

# For Lease

Retail/Office Property - 1,200 - 5,600 SF Available



## 3107 - 3171 E Center St - Lake City Crossing

Warsaw, IN, 46580

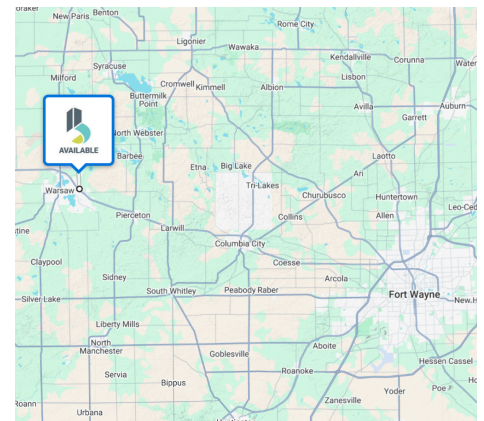
### Highlights

- **53,750 SF Center** – A substantial retail/office destination now operating under new management
- **Flexible Suite Options** – Multiple suite sizes and configurations available, accommodating a wide range of retail, service, and office users
- **US-30 Access** – Strategically positioned just off US-30 at a signalized intersection, offering excellent visibility and smooth ingress/egress
- **High Traffic Counts** – Frontage along E. Center St. delivers consistent exposure to 20,000–30,000 vehicles per day
- **Strong Visibility** – Prominent building and monument signage opportunities
- **Growing Residential Demand** – Adjacent to a newly built apartment community, creating a built-in customer base and steady foot traffic
- **Hotel Proximity** – Positioned next to two newly developed hotels
- **Ample On-Site Parking** – Generous parking supports high-volume retail and office users

Lease Rate \$8.00 - \$10.00/SF NNN

Available SF 1,200 - 5,600 SF

Building SF 53,750 SF



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# Property Details

3107 - 3171 E Center St, Warsaw , IN 46580

## Site Information

<b>Name of Center</b>	Lake City Crossing
<b>Address</b>	3107 - 3171 E Center St, Warsaw , IN 46580
<b>County</b>	Kosciusko
<b>Parcel #</b>	43-11-10-300-041.000-032
<b>Lot Size</b>	9.44 Acres
<b>Curb Cuts</b>	2 On Center St.
<b>Frontage</b>	425 ft - Center St.
<b>Parking</b>	150 Spaces
<b>Utilities</b>	Electric & Gas - NIPSCO Sewer - City of Warsaw Water - Indiana-American Water Company
<b>Zoning</b>	C-3 - Arterial Commercial

## Building Information

<b>Building Size</b>	53,750 SF
<b>Year Built</b>	1976 - 1987
<b>Construction</b>	Concrete block
<b>Year Number of Suites</b>	27
<b>Overhead Doors</b>	8 ft X 8 ft (Suite 3137)
<b>Lighting</b>	Fluorescent
<b>Flooring</b>	VCT
<b>HVAC</b>	Rooftop units
<b>Ceiling Height</b>	14 ft (Storefront sections)
<b>Roof Type</b>	Built-up



## Demographics

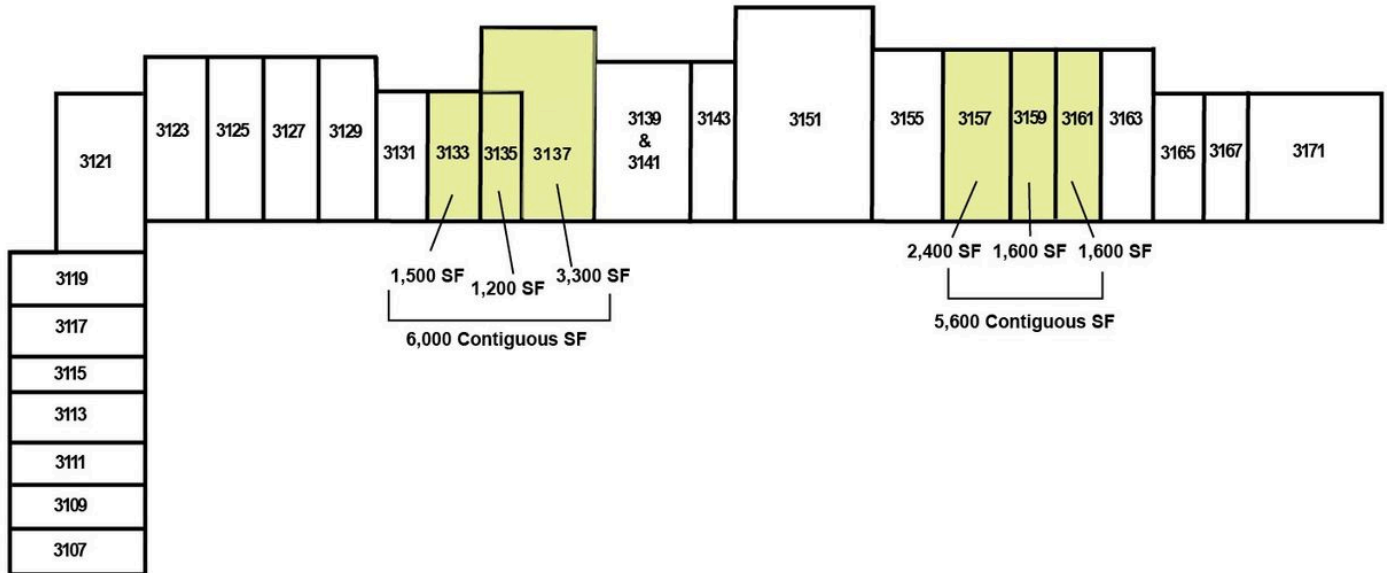
	3 Miles	7 Miles	5 Miles
<b>Population</b>	25,249	37,420	43,466
<b>Total Households</b>	9,902	14,488	16,774
<b>Average Households Size</b>	2.42	2.48	2.51
<b>Median Age</b>	37.1	37.4	38.0
<b>Average Household Income</b>	\$87,359	\$92,668	\$94,181
<b>Traffic Count - E. Center St.</b>	12,858/daily		

