



Town & Country Plaza

496 West Plaza Drive
Columbia City, IN 46725



Retail Space For Lease

6,096 SF space available for lease in Town & Country Plaza on US 30 in Columbia City. This former gym is accessed through a beautifully landscaped courtyard adjacent to Dollar Tree and Wings Etc.

Amenities include patio seating, a shared loading dock, and excellent signage on US 30 to over 25,000 vehicles per day.

Property Highlights

- ▶ Former gym available
- ▶ 6,096 SF
- ▶ 20 miles west of Fort Wayne
- ▶ Excellent visibility
- ▶ Professional and responsive management
- ▶ **FOR LEASE: \$8.00/SF/Yr NNN**

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Excellent Location

The property at 496 West Plaza Drive is located near the following businesses:

- | | | |
|---------------------------|--------------------------------|-------------------------------------|
| 1. Dunkin' | 6. Papa Johns Pizza | 11. Taco Bell |
| 2. Marathon Gas | 7. Planet Fitness | 12. Long John Silver's KFC |
| 3. Dollar Tree | 8. AT&T | 13. Bob Evans |
| 4. Wings Etc. | 9. Walmart Supercenter | 14. Wendy's |
| 5. Dunham's Sports | 10. ProFed Credit Union | 15. ALDI |

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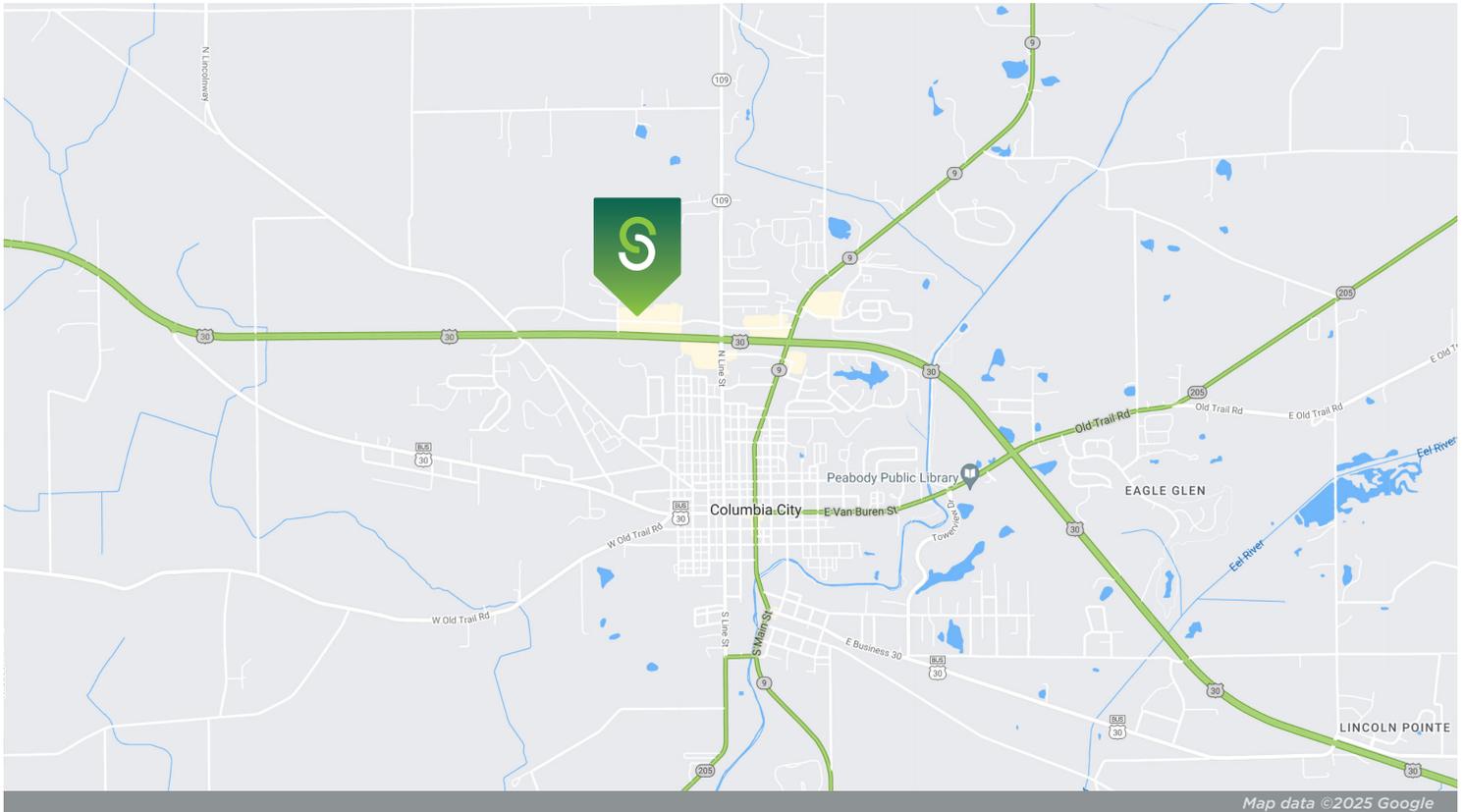
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PROPERTY INFORMATION

Address	496 West Plaza Drive
City, State, Zip	Columbia City, IN 46725
County	Whitley
Township	Columbia
Parcel Number	92-06-03-713-003.000-004



LEASE INFORMATION

Lease Rate & Type	\$8.00/SF/Yr NNN
Terms	3 Year Minimum
Availability	Immediate

AVAILABLE UNITS

Total Building Area	50,796 SF	
Total Available	6,096 RSF	
Max Contiguous	6,096 RSF	
Units Available	RSF	Monthly Rate
• Suite E	6,096	\$4,064.00

UTILITIES

Electric Provider	City of Columbia City
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Columbia City

SITE DATA

Site Acreage	5.56 AC
Zoning & Description	GB - General Business
Parking Description	Surface, ample
Traffic Count	25,800 VPD (US 30)

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

BUILDING INFORMATION

Property Type	Retail
Year Built	1996
# of Stories	1
Construction Type	Cinder block
Roof	Standing seam
Heating	Package system
A/C	Package system
Sprinkler	Yes
ADA Compliant	Yes
Signage	Monument, storefront, directory

ADDITIONAL INFORMATION

- Former gym space available for lease
- Excellent visibility and access from US 30
- Shadow-anchored by Walmart Supercenter
- Amenities include a beautifully landscaped courtyard, patio seating, and a shared loading dock

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