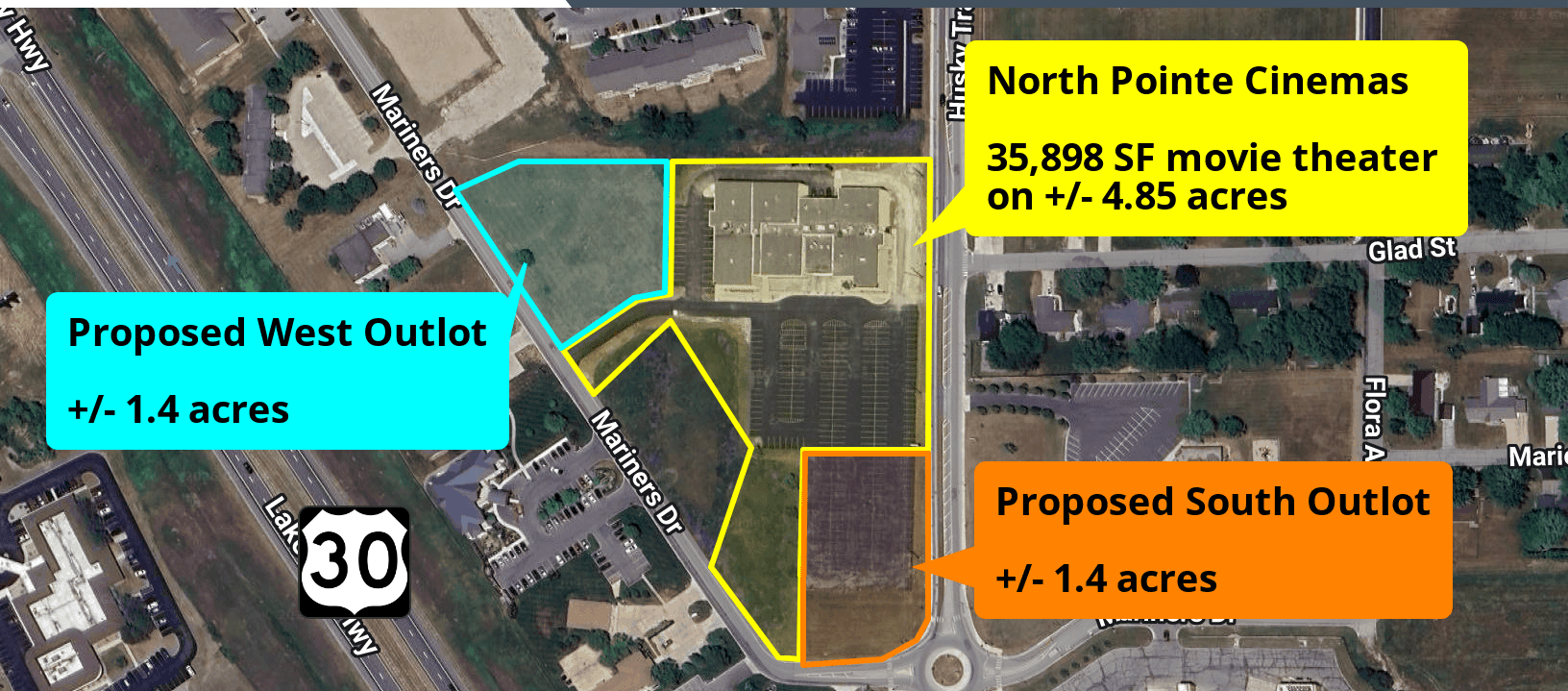


SALE



MULTI-PURPOSE BUILDING AND OUTLOTS

1060 MARINERS DRIVE, WARSAW, IN 46580



North Pointe Cinemas

**35,898 SF movie theater
on +/- 4.85 acres**

Proposed West Outlot

+/- 1.4 acres

Proposed South Outlot

+/- 1.4 acres

HIGHLIGHTS

- North Pointe Cinemas, Warsaw's only movie theater, a 35,898 SF structure with 9 screens and 1,141 total seating capacity
- Situated on a 7.65 acre lot located just off of US 30 on the bustling northeast side of Warsaw surrounded by retail, office, medical, and housing
- C-3 (arterial commercial) zoning also allows a wide array of other potential uses
- Proposed 1.4 acre outlots can also be purchased separately

NOTES

Movie theater available for sale as real estate. Owner's FF&E, liquor license, and business value are not included in the listing price. If buyer is purchasing to keep the movie theater in operation, the business financials will be provided upon a signed confidentiality agreement.

