



## North Wayne Plaza Land

1400 North Wayne Street

Angola, IN 46703



## Land Parcel For Lease

This 1.72-acre land parcel is located right on the main retail corridor in Angola, directly behind a fully-occupied retail building with high-quality tenants. The parcel is flat and perfect for a self-storage use. North Wayne Street/SR 127 has easy access to Angola's downtown area and I-69. The property is surrounded by many other national and local businesses.

## Property Highlights

- ▶ 1 outlot behind retail center for lease
- ▶ Easy access
- ▶ **FOR LEASE: Unpriced; contact broker**
- ▶ Located within main retail corridor
- ▶ High visibility

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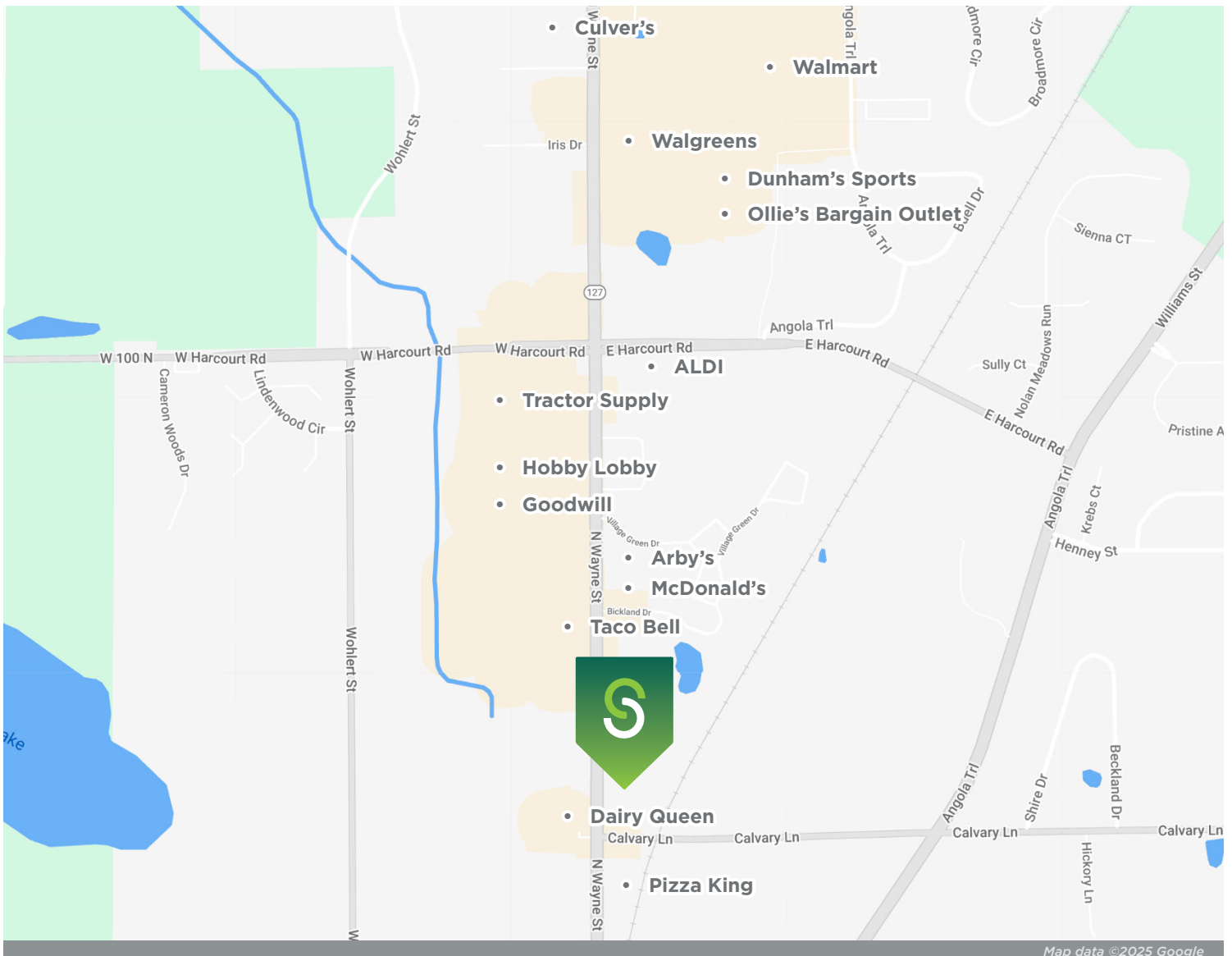
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### Excellent Location

The available land parcel is located just north of Angola's city center and within the city's main retail corridor. In the building directly in front of this parcel, you'll find Hungry Howie's Pizza, RxOptical, Check Into Cash, Ruoff Mortgage, and Cricket Wireless.

