

LEASE

RETAIL



# COLUMBIA PLAZA



539 N LINE ST, COLUMBIA CITY, IN 46725

## PROPERTY HIGHLIGHTS

- Two new white box suites available
- Newly renovated 19,940 SF neighborhood shopping center
- Adjacent to U.S. 30 at signalized intersection
- Tenants include: T-Mobile, H&R Block, Division of Family Resources, Transcat Medical, and Neighborhood Health Clinics
- Shadow-anchored by Aldi Foods (with a long-term lease), a newly renovated 22,185 SF freestanding building
- Walgreens Pharmacy stands adjacent to the strip center
- Prime location for restaurants, home improvement, and other retail/service businesses
- Pylon signage along U.S. 30 available
- 14 miles west of the new Amazon warehouse and Sweetwater Sound

**LEASE RATE \$12.00 SF/YR (NNN)**

Available SF:	2,483 - 5,134 SF
Lot Size:	3.43 Acres
Building Size:	19,940 SF
NNN Charges	\$3.62 PSF



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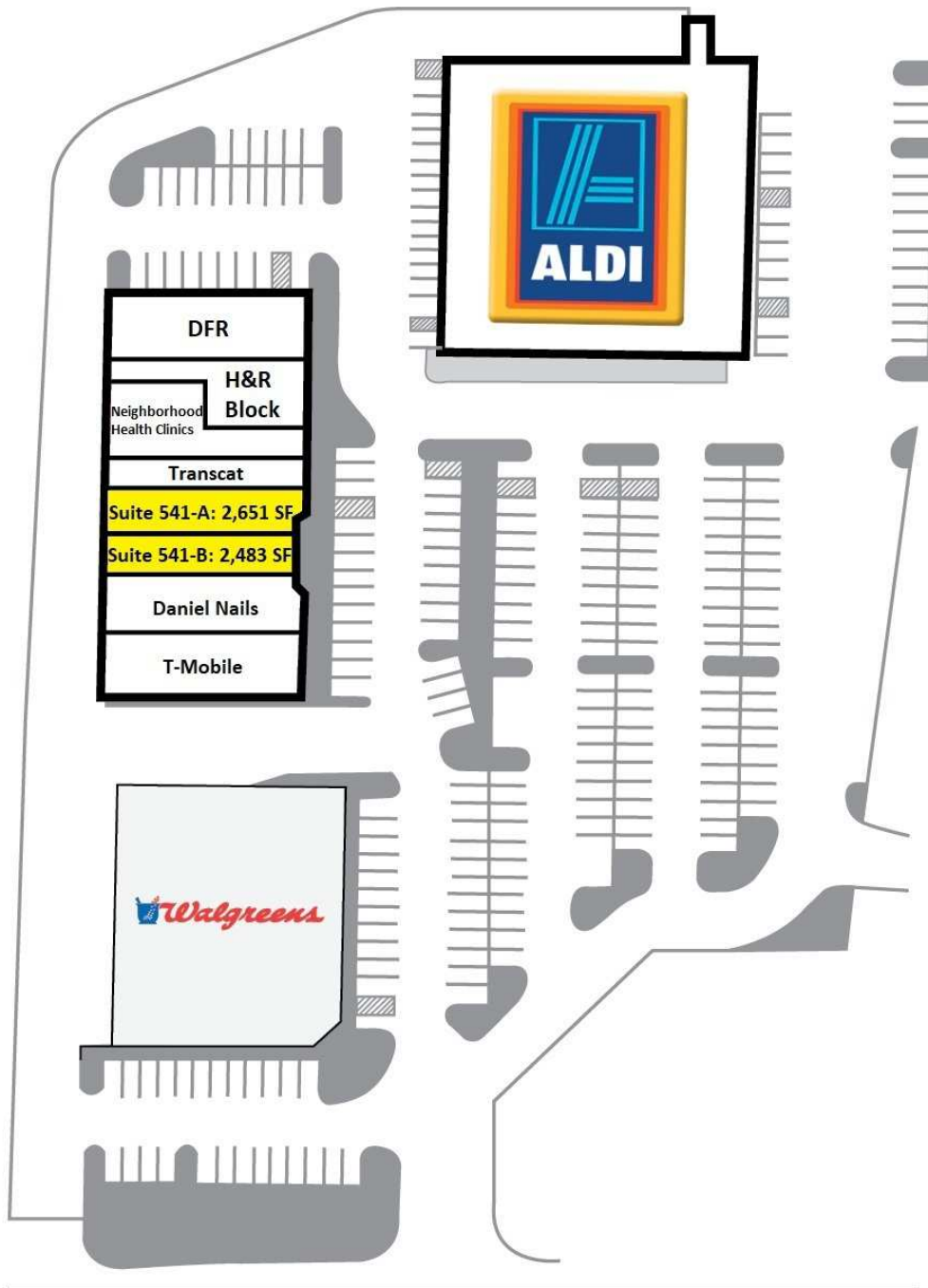




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NORTH LINE ST.

