



Tri-State Commons

3308 North Wayne Street

Angola, IN 46703



Retail Space For Lease in Popular Shopping Center

Tri-State Commons, located at 3308 North Wayne Street in Angola, Indiana, is a vibrant retail center offering prime leasing opportunities. This 26,450-square-foot shopping center is situated next to anchor tenants Kohl's and Menards. It is occupied by reputable tenants including Dollar Tree, Sally Beauty Supply, Maurice's, and Shoe Carnival.

Property Highlights

- ▶ Suite D available for lease
- ▶ 1,220 SF
- ▶ Great visibility and access
- ▶ **FOR LEASE: \$18.00/SF/Yr NNN**

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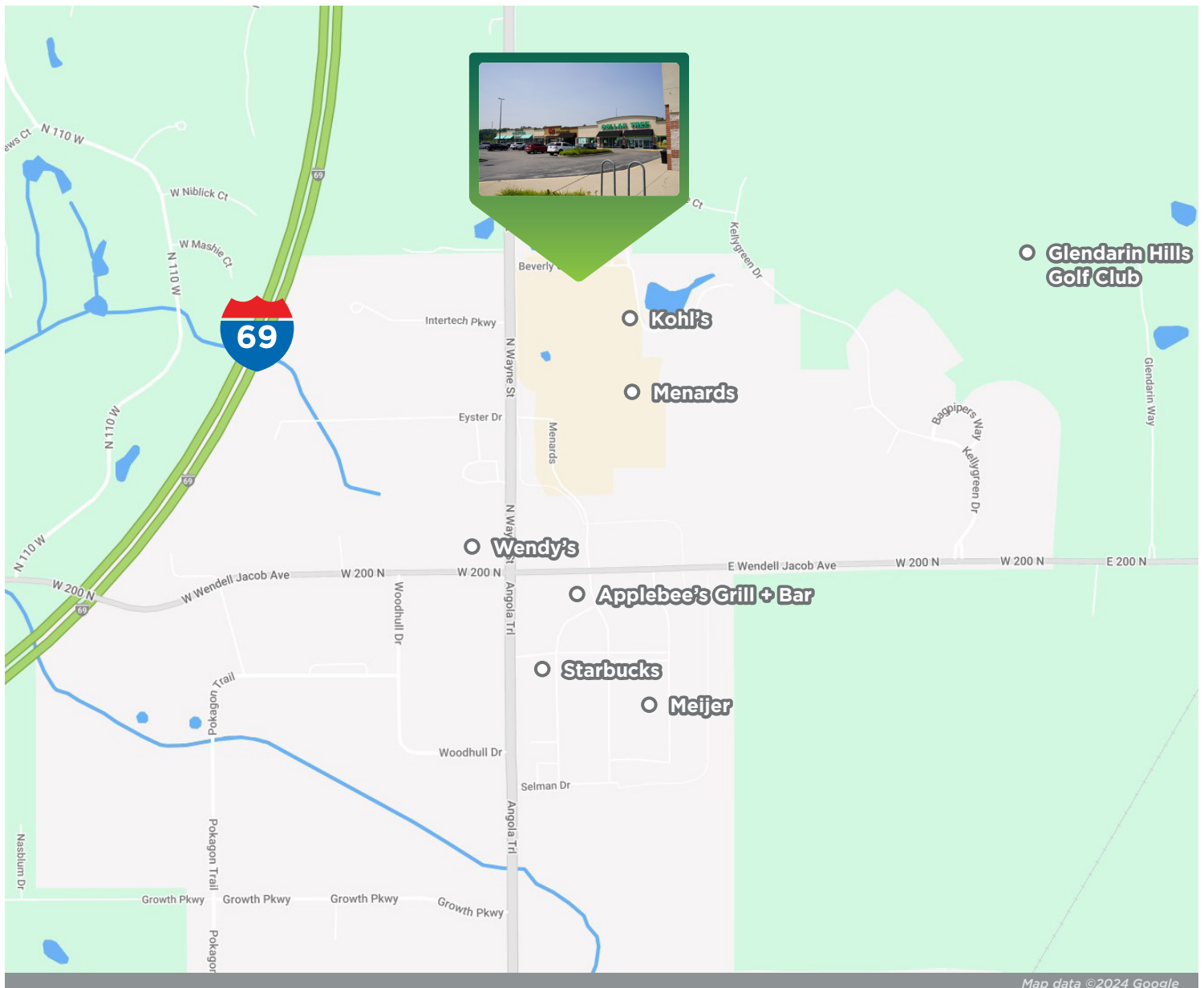
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Excellent Location

