

For Sale

Retail / Flex Property - 21,000 SF



Plaza 30

3572 E. US Hwy. 30 Warsaw, IN, 46580

Property Highlights

- Well-maintained retail/office strip center
- Value-added property
- Includes 2.44 acres of excess vacant land providing opportunity for future development
- 670 ft. of frontage on US 30
- Located in Warsaw, the Orthopedic Capital of the World
- **Contact Brokers for the Offering Memorandum**

Summary

Transaction Type	For Sale
Sale Price	\$1,564,000
Building Size	21,000 SF
Lot Size	4.92 acres
Occupancy	67%
Zoning	Commercial
Year Built	1996

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Area Overview

3572 E. US. Hwy. 30, Warsaw, IN 46580



About Warsaw

Warsaw is a stable, employer-driven Midwestern city best known as the Orthopedic Capital of the World, anchored by a globally significant concentration of medical device manufacturers and suppliers. This specialized employment base produces high-wage, recession-resistant jobs, supporting above-average household incomes and a strong daytime population that consistently fuels demand for retail, service, healthcare, and professional office real estate. The city's economy continues to benefit from ongoing capital investment, workforce development initiatives, and state-level support aimed at retaining and expanding the orthopedic and advanced manufacturing sectors. Recent announcements involving large-scale manufacturing expansions and targeted workforce training reinforce Warsaw's long-term relevance in the health & life sciences supply chain.

From a real estate perspective, Warsaw's development patterns remain measured and pragmatic, with limited speculative construction and a focus on user-driven growth. This approach has helped prevent overbuilding and contributes to steady asset performance across market cycles, rather than volatility tied to short-term demand spikes. Well-located commercial assets tend to experience durable occupancy and predictable absorption.

For investors, developers, and occupiers, Warsaw offers a market defined by predictability, durable tenant demand, and economic resilience, with growth tied directly to healthcare, manufacturing, and professional services rather than discretionary sectors.

Highlights

- **Global Orthopedic Hub:** Home to a dense concentration of medical device manufacturers and suppliers, supporting long-term, high-wage employment and export-driven economic stability.
- **Recent Capital Investment:** Ongoing manufacturing expansions and public-private initiatives continue to reinforce Warsaw's position as a strategic healthcare and advanced manufacturing center.
- **Strong Daytime Population:** A sizable professional and manufacturing workforce supports consistent demand for retail, healthcare-adjacent uses, and office space.
- **Disciplined Development Environment:** Limited speculative construction and pragmatic growth patterns contribute to stable occupancy and long-term asset performance.
- **Investor-Friendly Fundamentals:** Predictable demand drivers, durable employment base, and strong ties to healthcare and life sciences make Warsaw well-suited for long-term investment and owner-user strategies.

Location Overview

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About Plaza 30

Plaza 30 is located along US 30, one of Warsaw's most established inbound traffic commercial corridors, providing strong visibility and consistent exposure to daily commuter and regional traffic. As a primary east-west route, US-30 draws a meaningful share of traffic from surrounding communities, supporting steady inbound activity tied to Warsaw's employment base and service demand.

The center benefits from its position within a proven retail and service corridor, with national and regional users and retailers, & QSR's located nearby rather than directly adjacent. This dynamic supports consumer familiarity and traffic continuity while avoiding oversaturation from dense strip-center competition. Retail supply in the immediate area remains measured, contributing to long-term stability.

