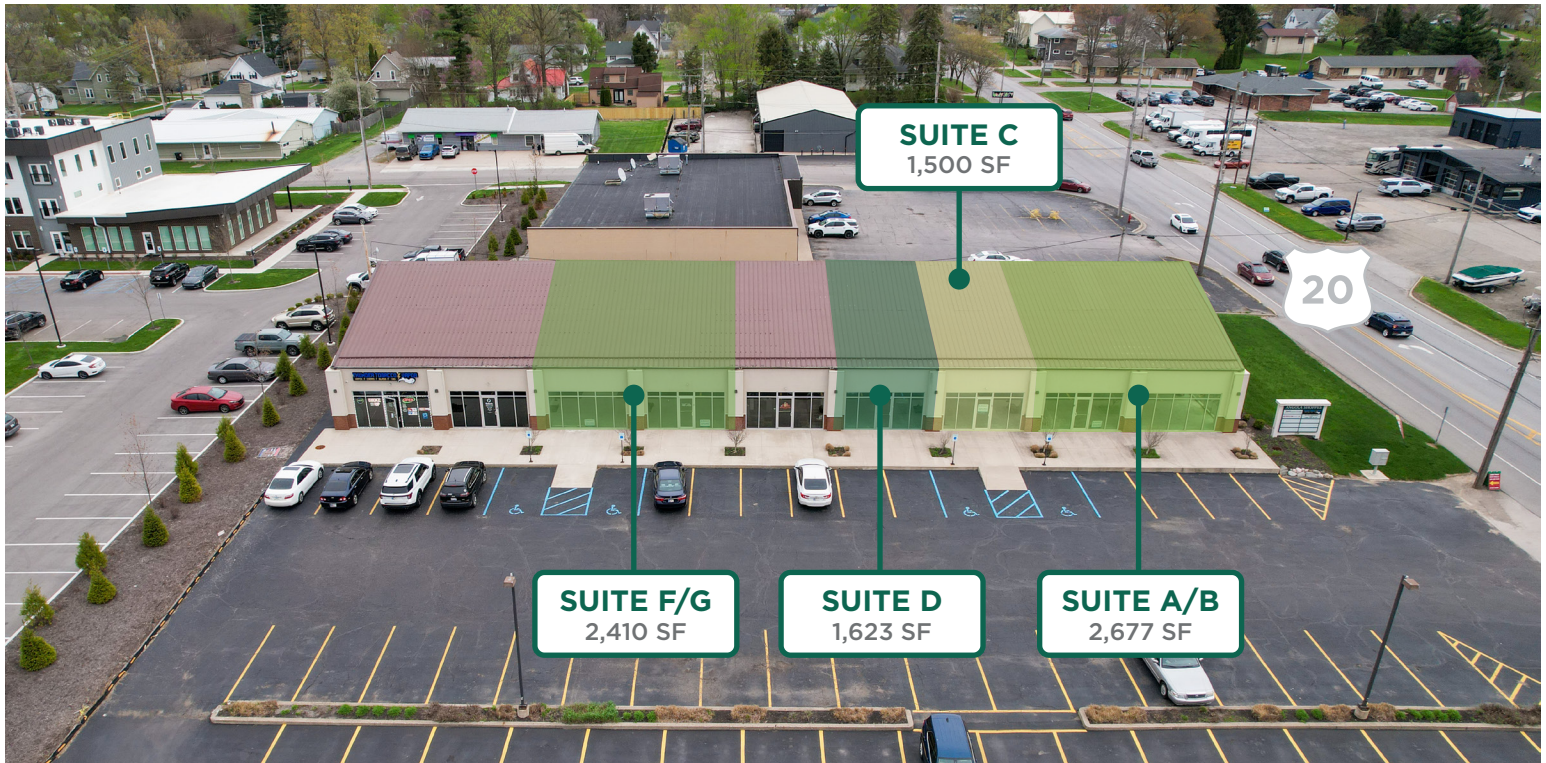




Angola Shoppes

1202 W Maumee St

Angola, IN 46703



Retail/Office Suites Now Available in Angola

Several retail or office suites available on the west side of Angola near Trine University. Suites range in size from 1,500 SF to 2,677 SF and can be used for a variety of purposes as the site is zoned C2. Tenant improvement allowances are available for qualified leases.

This property is located on US 20 leading eastbound to downtown Angola and westbound to I-69. It is also directly south of a newly-developed 90-unit apartment building, which provides an immediate customer base.

Property Highlights

- ▶ 1,500 - 2,677 SF retail/office suites
 - ▷ Suite A/B - 2,677 SF
 - ▷ Suite C - 1,500 SF
 - ▷ Suite D - 1,623 SF
 - ▷ Suite F/G - 2,410 SF
- ▶ Adjacent to new 90-unit apartment development
- ▶ Tenant improvement allowance for qualified leases
- ▶ **FOR LEASE: \$12.00 - \$15.00/SF/Yr NNN**

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Excellent Location

1202 W Maumee St is located north of Trine University, Angola's primary education hub and a major economic driver. It is situated on US 20/W Maumee St, which sees over 11,000 vehicles per day. Directly to the north is a new construction apartment complex. The site is also surrounded by residential neighborhoods and local and national retailers and restaurants.

