

BND

COMMERCIAL

**RETAIL / RESTAURANT / OFFICE
FOR LEASE**
4,990 SF - DIVISIBLE
2304 N. WAYNE STREET
ANGOLA, INDIANA



HIGHLIGHTS:

Total Building Size: 4,990 Square Feet

Acreage: 1.3 Acres

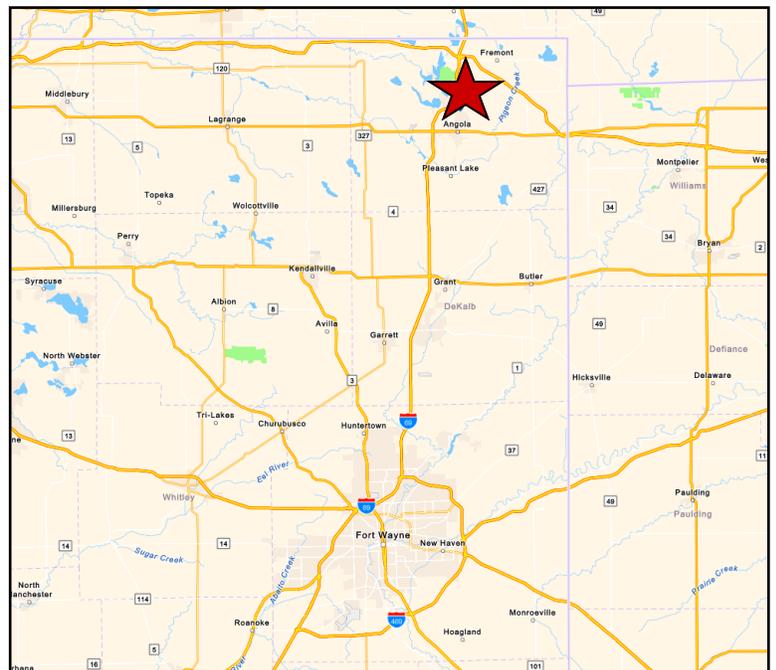
Divisible - 1,200 to 4,990 Square Feet

All furniture, fixtures & equipment in place; Large, fully equipped kitchen

Stoplight access with pylon signage

Over 100 lakes in Angola area along with Trine University

Lease Rate: \$20.00 / SF / Triple Net



O. Karl Behrens, CCIM, SIOR
Direct: (260) 407-7115
Cell: (260) 410-3627
kb@bnd.net

Alec Ramsey
Direct: (260) 421-1908
Cell: (260) 414-8415
ar@bnd.net

**1021 S. Calhoun Street | Suite One
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**Potential Divisible
Renderings**



