

# PROPERTY FOR LEASE

SPRING VALLEY PLAZA  
500 SPRING VALLEY DR.  
MIDDLEBURY IN 46540



## SHOPPING CENTER

### PROPERTY HIGHLIGHTS

- TOTAL BUILDING—13,125 SF
- ACROSS FROM NORTHRIDGE HIGH SCHOOL
- EXCELLENT LOCATION
- AMPLE PARKING
- RIGHT OFF US 20
- FOR LEASE - \$12.50 PSF
- NNN \$5.38 PSF (TAX, INSURANCE, CAM)
- MIXED USE—RETAIL/OFFICE
- ONE SUITE AVAILABLE - 2,325 SF



### PROPERTY DETAILS

SPRING VALLEY PLAZA IS HIGHLY VISIBLE AND A VERY POPULAR CENTER THAT IS BUSY AT ALL HOURS OF THE DAY. SPRING VALLEY HAS A DIVERSE BLEND OF LOCAL FAVORITES AS TENANTS AS WELL AS NATIONAL CHAINS, INCLUDING PIZZA HUT AND SUBWAY. MIDDLEBURY IS A PROGRESSIVE DEVELOPMENT AREA THAT HAS HAD REMARKABLE GROWTH IN THE LAST 4-5 YEARS. THIS CENTER SITS ACROSS FROM NORTHRIDGE HIGH SCHOOL AND LOCATED AT THE ENTRANCE TO A RESIDENTIAL SUBDIVISION.

### LOCATION

SPRING VALLEY PLAZA IS LOCATED IN ELKHART COUNTY, MIDDLEBURY INDIANA, JUST OFF US 20.

### TO LEARN MORE, PLEASE CONTACT:

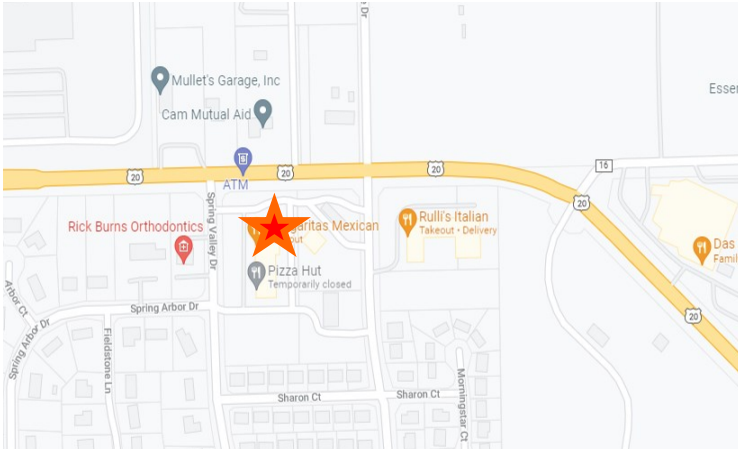
JOSH HENDRICKS, BROKER/OWNER  
OFFICE: 269-476-4368  
TOLL FREE: (866) 822-9721  
CELL: (574) 202-2000  
FAX: (574) 651-5469

RESIDENTIAL & COMMERCIAL SALES  
REAL ESTATE DEVELOPMENT  
PROPERTY MANAGEMENT

JOSH@CREEKSTONEINVESTMENTS.COM  
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66010 JOSEPH STREET  
VANDALIA, MI 49095

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**GREAT LOCATION WITH FULL  
VISIBILITY FROM US 20**



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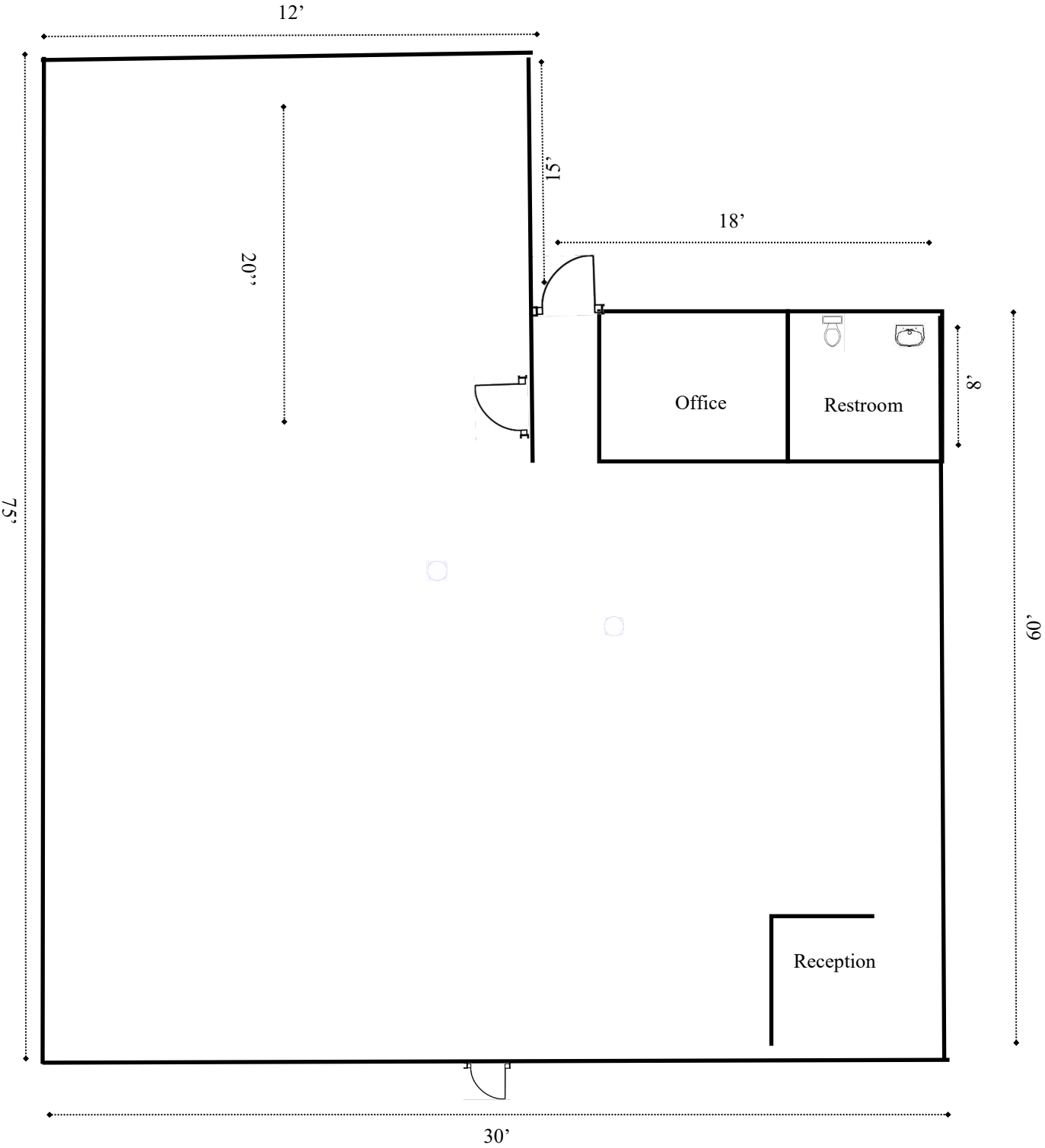
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# Spring Valley Plaza

Suite 3 - 2,325 sq. ft.



Drawing is representative of space. Measurements and scale may not be exact.