Strategically positioned right off I-69 in Angola, Tri-State Commons benefits from high visibility and easy access to major highways, attracting a steady flow of customers from the surrounding areas. Angola is home to Trine University which presents a large customer base for the retail sector. The center's diverse tenant mix and strong anchor stores create a dynamic shopping environment, making it an ideal location for businesses seeking to establish or expand their presence in the Angola market.

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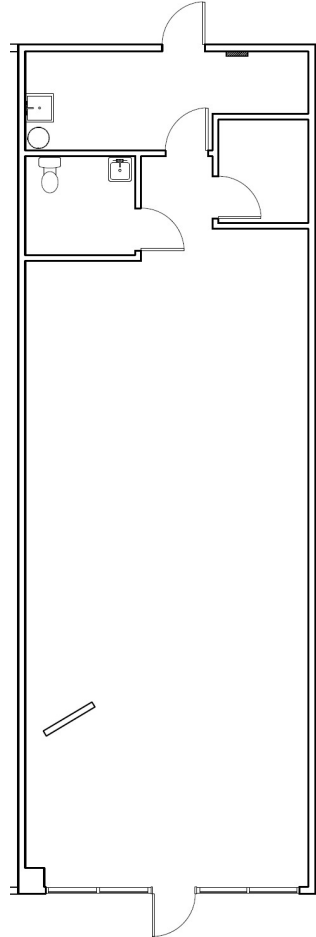
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Available Unit - 1,220 SF



Floor plan may not be to scale.

Contact broker for detailed floor plan.



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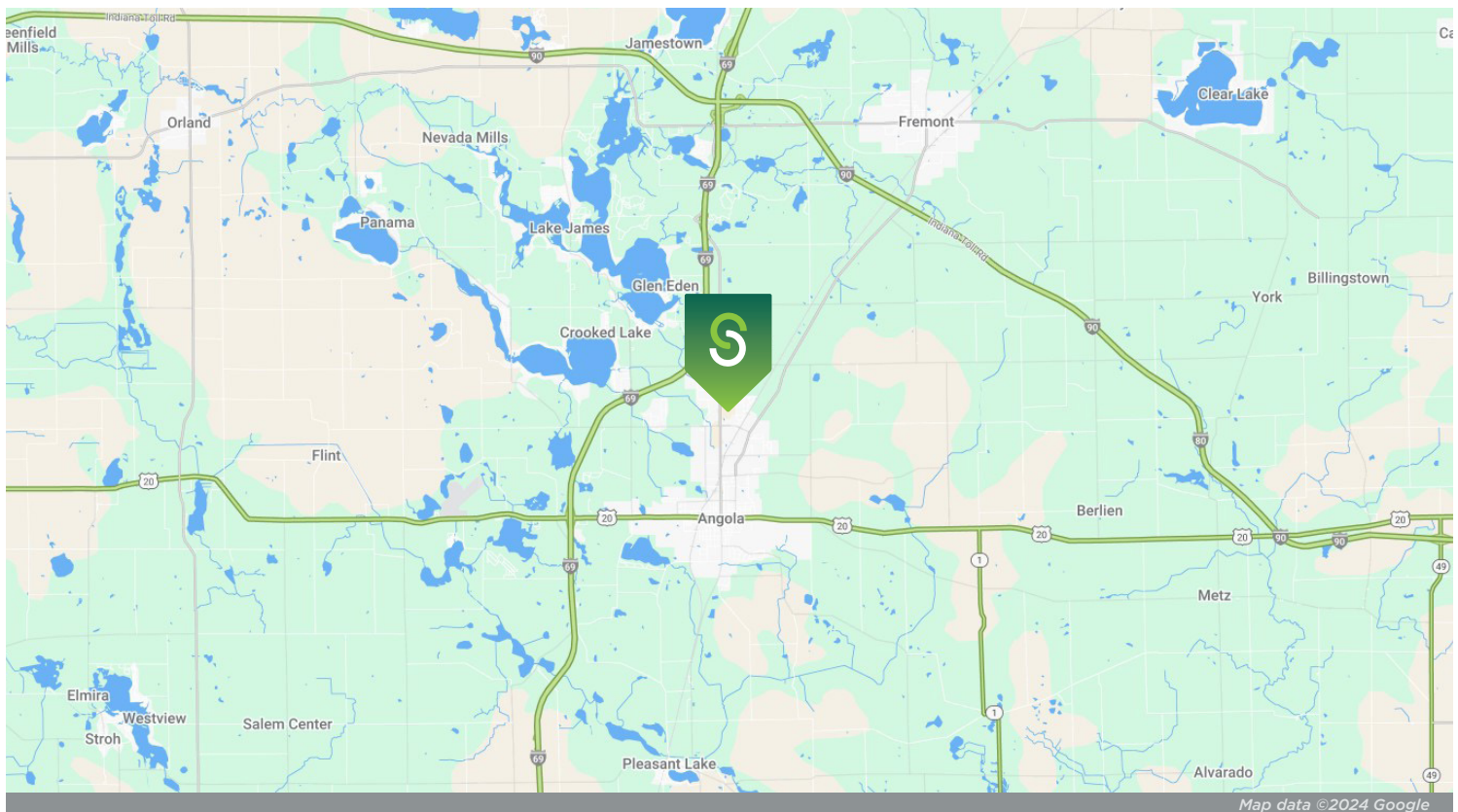
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PROPERTY INFORMATION