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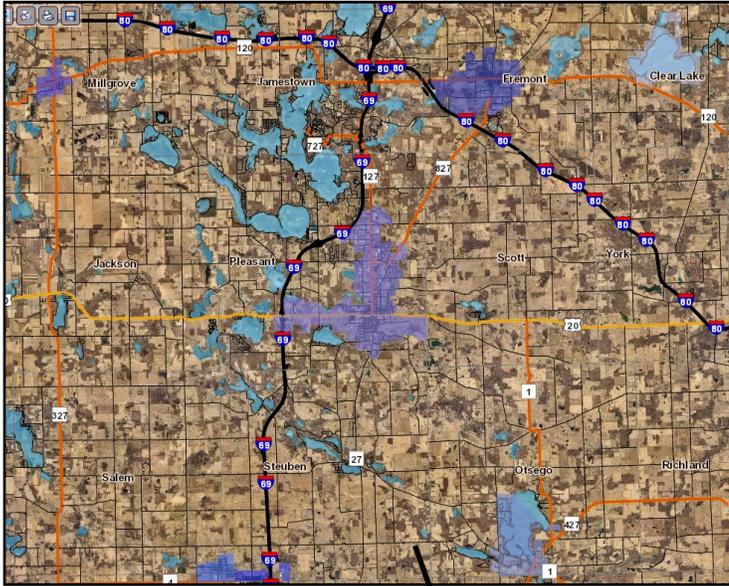
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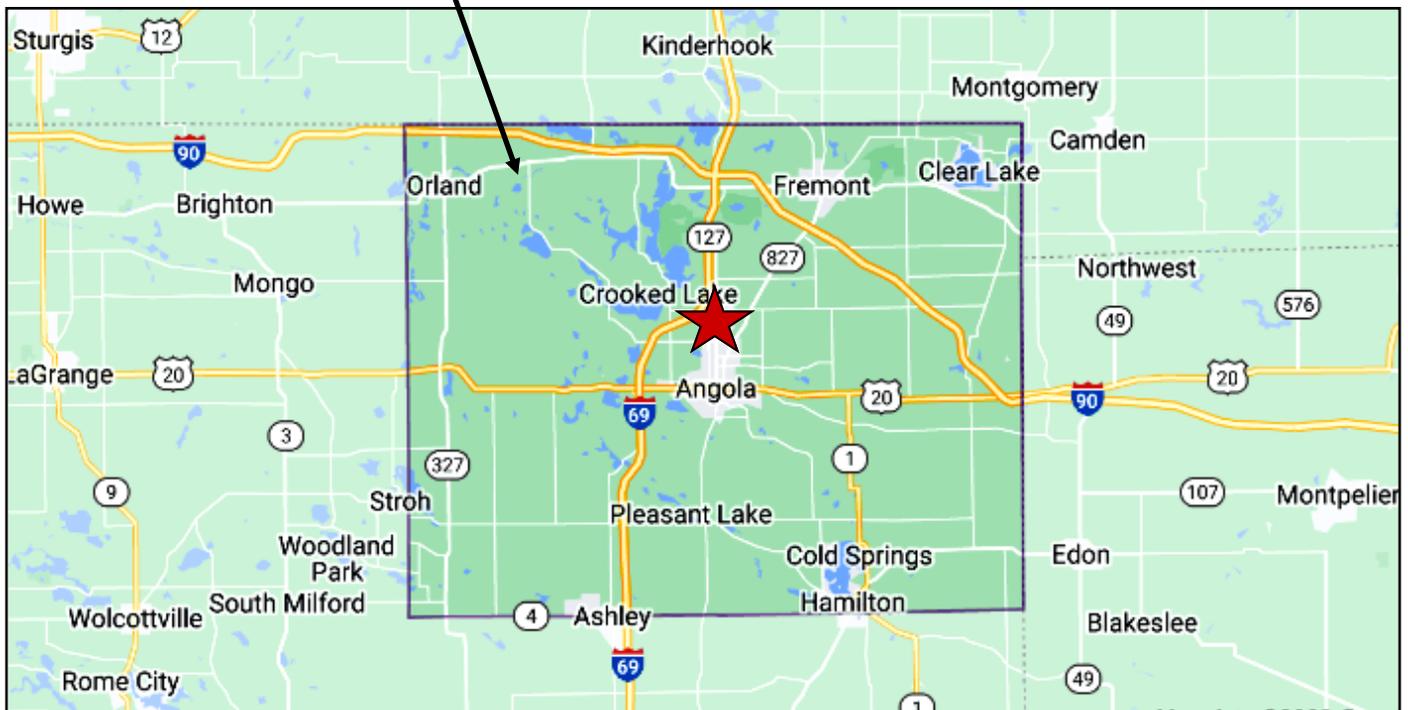
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Area Population and Demographics

Steuben County is home to 101 lakes, including Indiana's third largest, Lake James. During summer months, the area's population increases to approximately 150,000. In addition, Pokagon State Park in Angola receives nearly 750,000 visitors each year, and Trine University is home to more than 5,000 students.