# Availabilities

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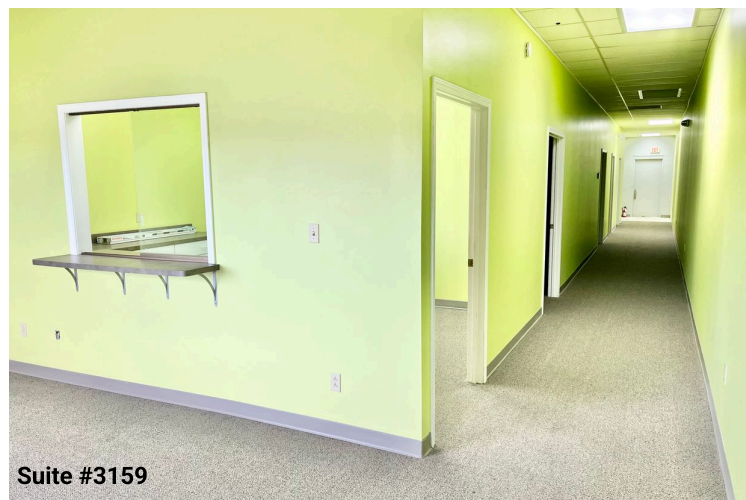
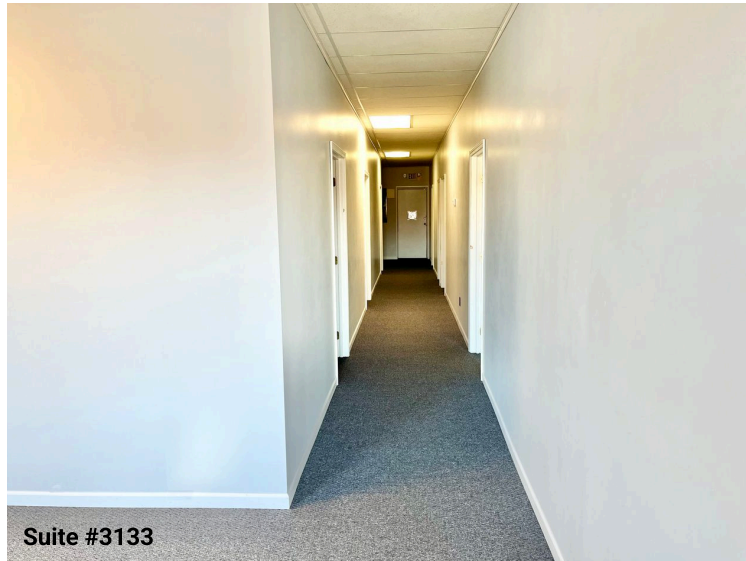
## Lake City Crossing



Spaces	Lease Rate	Space Size	Date Available
Suite 3161 - Medical Office	\$10/SF/Year	1,600 SF	Now
Suite 3159	\$9/SF/Year	1,600 SF	Now
Suite 3157 - Medical Office	\$10/SF/Year	2,400 SF	Now
Suite 3137	\$8/SF/Year	3,300 SF	9/1/2026
Suite 3135	\$9/SF/Year	1,200 SF	Now
Suite 3133	\$9/SF/Year	1,500 SF	Now

# Photos

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# Area Map

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