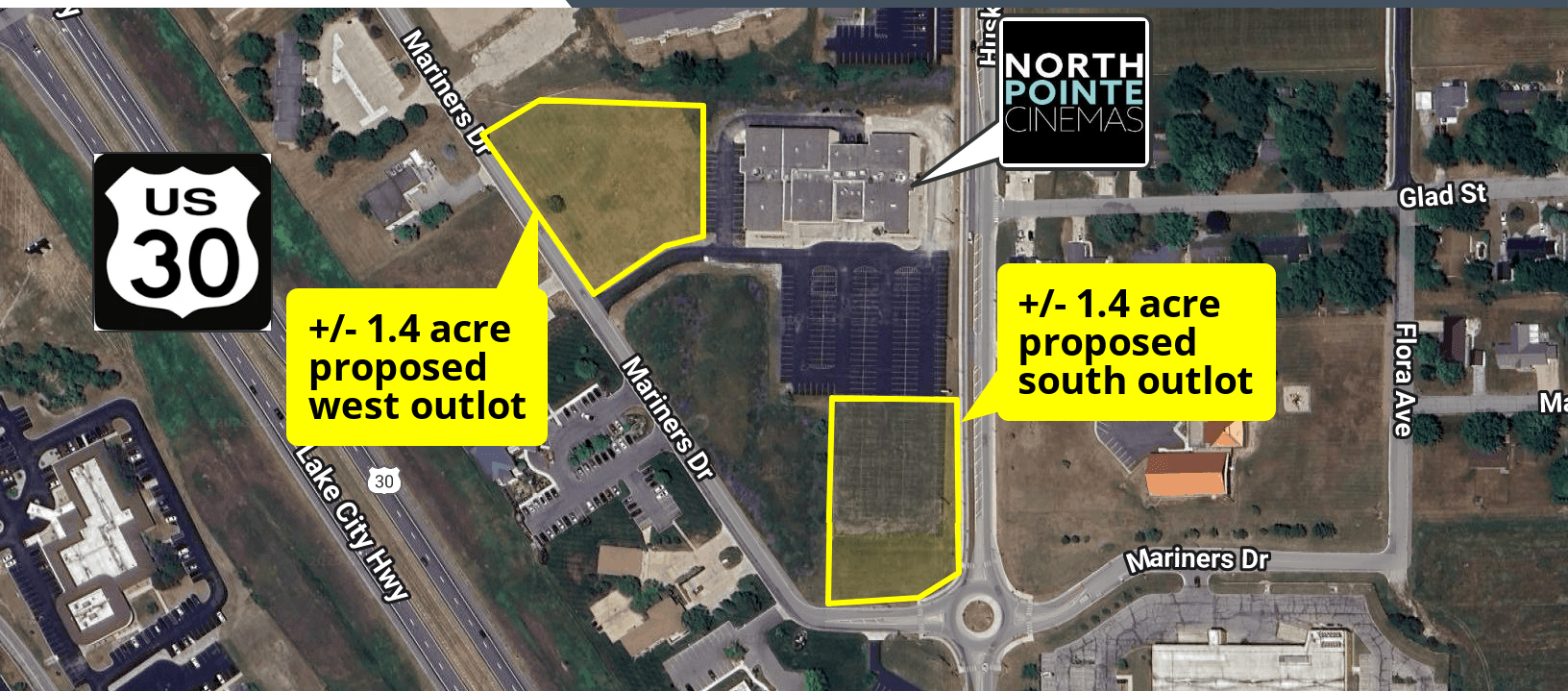


SALE



LAND (RETAIL / OFFICE)

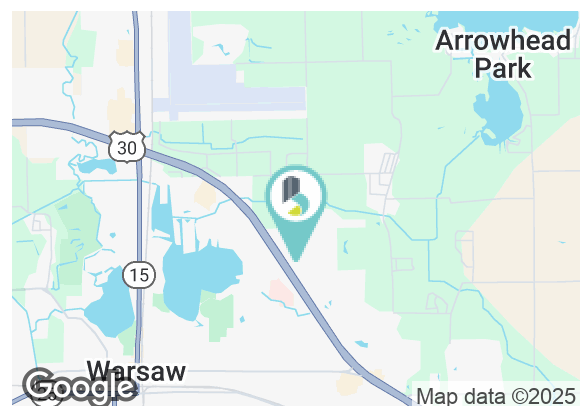
(TBD) MARINERS DR, WARSAW, IN 46580



HIGHLIGHTS

- +/- 1.4 acre proposed outlots adjacent to North Pointe Cinemas
- 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 allows a wide array of retail and office uses