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Property Highlights

Parcel Number	76-06-14-000-030.060-012
Address	2304 N. Wayne Street
City / County / State / Zip	Angola / Steuben / IN / 46703
Sale / Lease	Lease
Year Constructed	2001 - Brick exterior
Foundation	Concrete slab
Total Building Size	4,990 SF
Land Size	1.3 Acres
Zoning	C-1 (Small/medium commercial. Permitted uses available on request)
Parking	Surface parking for 75 vehicles
Dimensions	Irregular - Approx. 278' x 240' deep
Frontage	237' on Hwy 127/N. Wayne 278' on Northcrest Road
Neighboring Businesses	Walmart Supercenter, Flagstar Bank, Culvers, Rent-a-Center and Midas
Nearest Highway	Hwy 127
Former Use	National chain restaurant

Utilities

	Company
Gas	NIPSCO
Electric	NIPSCO
Water / Sewer	City of Angola

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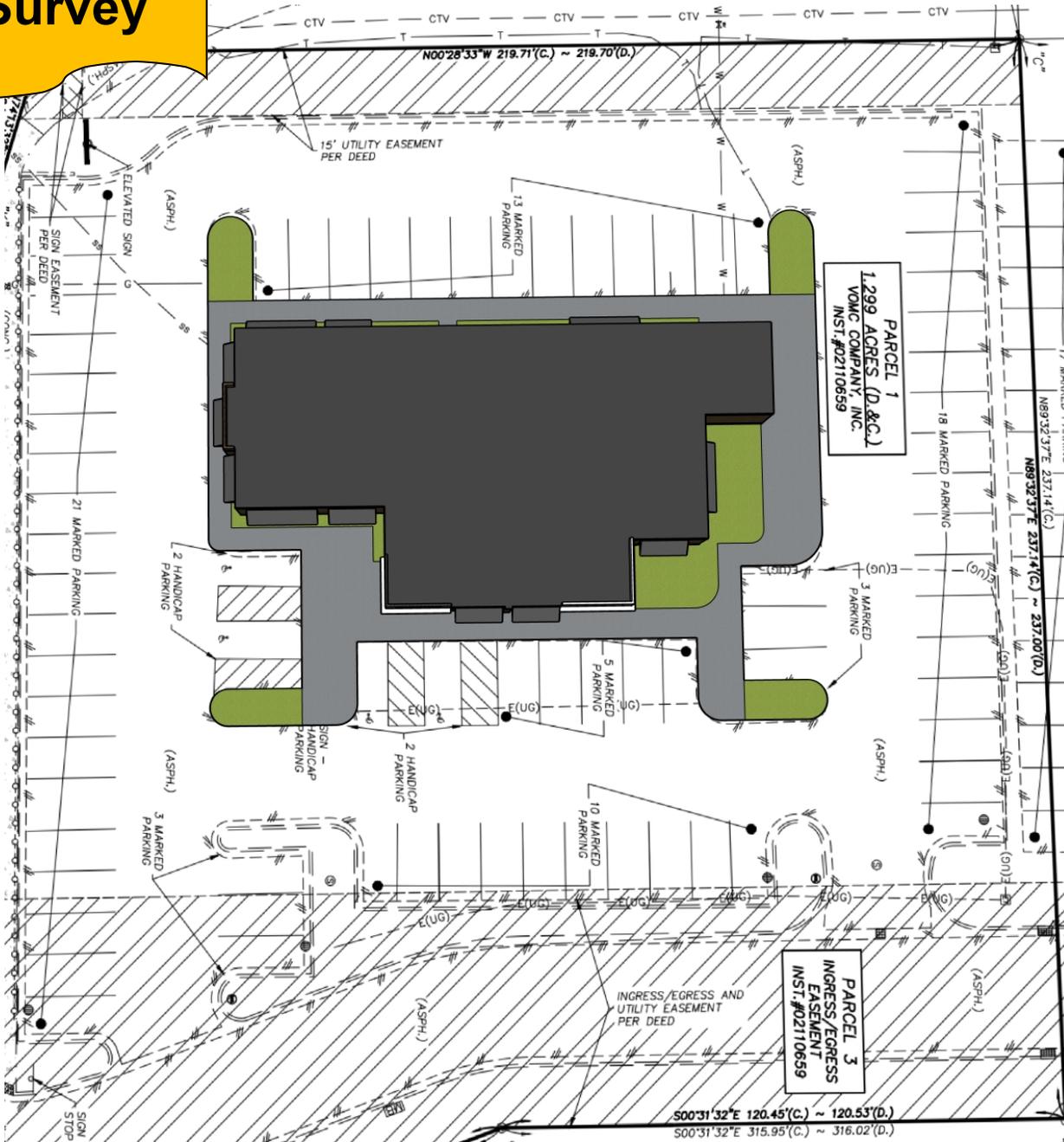
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Survey



