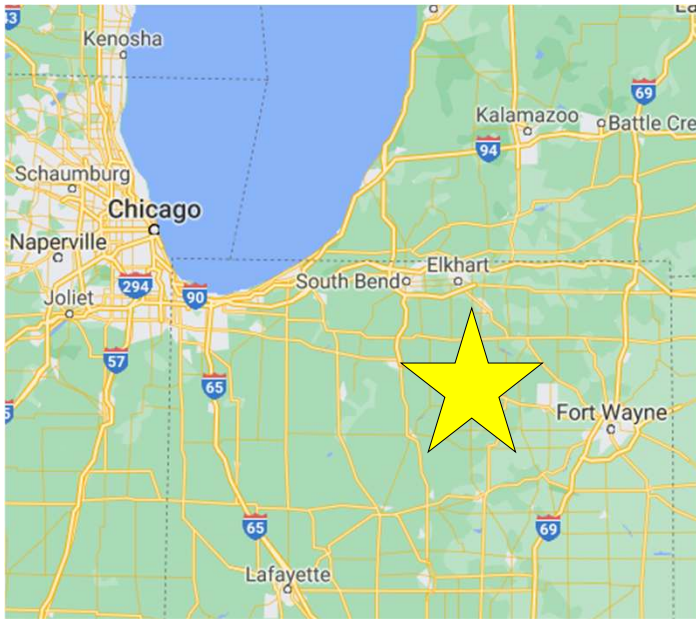




PROJECT HIGHLIGHTS

FOR LEASE or GROUND LEASE: 7,200 SF Hobby Lobby outparcel building (0.66 AC) to Marketplace at Warsaw. A 183,799 SF retail center along the Highway 30 corridor in Warsaw, IN

Situated on US Highway 30, the main throughfare between Fort Wayne, IN and Chicago, IL with excellent visibility, access and traffic counts (44,000 VPD).

The building is positioned in the heart of the retail corridor with such national tenants as Kroger, Meijer, Menards, Staples, Martin's, Aldi,, Gabe's, Ollie's and Planet Fitness.

Known as the "Orthopedic Capital of the World", Warsaw produces 1/3 of the world's total orthopedic devices and employs more than 13,000 medical employees.



TRAFFIC COUNTS

30,132 VPD – Hwy 30 (east of site)
26,696 VPD – Hwy 30 (west of site)
14,745 VPD – East Center Street

	3-Mile	5-Mile	10-Mile
Total Population:	23,190	34,890	55,276
Total Households:	8,441	12,736	20,525
Daytime Employees:	14,348	17,423	20,795
Avg. HH Income:	\$76,447	\$79,686	\$79,416



