

5991 CENTRAL AVENUE, PORTAGE, IN 46368



For more information, please contact:

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CENTRAL AVENUE RETAIL CENTER

5991 Central Avenue, Portage, IN 46368



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 5,000 SF

Lease Rate: \$14.00 SF/yr (NNN)

Lot Size: 0.95 Acres

Year Built: 1961

Building Size: 12648 SF

Zoning: C1

PROPERTY HIGHLIGHTS

- Retail space for lease in Portage, IN
- Hard Corner of Willowcreek and Central Avenue
- 5,000 SF endcap unit
- Stoplight intersection
- Located across the street from a Strack & Van Til anchored Power Center
- Anchored by Ace Hardware



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PROPERTY DESCRIPTION



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Retail space now available for lease in Portage, IN. The subject building is located at the signalized intersection of Willowcreek and Central Avenue. The 5,000 SF endcap unit offers prime exposure and anchored by Ace Hardware. The property sits directly across the street from a Strack & Van Til anchored shopping center which includes nationals such as Dunkin, Family Dollar, Leslie's Pool Supplies, Pet Supplies Plus and many others

LOCATION DESCRIPTION

Retail Center located at the stoplight corner of Central Avenue and Willowcreek Road in Portage, IN.

Portage is the largest city in Porter County and the third largest in Northwest, IN. According to the 2010 census, the population was roughly 37,000. Portage is a city strategically located 35 miles from downtown Chicago via 80-94. It is considered a heavily industrial city and has seen many large developments over the last couple of years.

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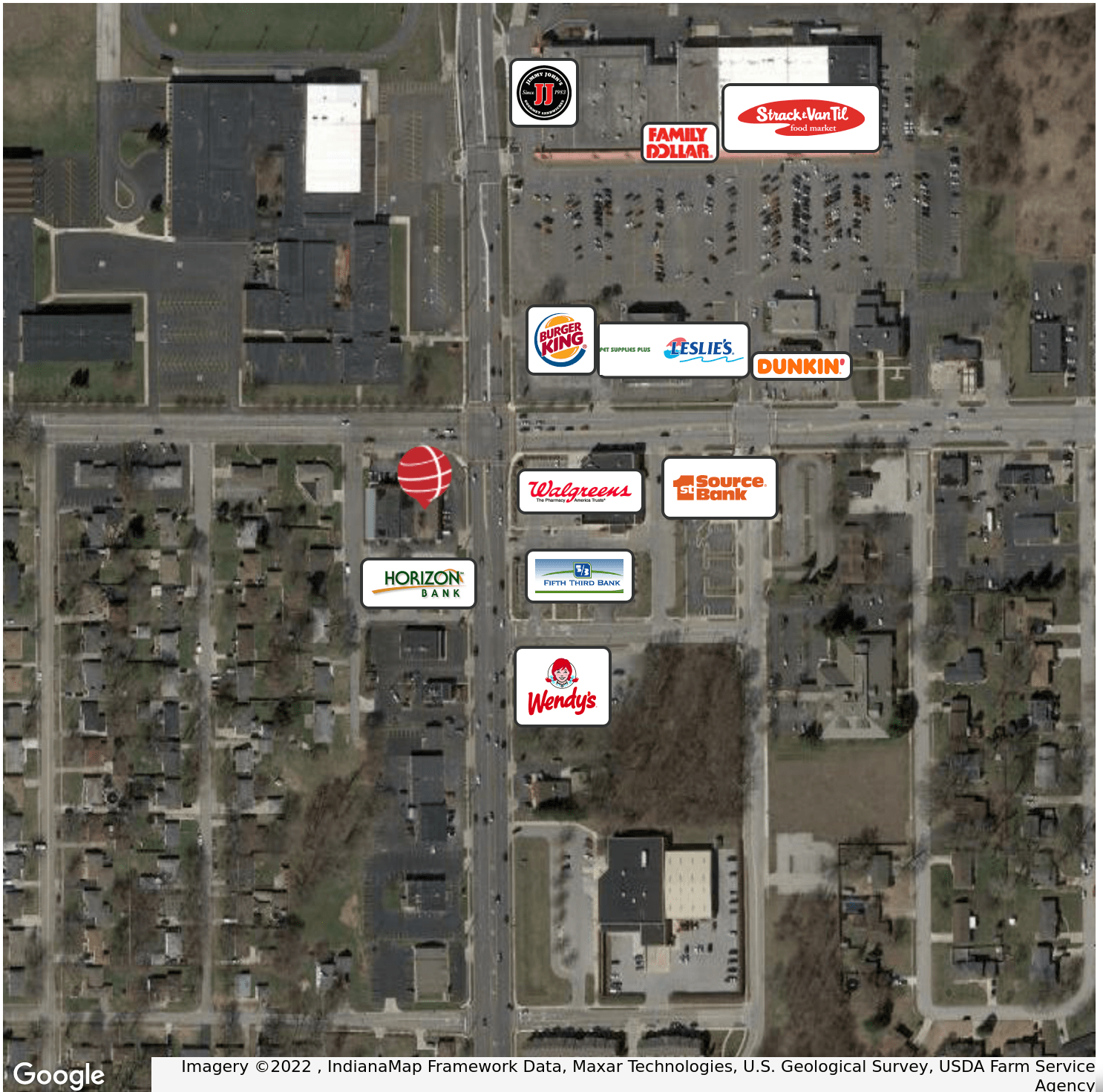
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RETAILER MAP