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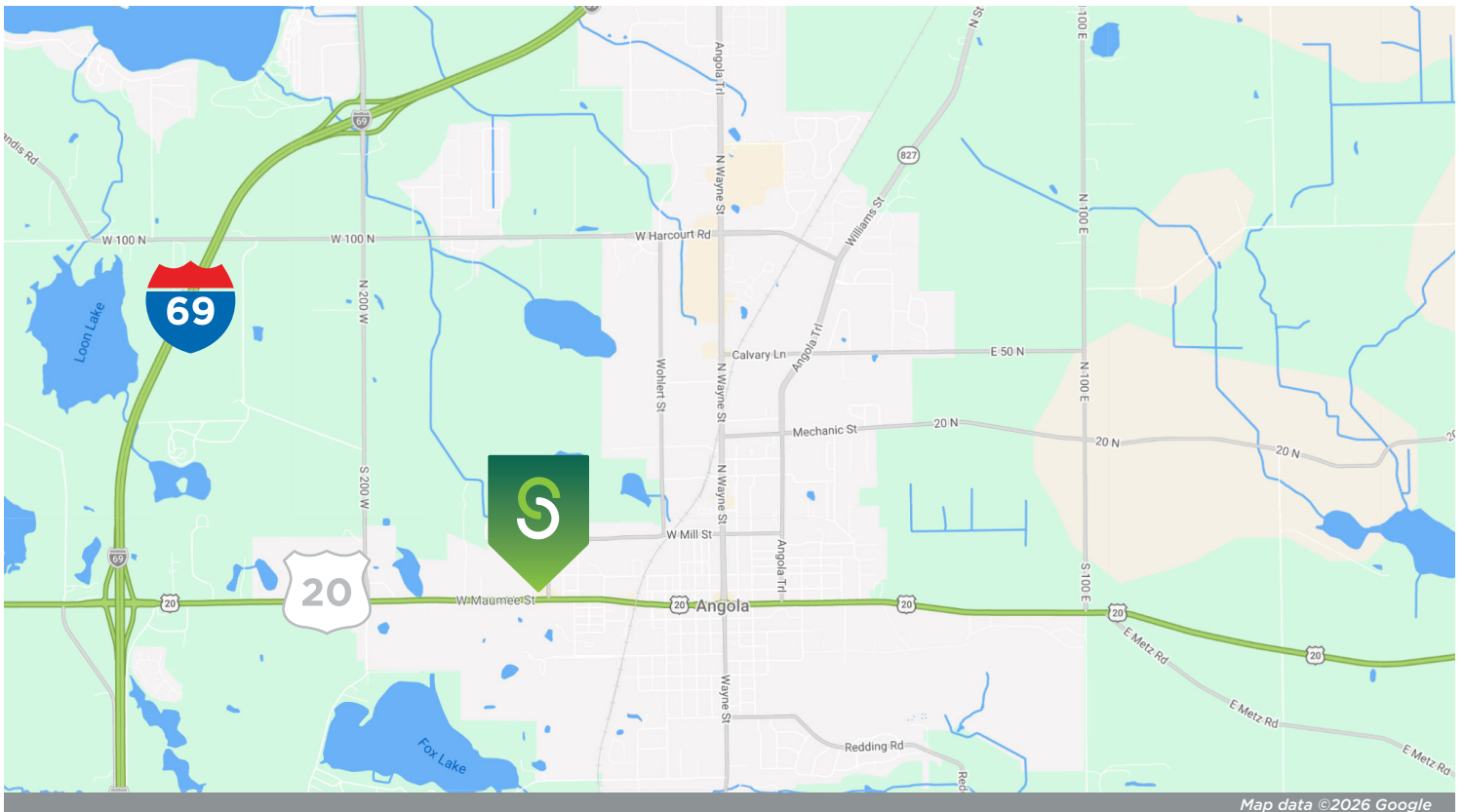
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Angola Shoppes

1202 W Maumee St

Angola, IN 46703

PROPERTY INFORMATION

Address	1202 W Maumee St
City, State, Zip	Angola, IN 46703
County	Steuben
Township	Pleasant
Parcel Number	76-06-27-100-106.000-012
2025 Tax/Payable 2026	\$3,979.40



LEASE INFORMATION

Lease Rate & Type	\$12.00-\$15.00/SF/Yr NNN
Terms	3-5 years
Availability	Immediate

AVAILABLE UNITS

Total Building Area	12,600 SF	
Total Available	8,210 RSF	
Max Contiguous	2,677 RSF	
Units Available	RSF	Monthly Rate
• Suite A/B	2,677	\$3,346.25
• Suite C	1,500	\$1,500.00
• Suite D	1,623	\$1,623.00
• Suite F/G	2,410	\$2,410.00

UTILITIES

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

SITE DATA

Site Acreage	0.93 AC
Zoning & Description	C2 - General Commercial
Nearest Interstate	I-69, 1.7 miles
Traffic Count	11,059 (W Maumee St/US 20)

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/office
Year Built	1950
# of Stories	1
Roof	Metal
Heating	Central
A/C	Central
Lighting	LED
Signage	Monument/door

ADDITIONAL INFORMATION

- Tenant improvement allowance available for qualified leases
- Each suite has its own restroom
- Adjacent to new construction 90-unit apartment complex

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