Proposed outlots and development plans are subject to final approval by City of Warsaw.

Building with +/- 4.85 acres:	\$3,050,000
+/- 1.4 acre south outlot:	\$670,000
+/- 1.4 acre west outlot:	\$670,000
Entire property:	Contact broker for package pricing

BRADLEY COMPANY
127 W. Wayne St., Suite 400
Fort Wayne, IN 46802
260.423.4311

ALEX REED
Broker
574.306.0790
areed@bradleyco.com

CAROLYN SPAKE-LEEPER, SIOR
Senior Broker & Managing Dir., NE Indiana
260.423.4311
carolyn@bradleyco.com



BRADLEYCO.COM



1060 MARINERS DRIVE, WARSAW, IN 46582

SALE

MULTI-PURPOSE BUILDING AND OUTLOTS



Building Front Exterior



Front Entrance

ALEX REED

Broker
574.306.0790
areed@bradleyco.com

CAROLYN SPAKE-LEEPER, SIOR

Senior Broker & Managing Dir., NE Indiana
260.423.4311
carolyn@bradleyco.com



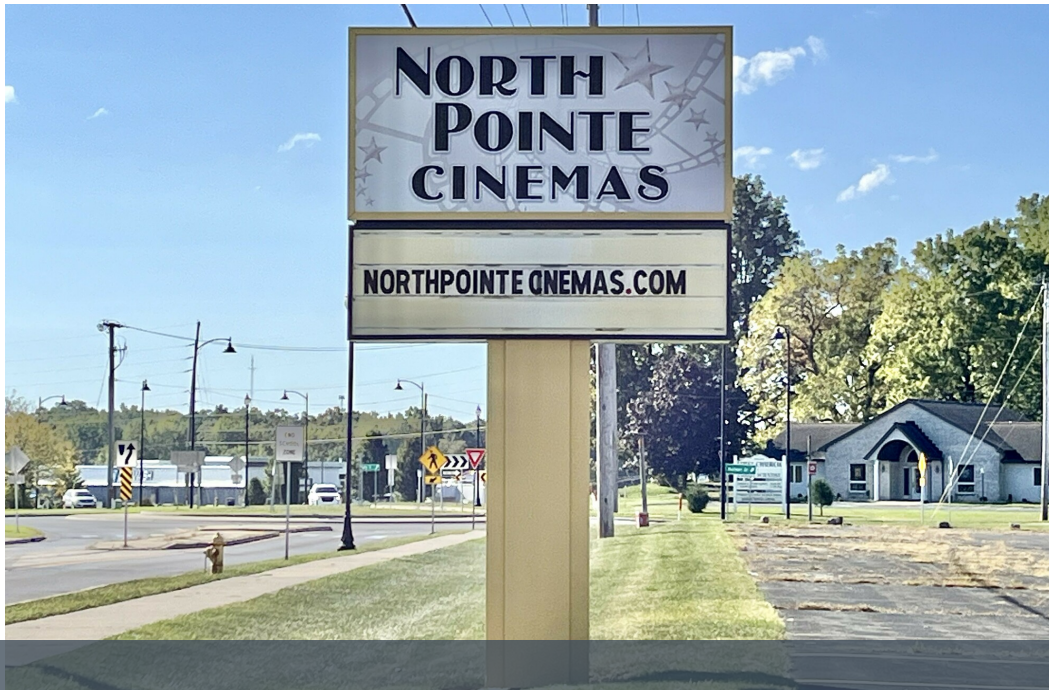
1060 MARINERS DRIVE, WARSAW, IN 46582

SALE

MULTI-PURPOSE BUILDING AND OUTLOTS



Exterior Movie Posters



Pylon Sign

ALEX REED

Broker
574.306.0790
areed@bradleyco.com

CAROLYN SPAKE-LEEPER, SIOR

Senior Broker & Managing Dir., NE Indiana
260.423.4311
carolyn@bradleyco.com



ADDITIONAL PHOTOS

1060 MARINERS DRIVE, WARSAW, IN 46582

SALE

MULTI-PURPOSE BUILDING AND OUTLOTS



Lobby



Concession Stand



Wine Bar

ALEX REED

Broker
574.306.0790
areed@bradleyco.com

CAROLYN SPAKE-LEEPER, SIOR

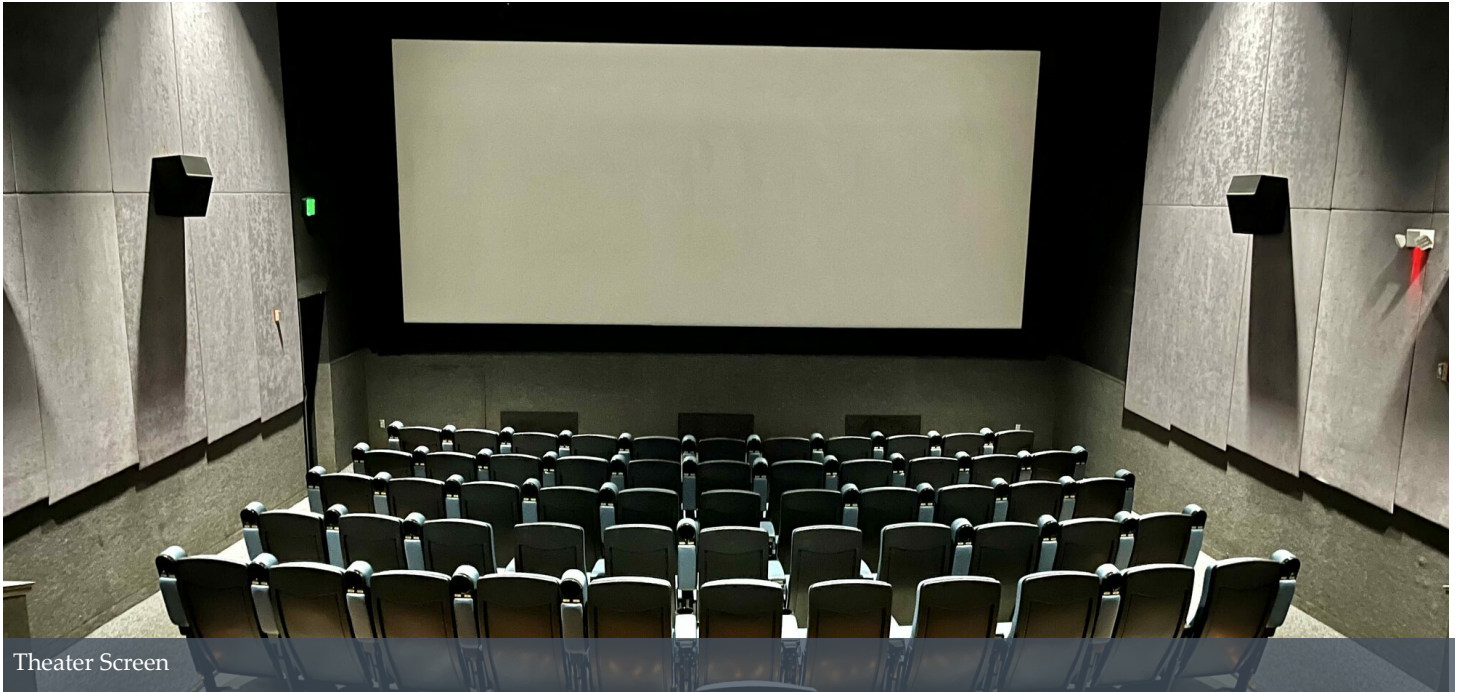
Senior Broker & Managing Dir., NE Indiana
260.423.4311
carolyn@bradleyco.com