Address	3308 N Wayne St
City, State, Zip	Angola, IN 46703
County	Steuben
Township	Pleasant
Parcel Number	76-06-11-000-040.000-012
2023 Tax/Payable 2024	\$37,644.64



LEASE INFORMATION

Lease Rate & Type	\$18.00/SF/Yr NNN
Terms	3-5 years
Availability	Immediate

AVAILABLE UNITS

Total Building Area	26,490 SF	
Total Available	1,220 RSF	
Max Contiguous	1,220 RSF	
Units Available	RSF	Monthly Rate
• Suite D	1,220	\$1,830

UTILITIES

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

SITE DATA

Site Acreage	3.97 AC	Interstate	I-69, 0.7 miles
Zoning	C2	Flood Zone	None
Parking	Surface lot	Parking Ct	100 spaces

RESPONSIBLE PARTIES

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

BUILDING INFORMATION

Property Type	Retail/Commercial
Year Built	2008
# of Stories	1
Construction Type	Concrete
Roof	Rubber membrane
Heating	RTU
A/C	RTU
Signage	Storefront and monument

ADDITIONAL INFORMATION

- Suite D - 1,200 SF available
- 15,000 VPD - North Wayne Street/SR 127

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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.

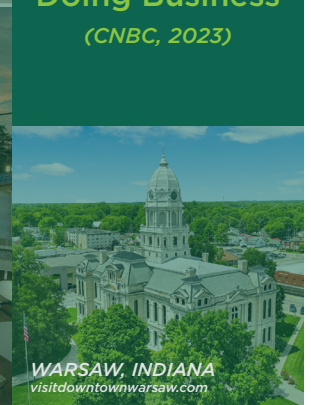
Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



#13
Top States for
Doing Business
(CNBC, 2023)



7.5
Million
Annual
Visitors



\$2B
in Capital
Investment





Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



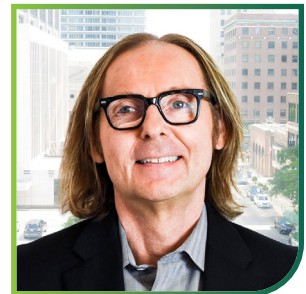
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Maintenance Management

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

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 483 1608

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

260 426 9800

SturgesDevelopment.com

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