



COFFEE SHOP

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6280 W Main St | Portage, IN

Retail Space For Lease



PROPERTY OVERVIEW

Located in the heart of Founders Square in Portage, Indiana, The Promenade at Founders Square presents a prime 2,000 SF retail space available for lease at \$3,000 per month gross, with the tenant responsible for utilities. Situated within a vibrant mixed-use destination that includes 306 luxury apartment units and 10,000 SF of commercial, restaurant, and retail space, the property benefits from consistent foot traffic generated by the on-site playground and splash pad, as well as popular community events such as Fridays at Founders Square, outdoor movie nights, and summer concerts.

Previously built out as a dentist office, the space includes ceiling, lighting, and restrooms. The landlord is willing to remove divider walls if desired, allowing for a more open floor plan. Immediate occupancy is available. This highly visible, high-traffic location is especially well-suited for a **coffee shop**, providing the perfect opportunity to become a go-to gathering spot for residents and visitors alike.



FOUNDERS SQUARE



PROPERTY HIGHLIGHTS

AVAILABLE SPACE

2,000 SF | Suite A

RENT

\$3,000/Month Gross

DETAILS

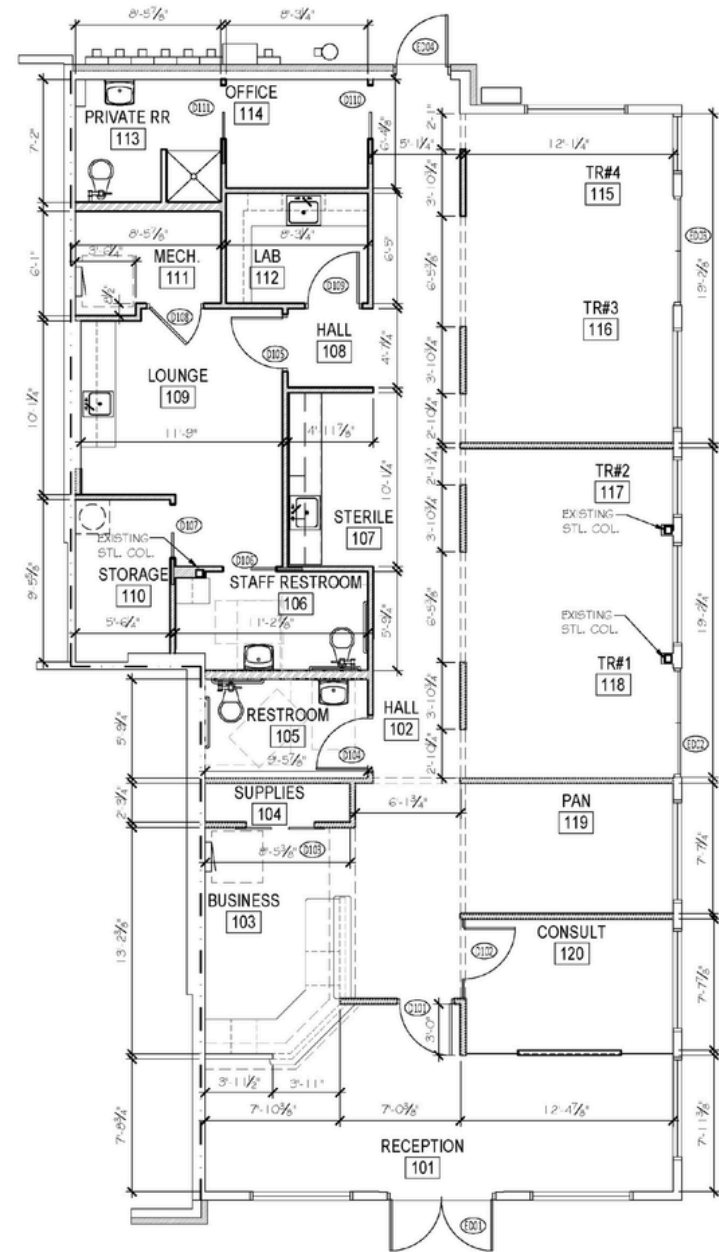
Build-out includes ceiling, lighting, and restrooms. Landlord will remove divider walls, if desired. Coffee shop use preferred.

