

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 – 6,270 SF Available

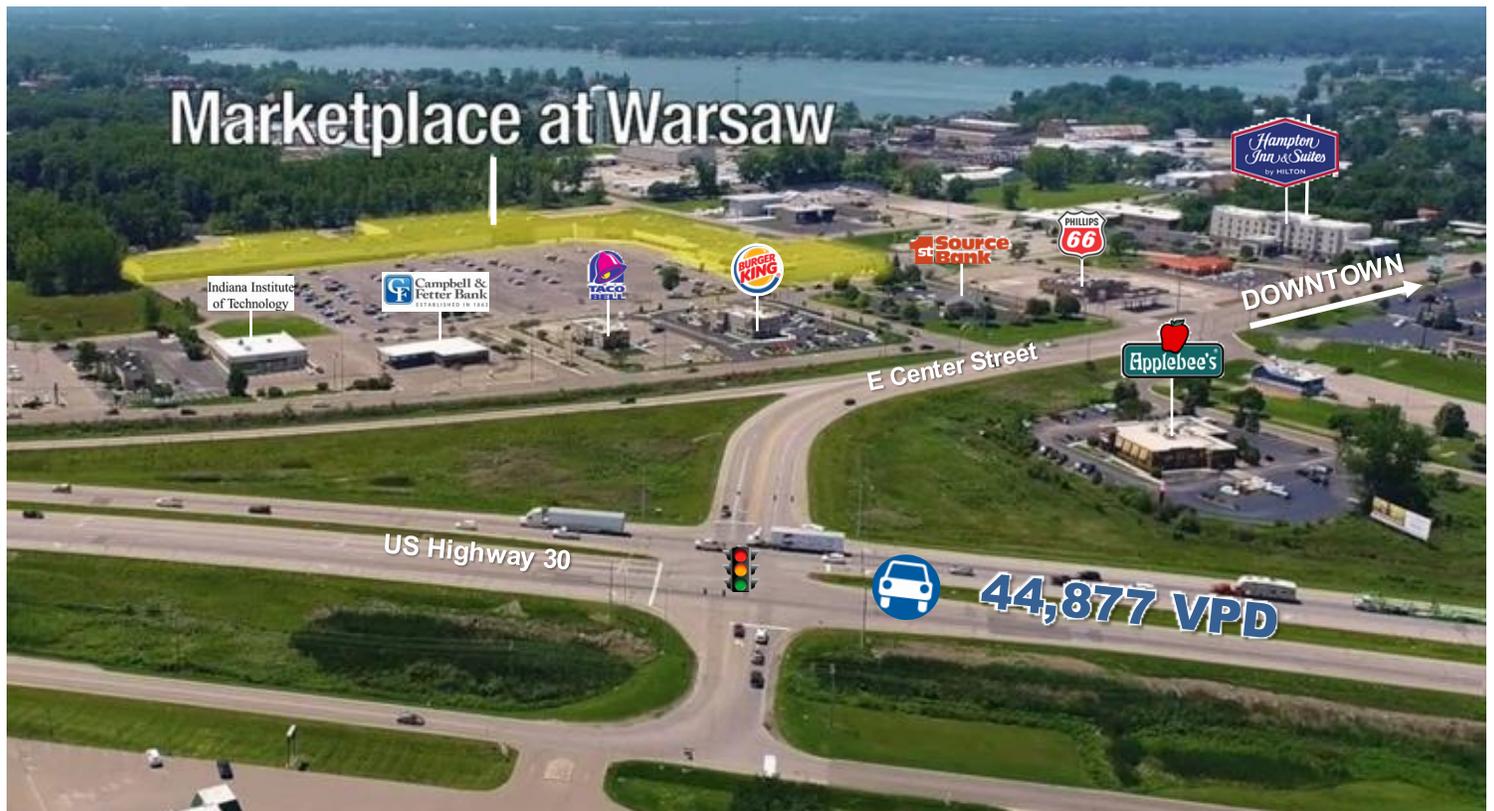


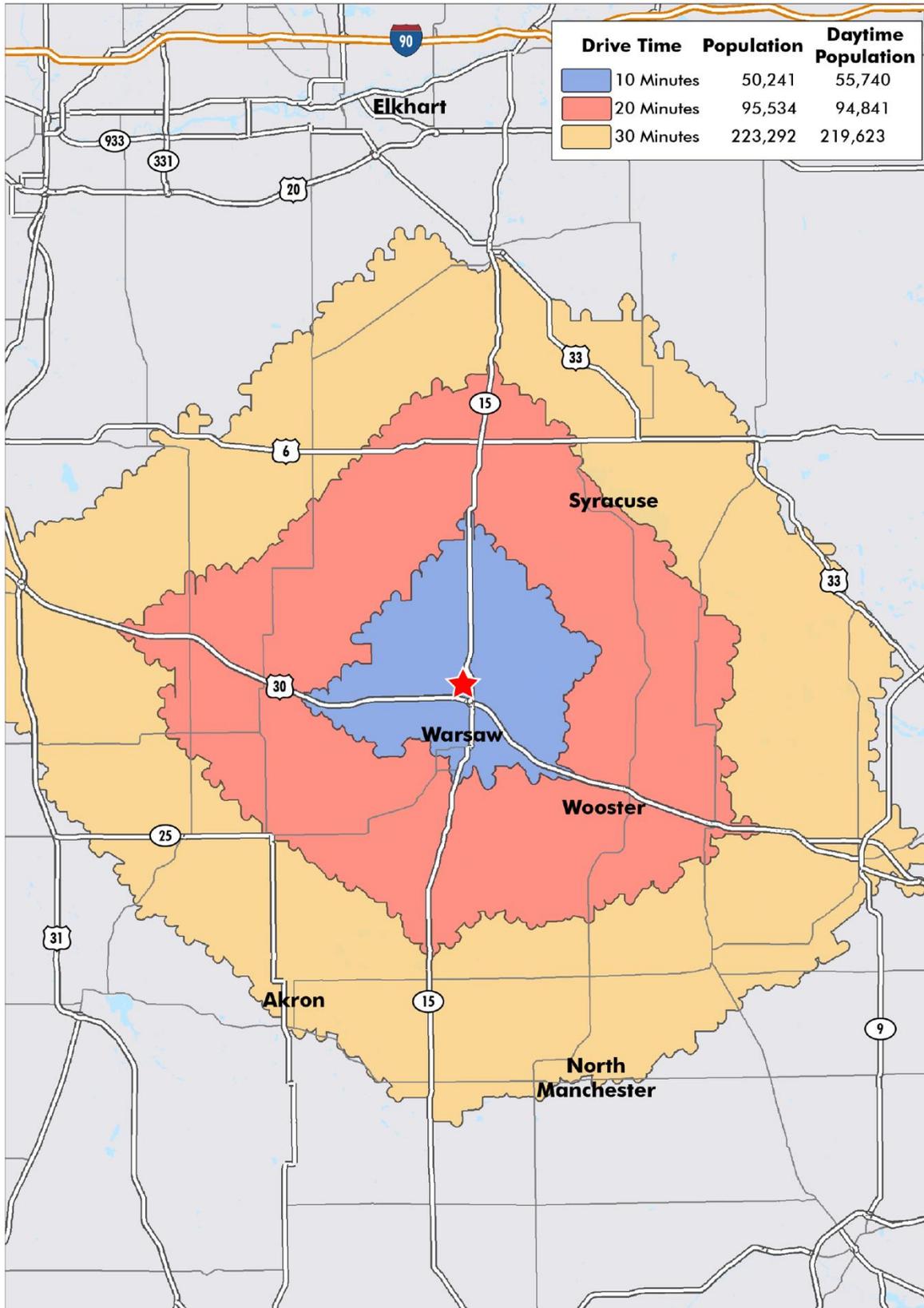
TRAFFIC COUNTS

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

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.







SUITE	TENANT	SF
1	Ollie's	31,089
5	AVAILABLE	6,270
6	Five Below	10,000
7	AVAILABLE	2,934
8	AVAILABLE	3,200
9A	Bealls	24,210
9B	Gabe's	56,110
10	AVAILABLE	3,000
11	OP Nails	1,700
12	Subway	1,262
13	AVAILABLE	2,894
14	Planet Fitness	22,456
15	Hobby Lobby	50,000
TOTAL		215,125