In the surrounding area, North Wayne Street is filled with many local and national retailers and restaurants, including but not limited to McDonald's, Goodwill, ALDI, Walmart, and Kohl's.

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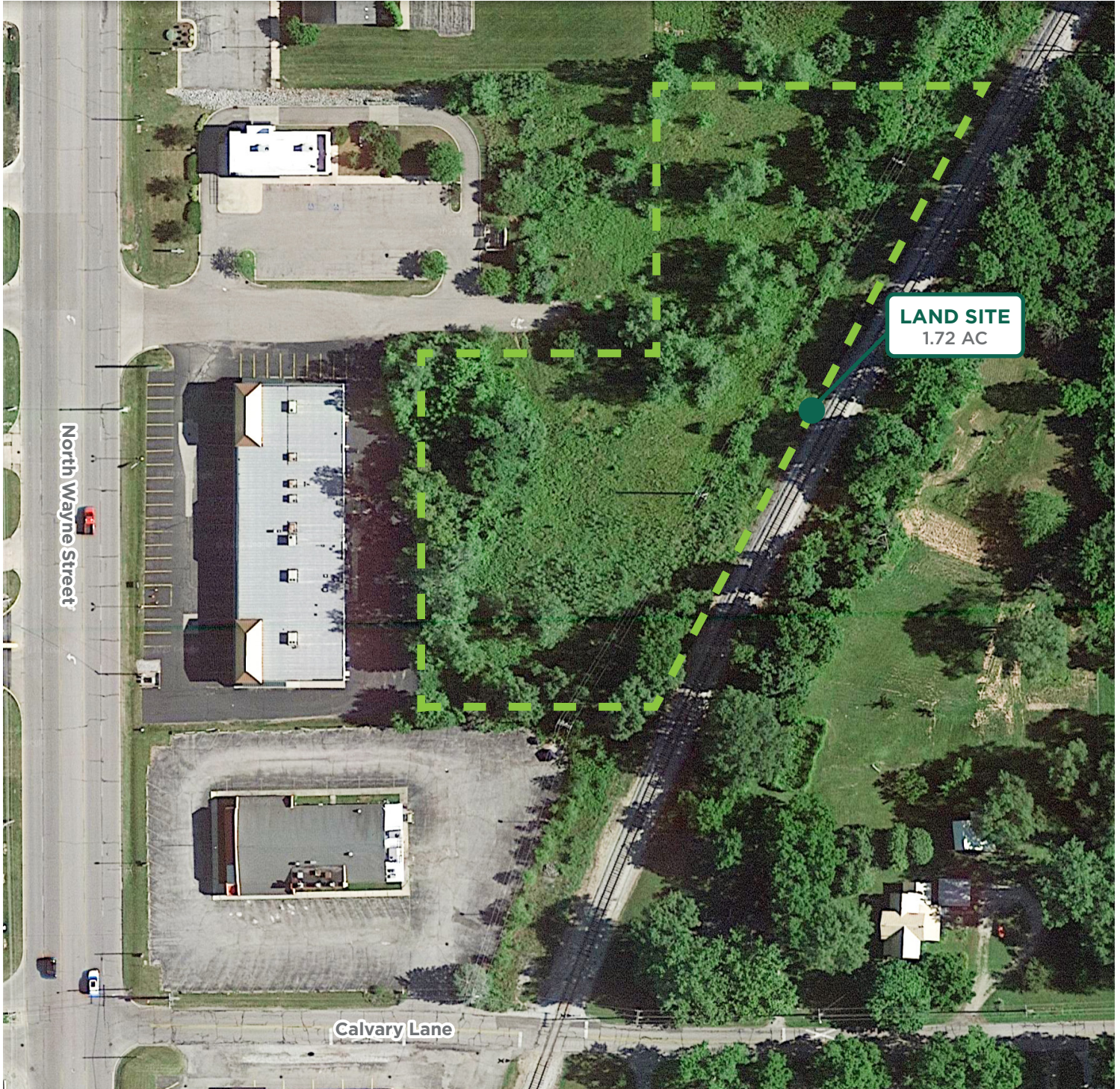
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**Site Plan**



