

For Lease

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



3107 - 3171 E Center St - Lake City Crossing

Warsaw, IN, 46580

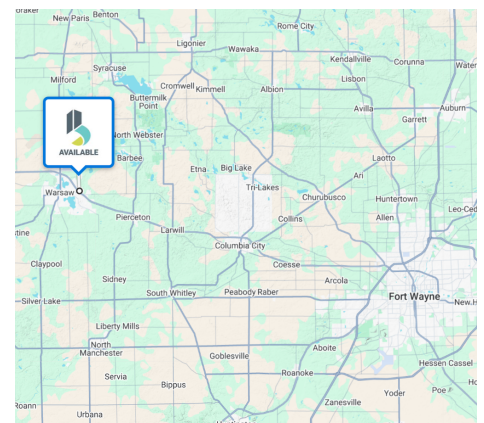
Highlights

- **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



Chad Voglewede

Senior Broker

cvoglewede@bradleyco.com

c 260.241.6892

Alex Reed

Broker

areed@bradleyco.com

c 574.306.0709

www.bradleyco.com

Property Details

3107 - 3171 E Center St, Warsaw , IN 46580



Site Information

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

Building Information

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



Demographics

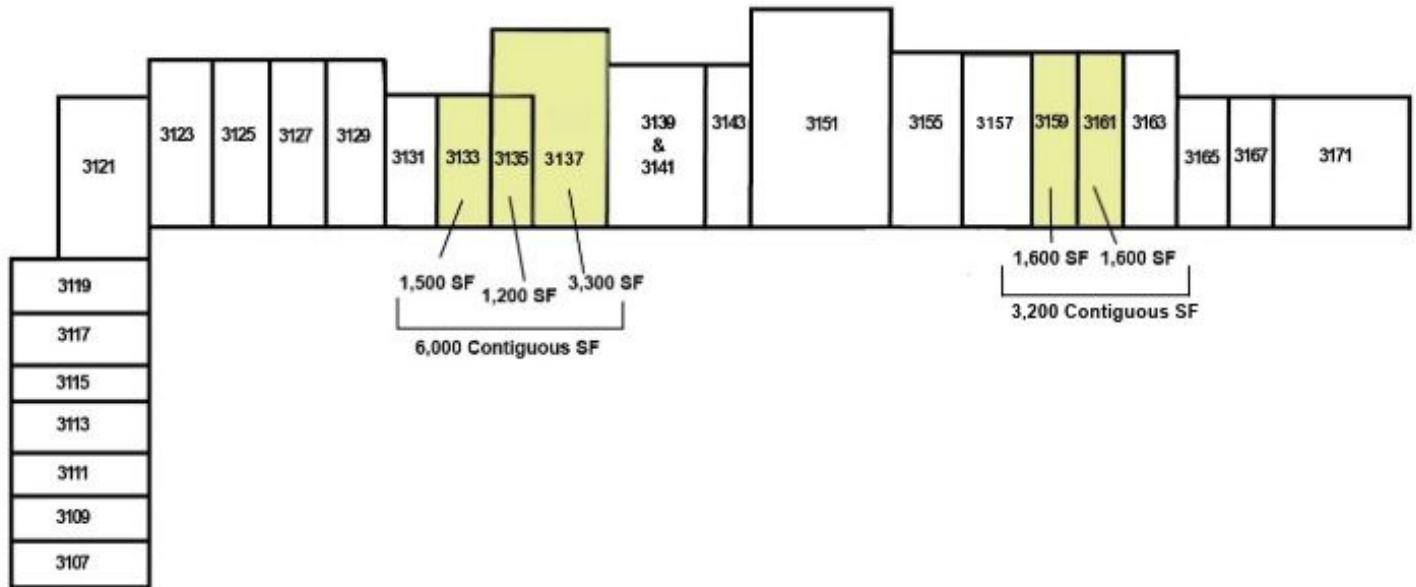
	3 Miles	7 Miles	5 Miles
Population	25,249	37,420	43,466
Total Households	9,902	14,488	16,774
Average Households Size	2.42	2.48	2.51
Median Age	37.1	37.4	38.0
Average Household Income	\$87,359	\$92,668	\$94,181
Traffic Count - E. Center St.	12,858/daily		

Availabilities

3107 - 3171 E Center St, Warsaw , IN 46580



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 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

3107 - 3171 E Center St, Warsaw , IN 46580



Area Map

3107 - 3171 E Center St, Warsaw , IN 46580