1060 MARINERS DRIVE, WARSAW, IN 46582

SALE

MULTI-PURPOSE BUILDING AND OUTLOTS



Theater Screen



Theater Seating

ALEX REED

Broker
574.306.0790
areed@bradleyco.com

CAROLYN SPAKE-LEEPER, SIOR

Senior Broker & Managing Dir., NE Indiana
260.423.4311
carolyn@bradleyco.com



1060 MARINERS DRIVE, WARSAW, IN 46582

SALE

MULTI-PURPOSE BUILDING AND OUTLOTS

SITE INFORMATION

County:	Kosciusko
Parcel ID:	43-11-04-200-220.000-032
Lot Size:	7.65 total acres as presently constituted (if outlots are created, main parcel will become +/- 4.85 acres)
Access:	1 curb cut on Mariners Drive
Frontage:	+/- 1,000 ft. on Mariners Drive +/- 775 ft. on Husky Trail
Nearest Highway:	US 30, half a mile away
Signage:	Double-sided pylon sign with letter board on Husky Trail
Utilities:	Electric and Gas: NIPSCO Sewer: City of Warsaw Water: Indiana-American Water Company
Zoning:	C-3 (Arterial Commercial)

NEAREST INDOOR MOVIE THEATERS

Pickwick Theatre	Syracuse - 17 miles
Bones Theatre	Columbia City - 19 miles
Nappanee Theatre	Nappanee - 23 miles
Linway Cinema 14	Goshen - 26 miles
Showland Cinema	Plymouth - 30 miles
AMC Jefferson Point 18	Fort Wayne - 40 miles
Regal Coldwater Crossing	Fort Wayne - 40 miles

BUILDING INFORMATION

Building Size:	35,898 square feet (additional 8,346 square feet on mezzanine)
Year Built:	Original section: 1996 Expanded section: 2004
Construction:	Concrete (specifically designed to soundproof each screen room)
Roof:	Rubber membrane (well maintained with no current issues)
Ceiling Height:	24 - 25 ft.
Interior Layout:	9 screen rooms with a total seating capacity of 1,141 Projection room Lobby area Concessions area Wine and cider bar Multi-stall restrooms (men's and women's) Manager office Storage rooms
HVAC:	13 rooftop units (2 installed within last 5 years) Building is fully air conditioned and heated
Flooring:	Mix of carpet, polished concrete, and wood laminate
Other Features:	All screen rooms are sprinkled THX certified movie theater Liquor license available to transfer