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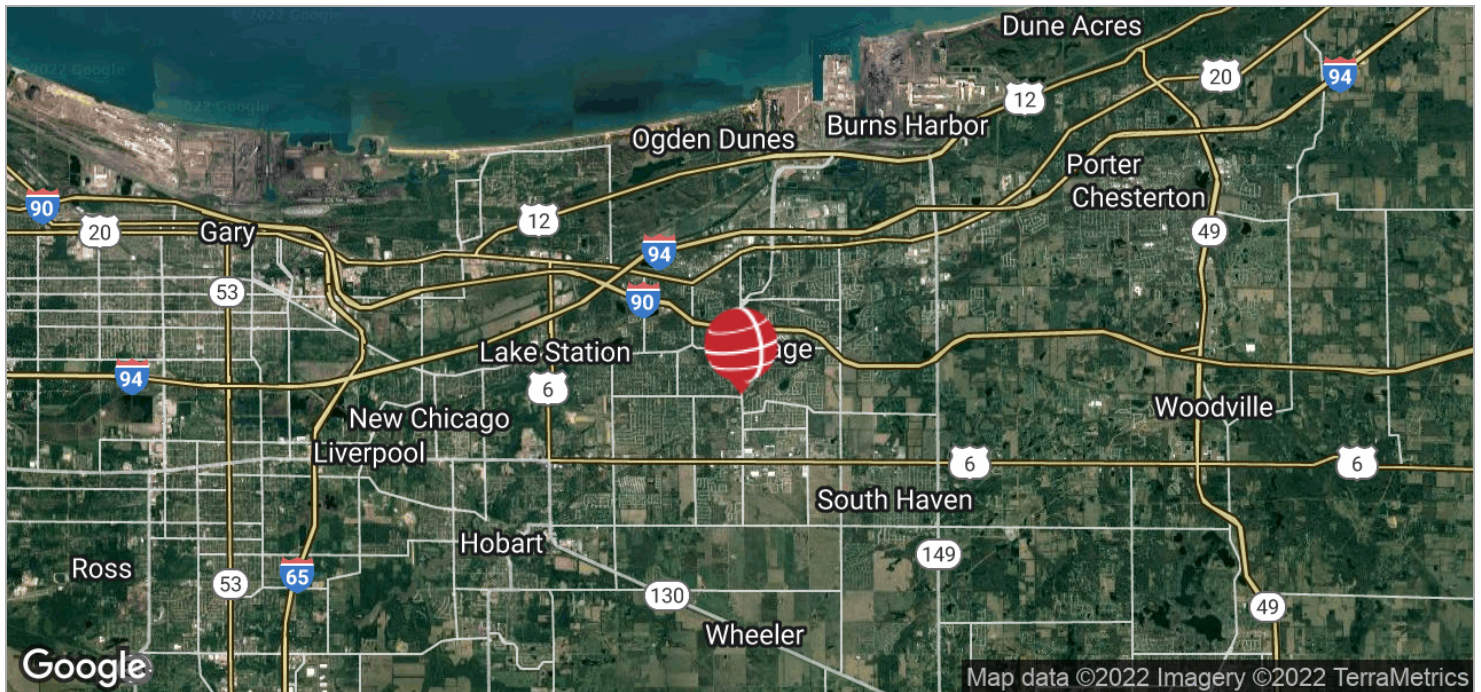
