



## PROJECT HIGHLIGHTS

**FOR LEASE:** Redevelopment of the 183,799 SF Community Center located along the Highway 30 retail corridor in Warsaw, Indiana.

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.

Warsaw is a very active boating community with a regional draw from Chicago, S. Michigan, and NW Ohio.

The center is positioned in the heart of the retail corridor with such national tenants as Kroger, Meijer, Menards, Staples, Martin's, and ALDI.

**3,000 SF End Cap Restaurant Space Available**

**3,000 SF – 10,674 SF End Cap Available**



### 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