ALEX REED

Broker
574.306.0790
areed@bradleyco.com

CAROLYN SPAKE-LEEPER, SIOR

Senior Broker & Managing Dir., NE Indiana
260.423.4311
carolyn@bradleyco.com



1060 MARINERS DRIVE, WARSAW, IN 46582

SALE

MULTI-PURPOSE BUILDING AND OUTLOTS



ALEX REED

Broker
574.306.0790
areed@bradleyco.com

CAROLYN SPAKE-LEEPER, SIOR

Senior Broker & Managing Dir., NE Indiana
260.423.4311
carolyn@bradleyco.com



1060 MARINERS DRIVE, WARSAW, IN 46582

SALE

MULTI-PURPOSE BUILDING AND OUTLOTS



ALEX REED
Broker
574.306.0790
areed@bradleyco.com

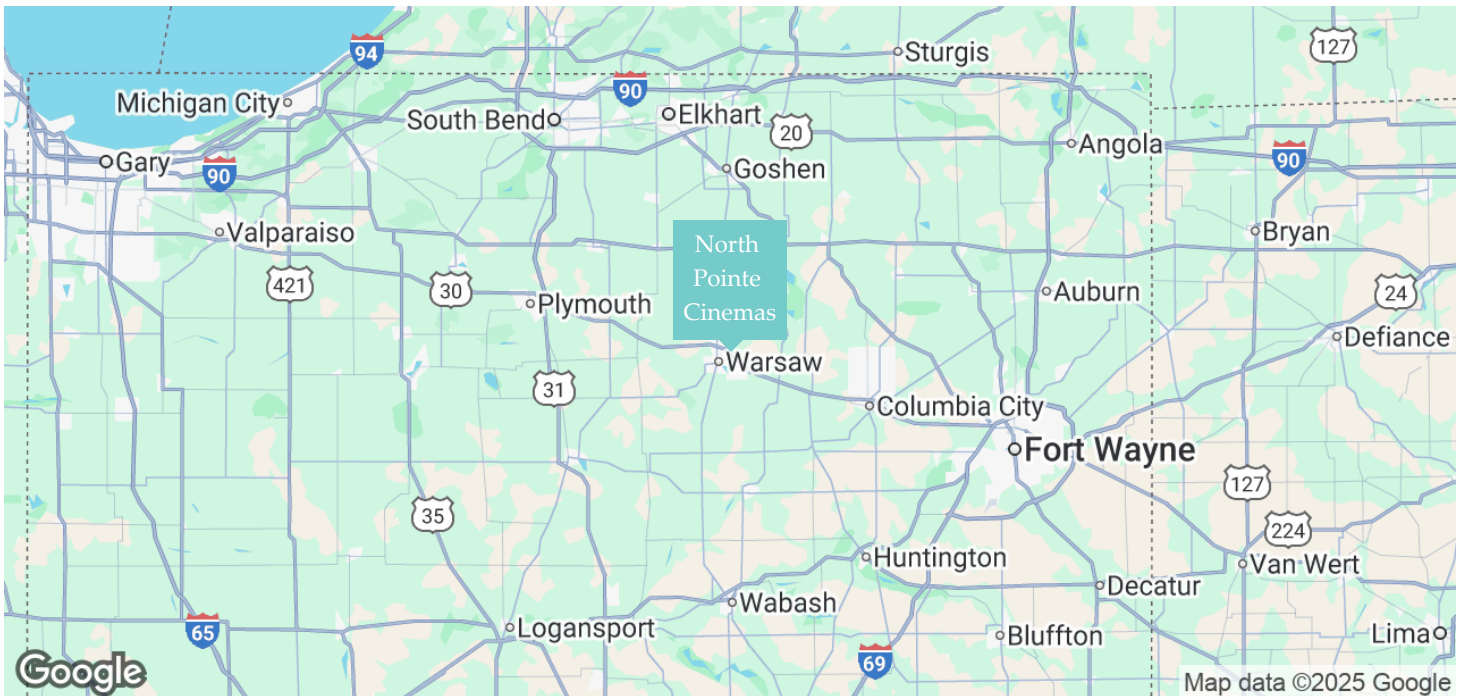
CAROLYN SPAKE-LEEPER, SIOR
Senior Broker & Managing Dir., NE Indiana
260.423.4311
carolyn@bradleyco.com



1060 MARINERS DRIVE, WARSAW, IN 46582

SALE

MULTI-PURPOSE BUILDING AND OUTLOTS



ABOUT WARSAW & KOSCIUSKO COUNTY

Warsaw is ideally positioned in northern Indiana. At the crossroads of US 30 and State Road 15, Warsaw is approximately 45 minutes west of Fort Wayne and 60 minutes southeast of South Bend.

Commonly known as the Orthopedic Capital of the World, Warsaw is home to numerous orthopedic and related firms, most notably including industry leaders Zimmer-Biomet and DePuy Synthes (a Johnson & Johnson company).

Recreationally, Kosciusko County is home to some of Indiana's most prestigious lakes, including Wawasee (the largest natural lake in the state), Tippecanoe (the deepest lake in the state) and Winona. All together, they attract thousands of visitors to the area every summer.