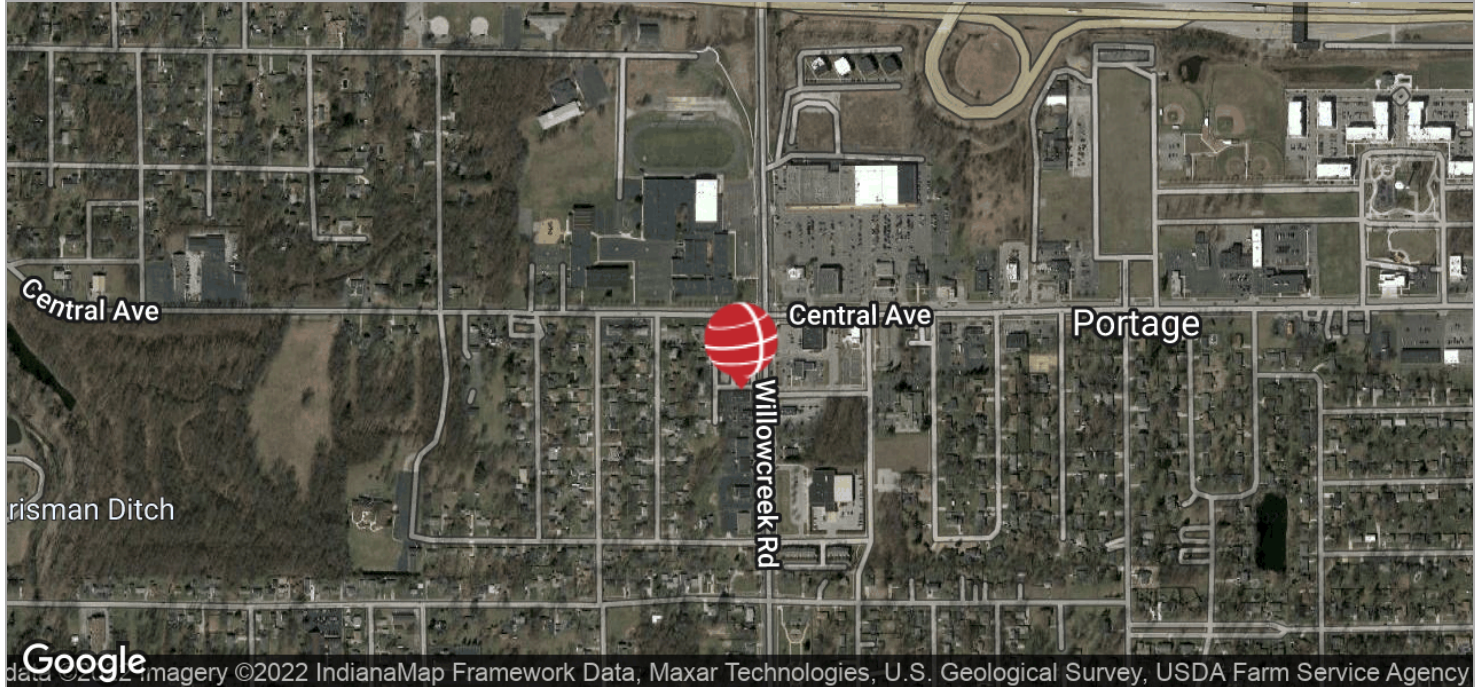
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LOCATION MAPS



