

# DOWNTOWN LEO RETAIL/OFFICE

15008-15020 IN-1, LEO-CEDARVILLE, IN 46765



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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                  |                        |
|------------------|------------------------|
| Lease Rate:      | \$8.00 SF/yr (NNN)     |
| Building Size:   | 3,979 SF               |
| Available SF:    | 1,200 - 2,700 SF       |
| Lot Size:        | 0.25 Acres             |
| Number of Units: | 2                      |
| Year Built:      | 2021                   |
| Zoning:          | DC (Downtown Corridor) |
| Traffic Count:   | 4,570                  |

### PROPERTY OVERVIEW

Discover the perfect location for your business at 15008-15020 IN-1 in Leo-Cedarville, IN. This charming, boutique property offers an ideal setting with prime visibility and accessibility, making it well-suited for retail or office use. With ample parking in a private surface lot and along the street, both staff and clientele will appreciate the convenience. Situated across from a popular Thursday Farmer's Market, this location benefits from high foot and vehicle traffic. The pedestrian-friendly community, complete with recent sidewalk and walking path enhancements, fosters community engagement. Don't miss this opportunity to bring your business into this character-filled space.

### PROPERTY HIGHLIGHTS

- Prime downtown Leo location along main thoroughfare
- Charming boutique, small town setting full of character blending charm with business potential
- Excellent visibility and accessibility for retail or office use
- Ample parking with street and private surface lot providing convenience for staff, customers, and clients
- High foot and vehicle traffic located across from a popular Thursday

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## PROPERTY PHOTOS | 15008-15010 IN-1



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## PROPERTY PHOTOS | 15020 IN-1



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## RETAILER MAPS



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## PROPERTY DETAILS

**LEASE RATE** **\$8.00 SF/YR**  
**LEASE TYPE** **TRIPLE NET LEASE**

### LOCATION INFORMATION

|                  |                            |
|------------------|----------------------------|
| Building Name    | Downtown Leo Retail/Office |
| Street Address   | 15008-15020 IN-1           |
| City, State, Zip | Leo-Cedarville, IN 46765   |
| County/Township  | Allen/Cedar Creek          |
| Side Of Street   | East                       |
| Nearest Highway  | IN-1                       |

### BUILDING INFORMATION

|                 |              |
|-----------------|--------------|
| Total Available | 3,979 SF     |
| Price / SF      | \$8.00 SF/yr |
| Year Built      | 2021         |
| Building Class  | B            |
| Tenancy         | Multiple     |

### PROPERTY DETAILS

|                     |                                                                                               |
|---------------------|-----------------------------------------------------------------------------------------------|
| Property Type       | Office                                                                                        |
| Property Subtype    | Office Building                                                                               |
| Zoning              | DC (Downtown Corridor)                                                                        |
| Lot Size            | 0.25 Acres                                                                                    |
| APN#                | 02-03-15-381-011.000-082<br>02-03-15-381-003.000-082                                          |
| Lot Frontage        | 135'                                                                                          |
| Traffic Count       | IN-1 - 4,570 VPD                                                                              |
| Parking Description | Private lot to rear of building,<br>angled parking to side of<br>building, and street parking |

### LEASE DETAILS

|                               |          |
|-------------------------------|----------|
| Utilities                     | Tenant   |
| Lawn & Snow                   | Tenant   |
| Taxes & Insurance             | Tenant   |
| Interior Maintenance & Repair | Tenant   |
| Exterior, Roof & Structure    | Landlord |

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