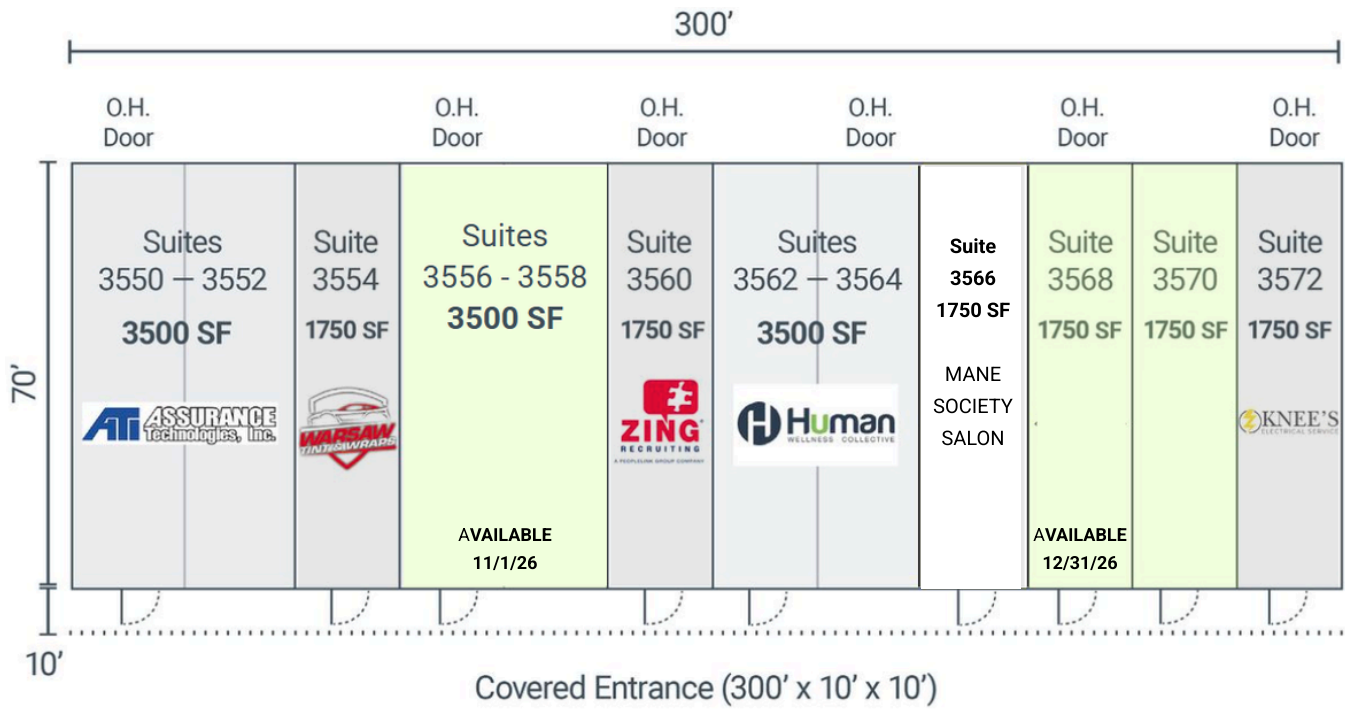
With a 21,000 SF footprint, efficient small-bay layout, and fully leased status, Plaza 30 is well-suited to Warsaw's dominant tenant profile—service-oriented, medical-adjacent, and necessity-based users. The center's scale and configuration support consistent leasing velocity and durable occupancy, positioning Plaza 30 as a stable, income-producing asset within a reliable commercial node.

Highlights

- **Core US-30 Location:** Positioned on Warsaw's most established commercial corridor, capturing consistent commuter traffic & healthcare-driven consumer activity
- **Orthopedic-Driven Economic Tailwinds:** Nearby investment includes a \$70 million Autocam Medical expansion delivering a new 100,000 SF facility and up to 300 high-skill jobs, reinforcing long-term employment and population growth
- **Workforce Pipeline Investment:** Ongoing funding for advanced manufacturing and technical training at the Warsaw Area Career Center continues to enhance labor stability and regional economic resilience
- **Right-Sized, Service-Oriented Asset:** 21,000 SF center, fully leased, minimal overbuilding risk, and tenant mix aligned with Warsaw's service, medical, and professional user base—supporting predictable performance across cycles