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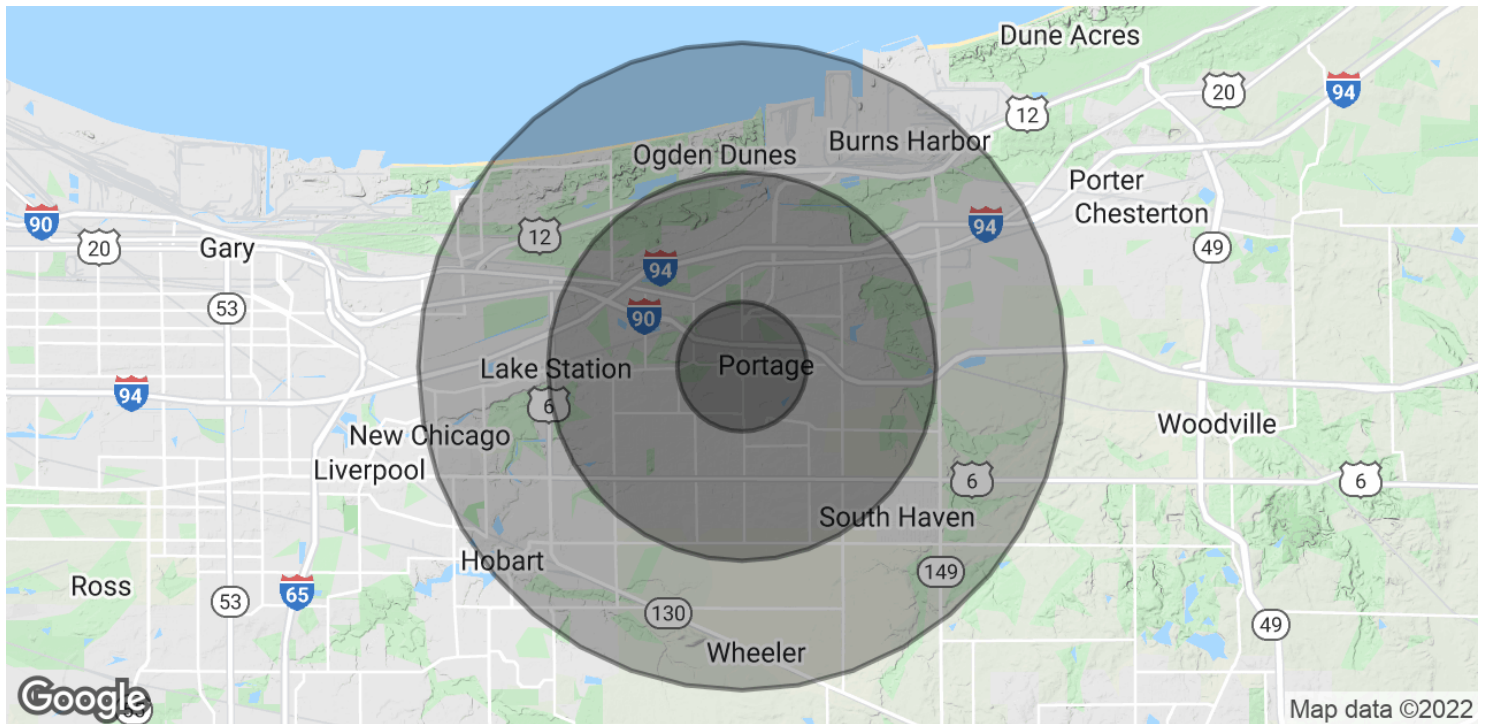
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,692	41,399	84,630
Average Age	37.1	36.9	37.3
Average Age (Male)	35.7	36.4	36.9
Average Age (Female)	38.6	37.6	37.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,478	15,749	32,336
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$64,056	\$59,431	\$59,453
Average House Value	\$144,401	\$143,766	\$149,315

* Demographic data derived from 2010 US Census

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