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	9,832	14,735	22,758
Total Population	25,177	38,109	57,667
Avg. Household Income	\$81,226	\$86,198	\$88,072



+/- 1.4 Acre South Outlot:	\$670,000
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+/- 1.4 Acre West Outlot:	\$670,000
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Notes:

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

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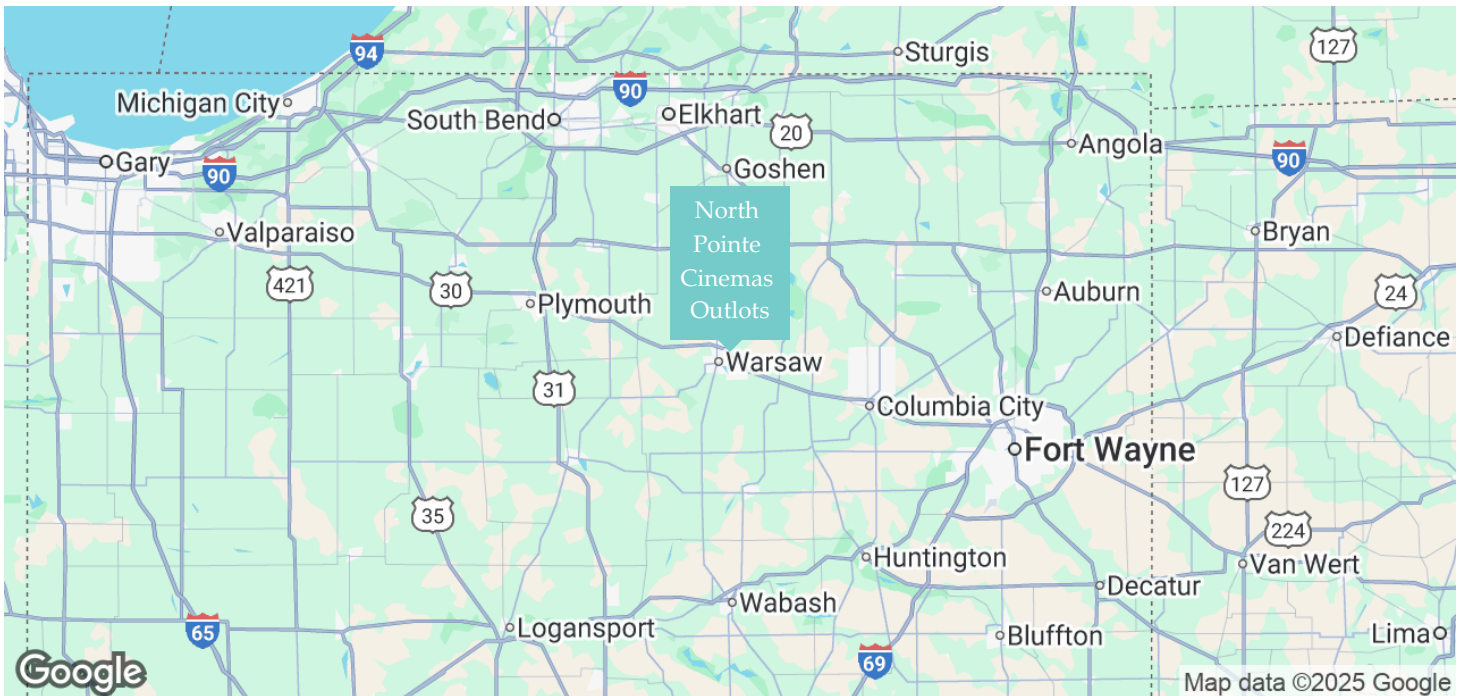
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ABOUT WARSAW & KOSCIUSKO COUNTY

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.

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