ALEX REED

Broker
574.306.0790
areed@bradleyco.com

CAROLYN SPAKE-LEEPER, SIOR

Senior Broker & Managing Dir., NE Indiana
260.423.4311
carolyn@bradleyco.com

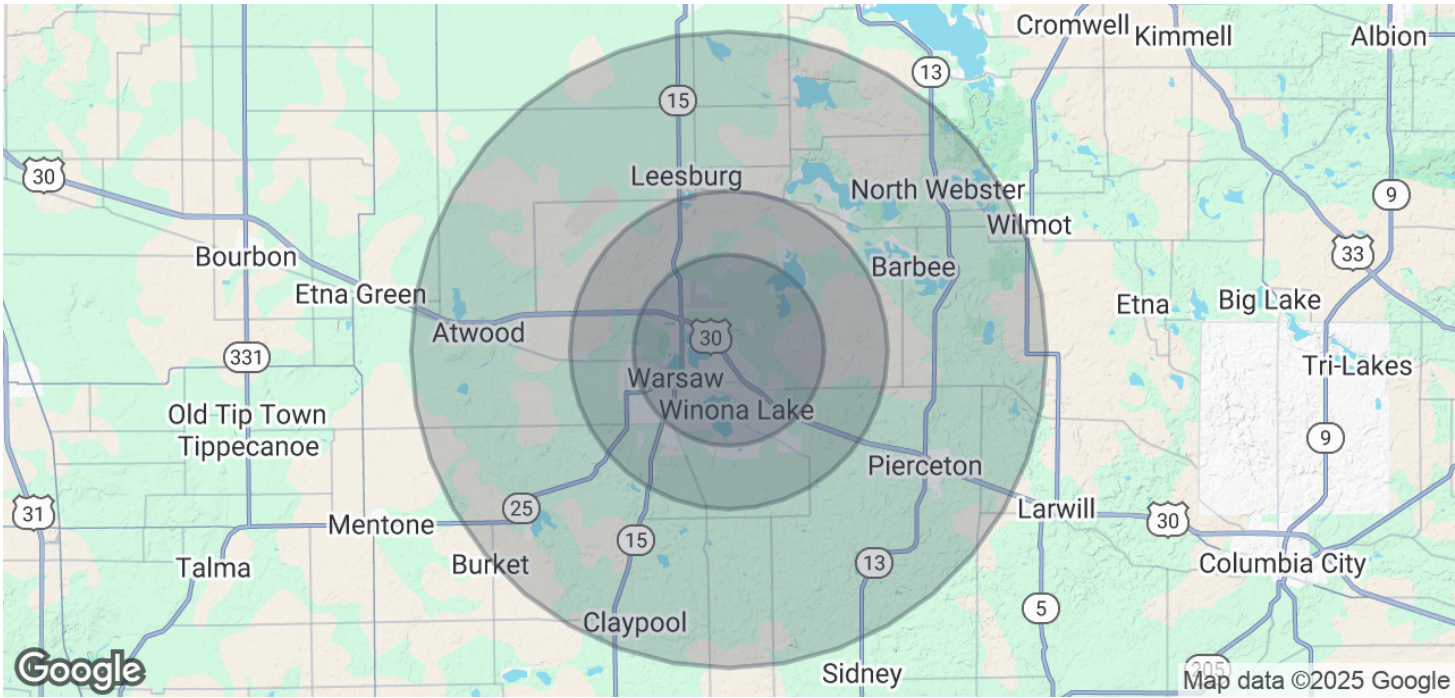


DEMOGRAPHICS MAP & REPORT

1060 MARINERS DRIVE, WARSAW, IN 46582

SALE

MULTI-PURPOSE BUILDING AND OUTLOTS



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	25,447	38,109	57,667
Average Age	39	39	40
Average Age (Male)	37	38	39
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	9,928	14,735	22,758
Persons per Household	2.6	2.6	2.5
Average Household Income	\$81,519	\$86,198	\$88,072
Average House Value	\$245,134	\$263,795	\$267,088

Demographics data derived from AlphaMap

ALEX REED
Broker
574.306.0790
areed@bradleyco.com

CAROLYN SPAKE-LEEPER, SIOR
Senior Broker & Managing Dir., NE Indiana
260.423.4311
carolyn@bradleyco.com