LOCATION

Located in The Promenade at Founders Square and close to the Indiana Toll Road, I-94, and Lake Michigan

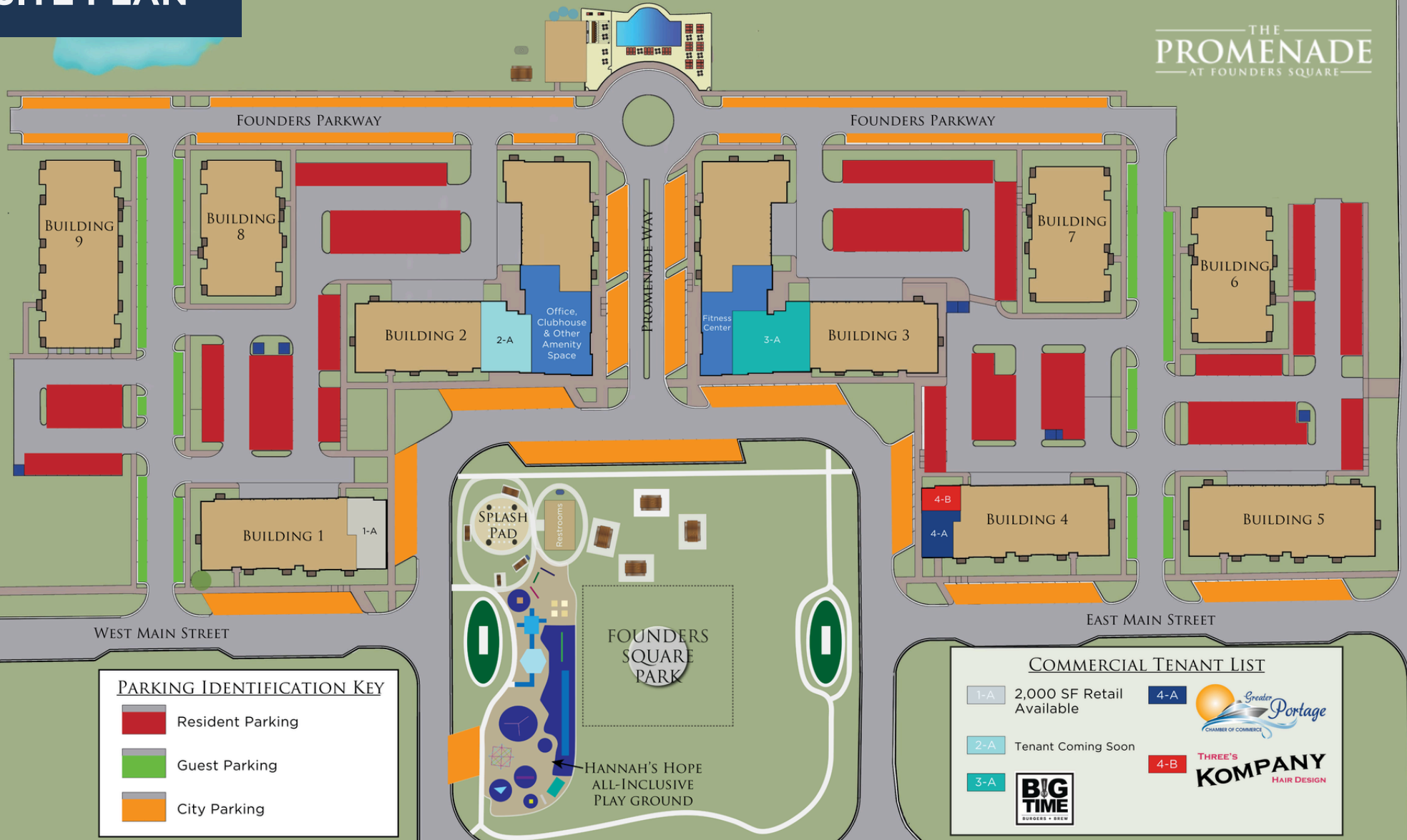
FLOORPLAN

SUITE A | 2,000 SF



SITE PLAN

THE
PROMENADE
AT FOUNDERS SQUARE



PARKING IDENTIFICATION KEY

- Resident Parking
- Guest Parking
- City Parking

COMMERCIAL TENANT LIST

<p>1-A 2,000 SF Retail Available</p> <p>2-A Tenant Coming Soon</p> <p>3-A</p>	<p>4-A</p> <p>4-B</p>	  
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HAMSTON ROAD

CONTACT US:

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