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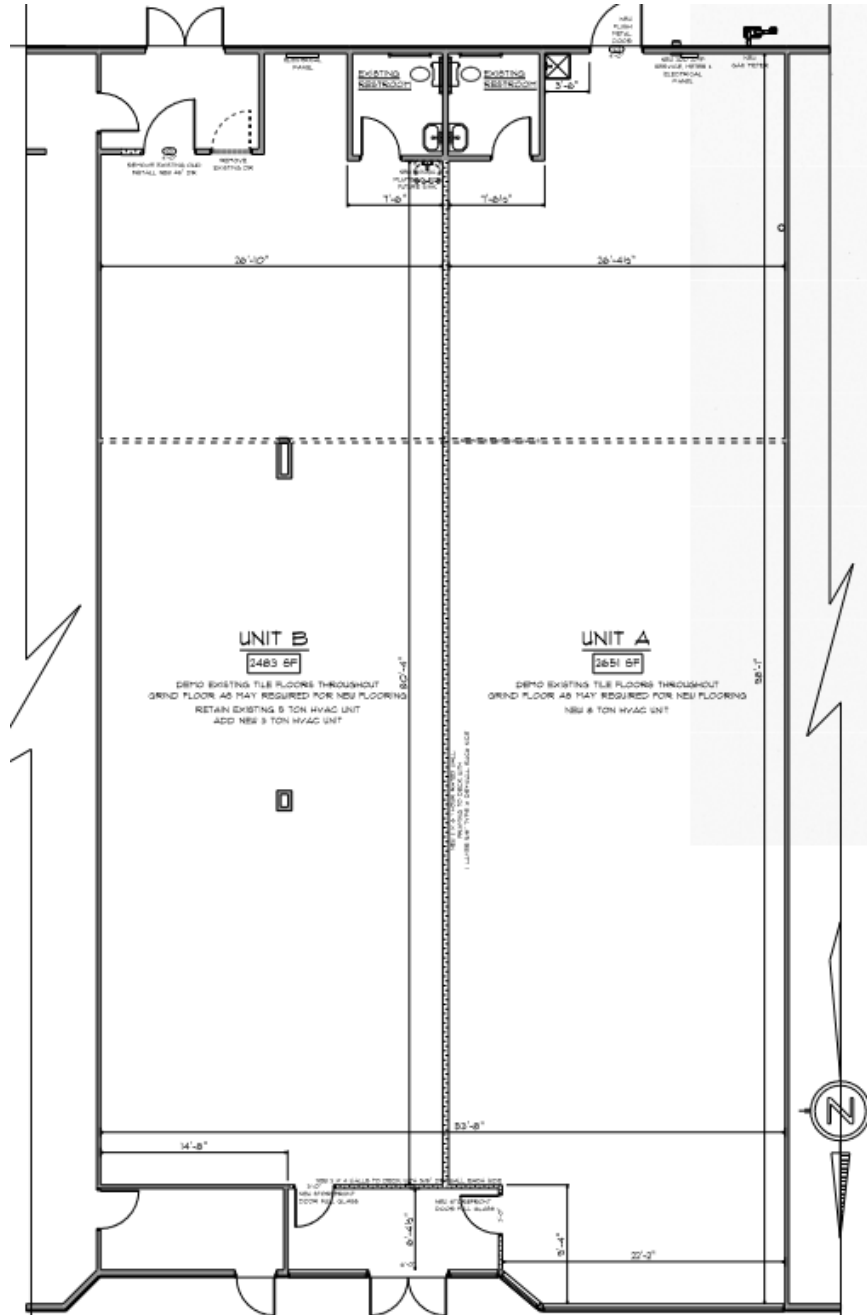
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### PROPERTY INFORMATION

Property Name	Columbia Plaza
Zoning	General Business
Site Acreage	3.43 Acres

### BUILDING INFORMATION

Shopping Center SF	19,940 SF
Year Built	1985
Year Renovated	2022

### STRUCTURAL INFORMATION

Construction Type	Steel frame
Roof Type	Built-up
Dimensions	100' deep
Ceiling Height	10'
Deliveries	In rear
Bay Spacing	30' x 100'

### MECHANICAL INFORMATION

Heating System Type	Gas forced air / Roof top
A/C Type	Electric / Roof top

### TAXES & ASSESSMENTS

Parcel ID	92-06-03-243-002.000-004
Assessed Value	\$1,215,700

### OPERATING INFORMATION

Electricity Source	Columbia City Utilities
Natural Gas Source	NIPSCO
Insurance	\$0.54
Common Area Maintenance	\$2.08
Real Estate Taxes	\$1.00

### TENANT / LANDLORD EXPENSES

Utilities	Tenant
Lawn & Snow	Tenant to Reimburse LL
Real Estate Taxes	Tenant
Building Insurance	Tenant
Maintenance & Repairs	Tenant
Roof & Structure	Landlord

### TRANSPORTATION

Nearest Highway	U.S. 30 - .1 Miles
Fort Wayne International Airport	26 Miles

### TRAFFIC COUNT

Street Name	Number of Vehicles Per Day
U.S. 30	19,030
Line Street/S.R. 109	10,910

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