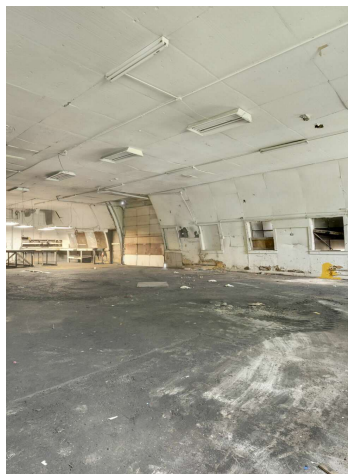
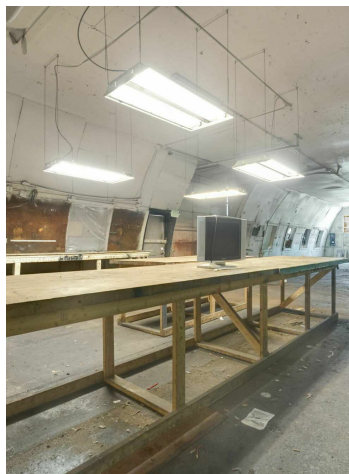


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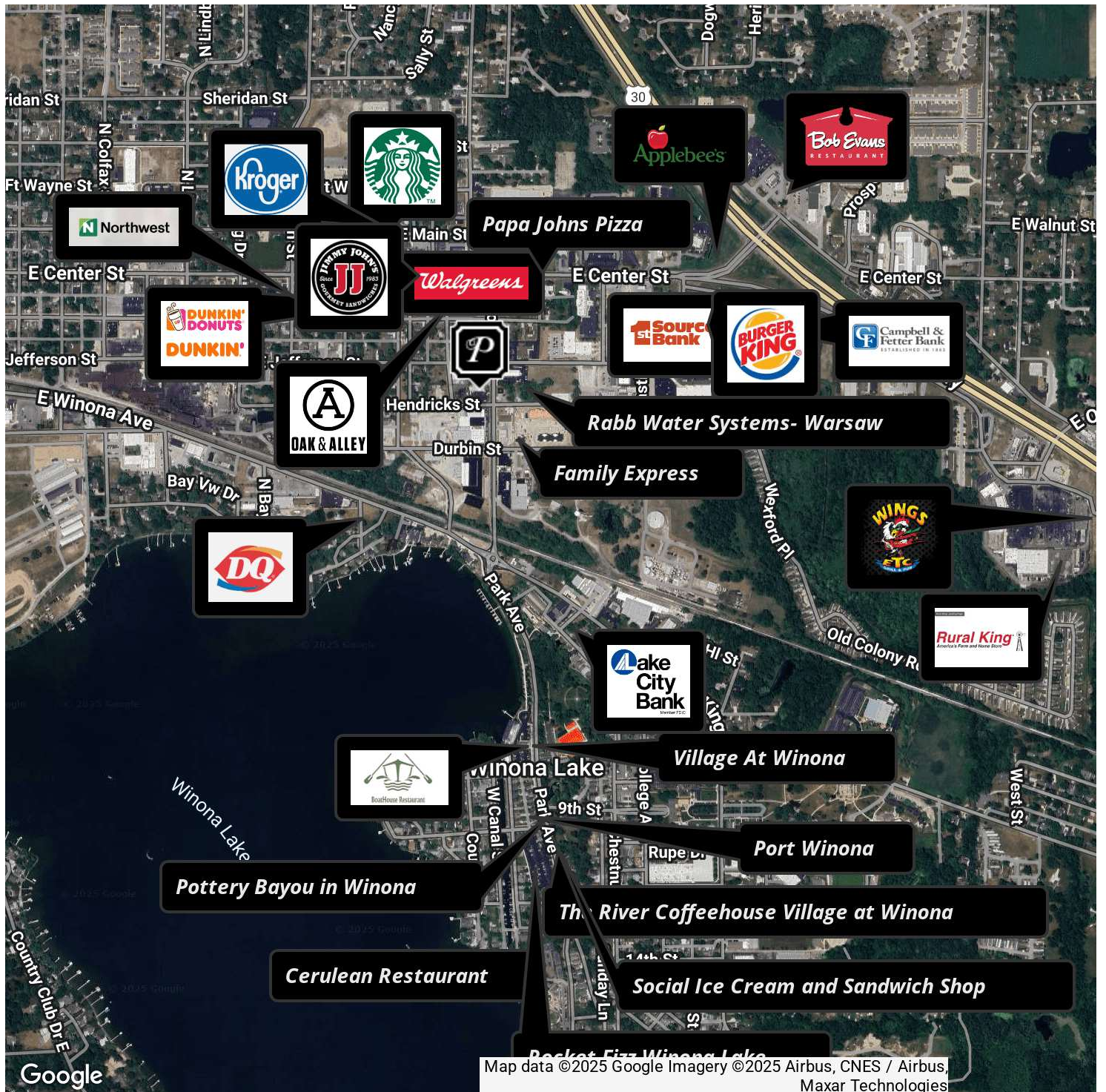