Site Plan

3572 E. US. Hwy. 30, Warsaw, IN 46580



Area Map

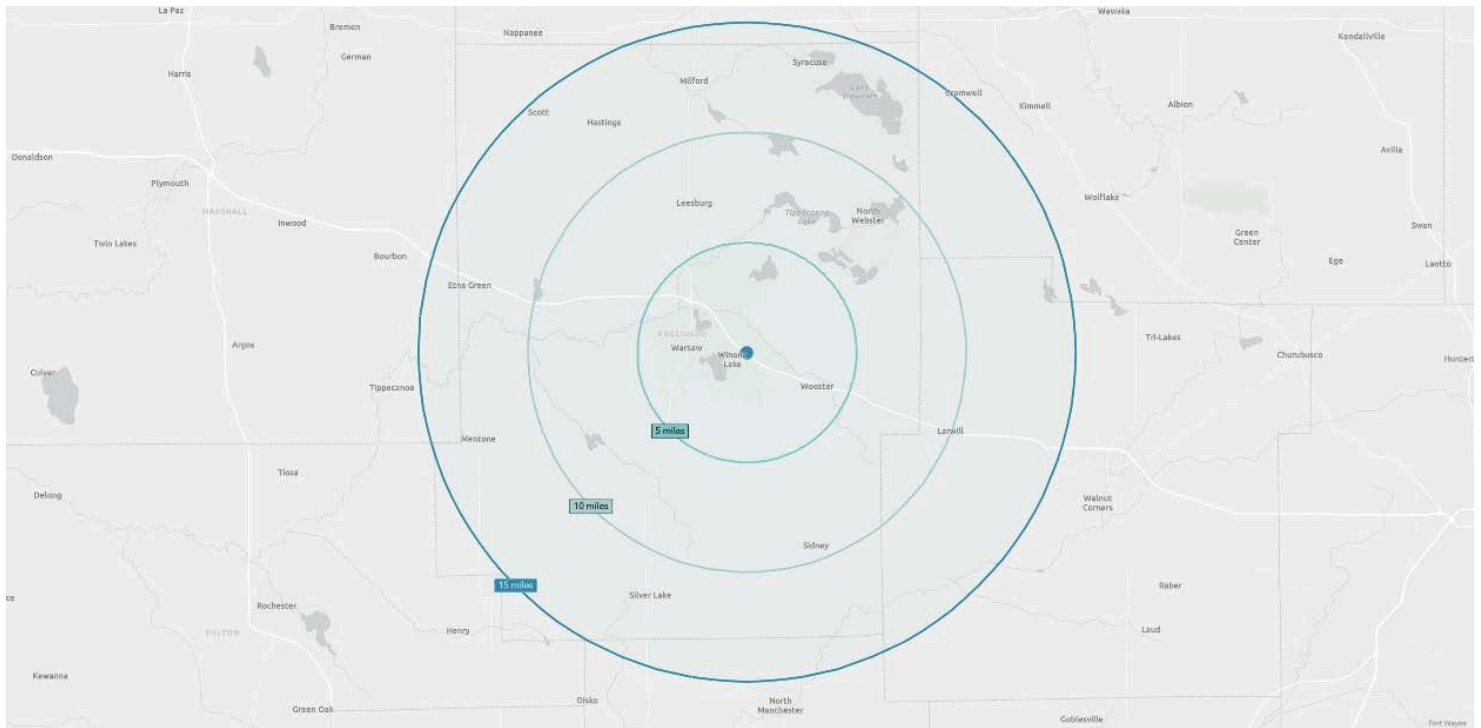
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● Restaurants ● Retail Centers ● Medical Centers

Demographics

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Summary

- Modest population growth, rising incomes, high homeownership, and a mature age profile collectively support low turnover, steady absorption, and durable cash flow for small-bay centers.
- The trade area is projected to reach 21,299 by 2030, signaling population stability rather than volatility, a favorable condition for neighborhood retail and service tenancy.
- Households are growing faster than the population (+0.3%) annually, indicating smaller household sizes and sustained demand for convenience, personal services, and medical-related retail.

Demographics (2025)

	5 Miles	10 Miles	15 Miles
Total Population	20,738	53,659	95,393
Average Age	37.1	38.3	38.8
Average Household Size	2.46	2.55	2.56
Population (Ages 20-64)	15,918	28,591	52,188
Total Households	8,265	20,150	36,697
Average HH Income	\$68,462	\$76,631	\$76,624