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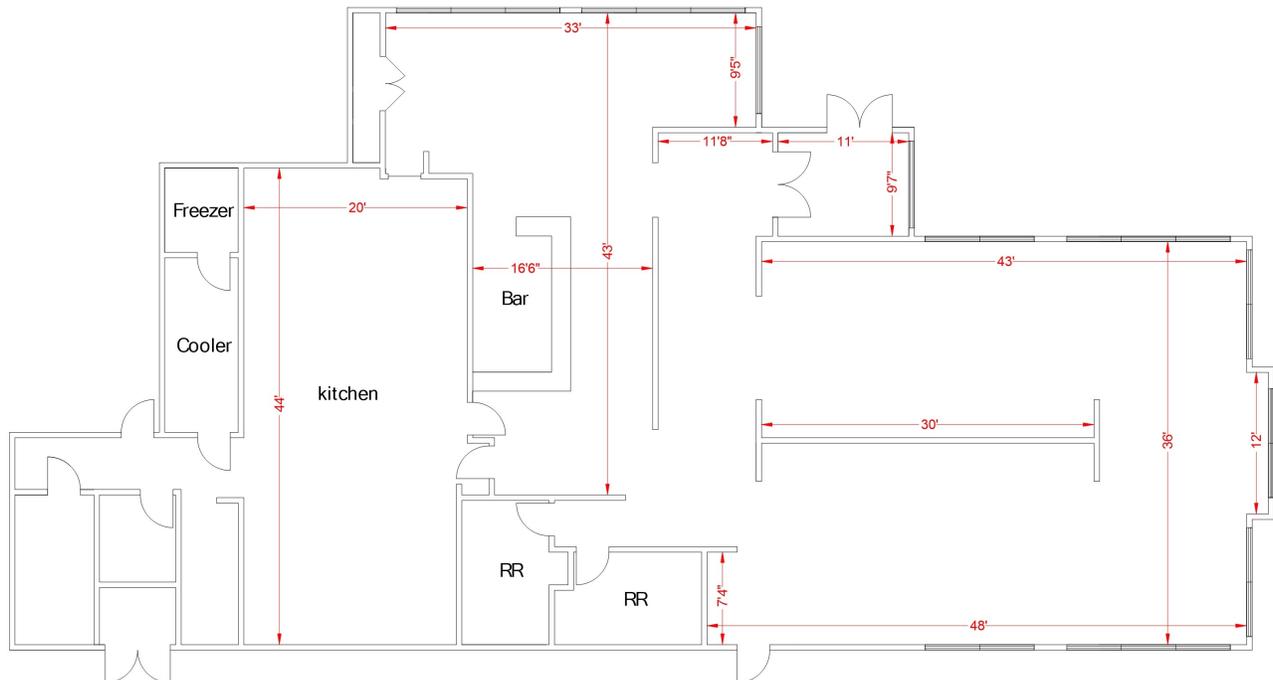
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Building Information

Construction Type	Brick
Construction Year	2001
Number of Floors	One
Roof	Flat
Foundation	Reinforced Concrete
Floor	Commercial Floor Coverings
Lighting	Fluorescent
Heating System	Gas Forced Air
Electric	Standard Electrical Service
Air Conditioning	Central Air
Restrooms	Two - large capacity
Equipment	Fully Equipped Kitchen; All Fixtures, Furniture & Equipment Included



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Lease Rate RSF / Year	\$20.00 / Square Foot / Annually
Lease Rate / Month	Based on Square Footage Leased
Term of Lease	5 to 10 Years
Type of Lease	Triple Net

Building Expenses

	Responsible Party (Landlord / Tenant)	Estimated Expense
Utilities	Tenant	
Property Tax	Tenant	\$2.76 / Square Foot
Building Insurance	Tenant	TBD
Janitorial	Tenant	
Interior Maintenance	Tenant	
Common Area	Tenant	TBD
Roof / Structure	Landlord	
Lawn / Snow	Landlord	



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