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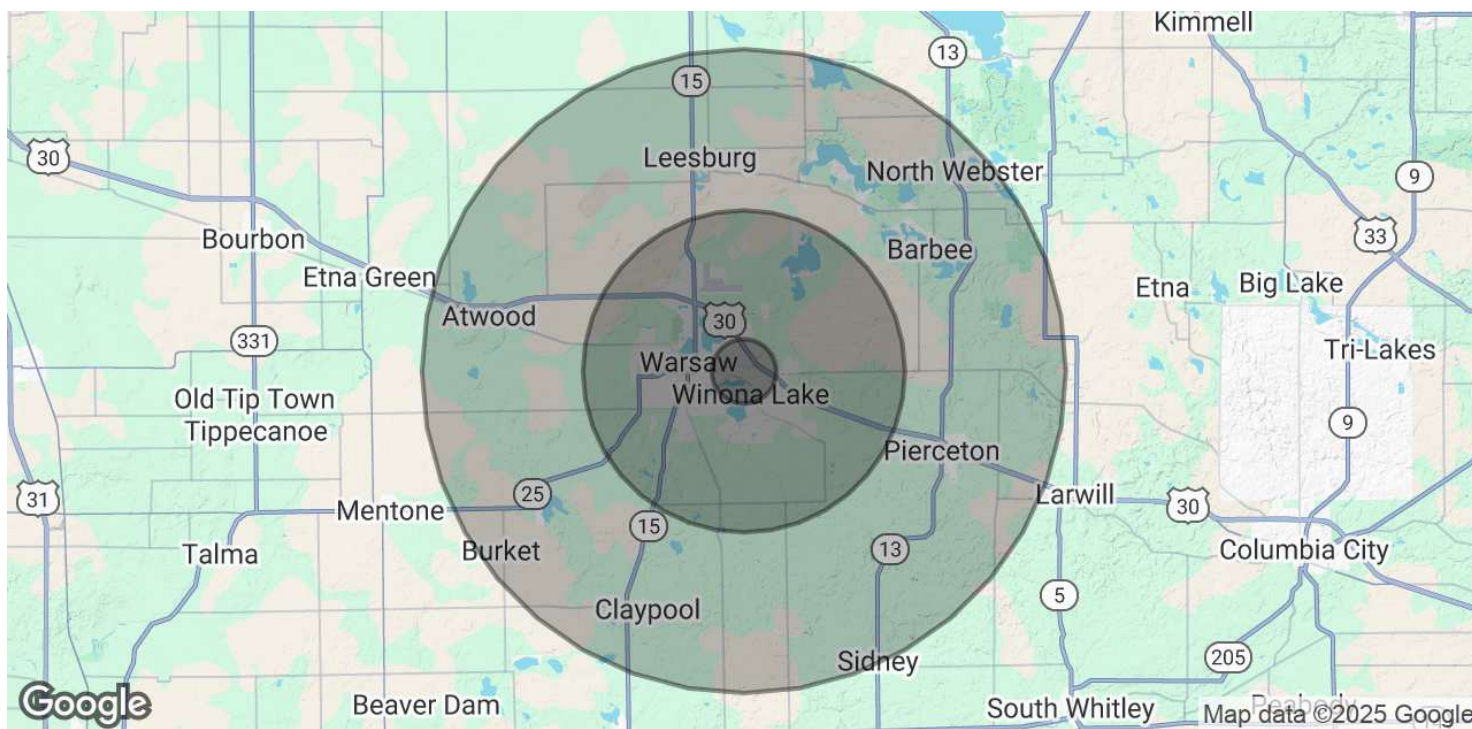


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,150	36,860	58,127
Average Age	38	39	40
Average Age (Male)	36	38	39
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,366	14,211	22,941
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$81,538	\$86,896	\$88,239
Average House Value	\$257,846	\$263,335	\$267,202

Demographics data derived from AlphaMap

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