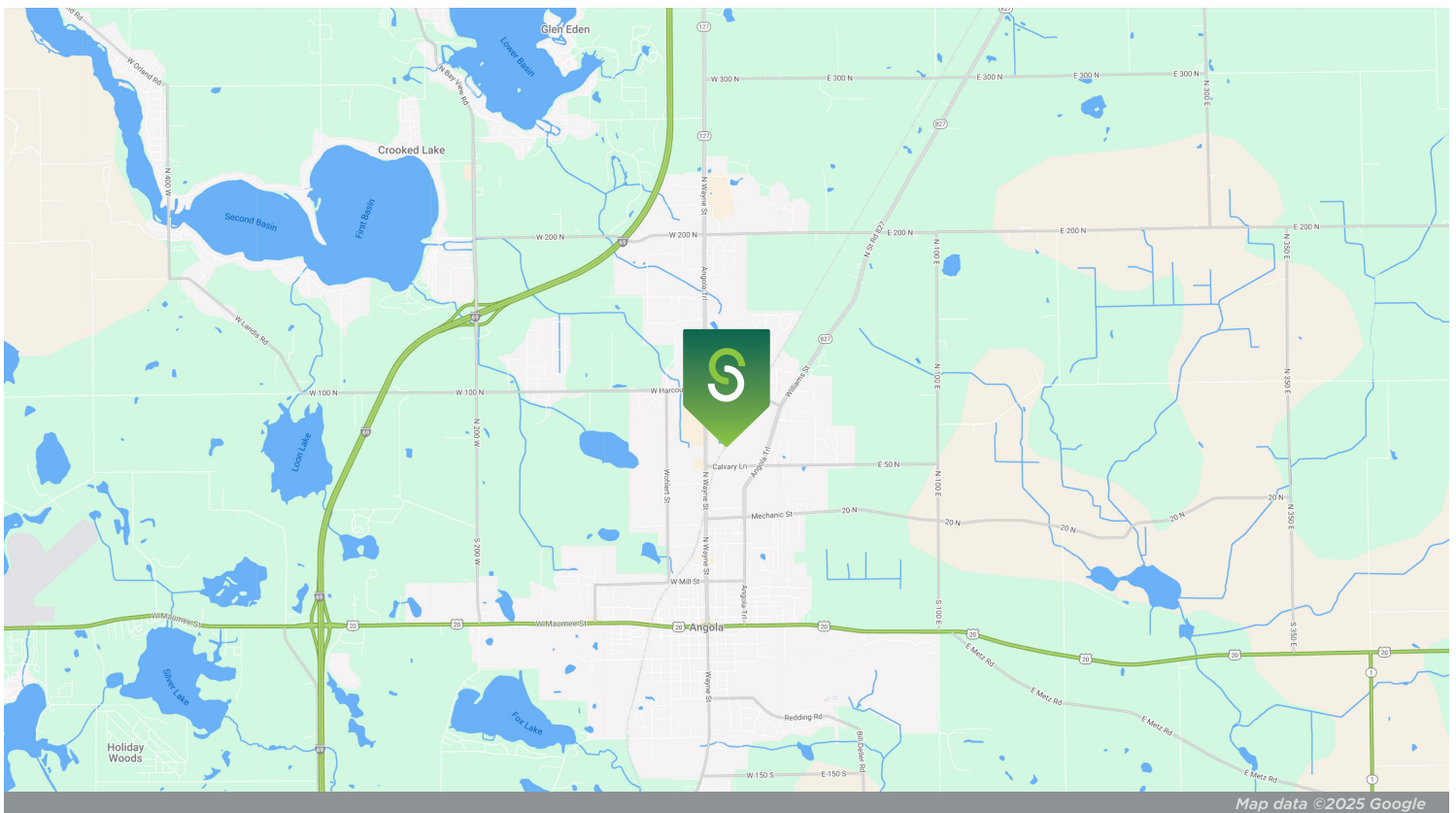
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### PROPERTY INFORMATION

Address	1400 N Wayne St
City, State, Zip	Angola, IN 46703
County	Steuben
Township	Pleasant
Parcel Number	76-07-23-130-110.000-012



### LEASE INFORMATION

Lease Rate & Type	Unpriced, Contact Broker
Terms	3-5 years
Availability	Immediate

### UTILITIES

Electric Provider	NIPSCO
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Angola

### SITE DATA

Site Acreage	1.72 AC
Zoning & Description	C1 - General Commercial
Nearest Interstate	I-69, 2.5 miles
Traffic Count	16,000 VPD

### RESPONSIBLE PARTIES

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

### ADDITIONAL INFORMATION

- One outlot for lease
- High visibility
- Prime location

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## About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



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Brokerage Associate

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### Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



### Nexus Technology Partners

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### TI Source Project Management

260 483 1608

TI-Source.com

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### Sturges Development

260 426 9800

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Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.