

COLUMBIA PLAZA SHOPPING CENTER

539 NORTH LINE STREET, COLUMBIA CITY, IN 46725



PROPERTY HIGHLIGHTS

- **Prime Location:** 539 North Line Street is an ideal location with prime demographic draw for both retail and office spaces.
- **Ready to Occupy:** Columbia Plaza is a well-maintained and move-in ready retail space.
- **Land Space:** 2.72 acres of land for a spacious and versatile layout.
- **High Visibility:** Prominent streetside location guarantees high visibility for signage and foot traffic.
- **Interior:** Modern amenities and finishes, large windows for natural lighting, and an HVAC system for convenient climate control.
- **Ample parking:** Over 100 parking spots to provide convenience for both employees and customers.
- **Anchor Tenant:** Aldi is an adjacent property on a long-term lease.
- **Nearby Destinations:** Close to Dollar General, Jimmy Johns, Wendy's, Aldi, and Walgreens.
- **Tenants Include:** T-Mobile, Daniel Nails, Transcat, Neighborhood Health, H&R Block, and Division of Family Resources.

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Number of Units:	8
Available SF:	2,483 - 5,143 SF
Lot Size:	2.72 Acres
Building Size:	19,940 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	78	471	1,750
Total Population	131	981	3,924
Average HH Income	\$75,427	\$71,978	\$70,749

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Lease Rate

\$12 SF/YR

LOCATION INFORMATION

Building Name	Columbia Plaza
Street Address	539 North Line Street
City, State, Zip	Columbia City, IN 46725
County	Whitley
Nearest Highway	1 Mile (US 30)
Nearest Airport	Fort Wayne International Airport (FWA), 26 Miles

BUILDING INFORMATION

Building Size	19,940 SF
Ceiling Height	10 ft
Number of Floors	1
Year Built	1985
Year Last Renovated	2022
Roof	Built up

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	General Business
Lot Size	2.72 Acres
APN #	92-06-03-243-002.000-004
Traffic Count	19,030 daily (US 30)
Traffic Count	10,910 daily (Line Street/SR 109)

PARKING & TRANSPORTATION

Number of Parking Spaces	123
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RESPONSIBILITIES & EXPENSED

Utilities	City Water: Municipal, Electric: Municipal, Gas: NIPSCO
NNN Fees;	CAM-\$4.35, TAX-\$1.11, INS-\$0.64 Per SF
Tenant Responsibilities	Interior, HVAC
Landlord Responsibilities	Exterior, Foundation, Structure

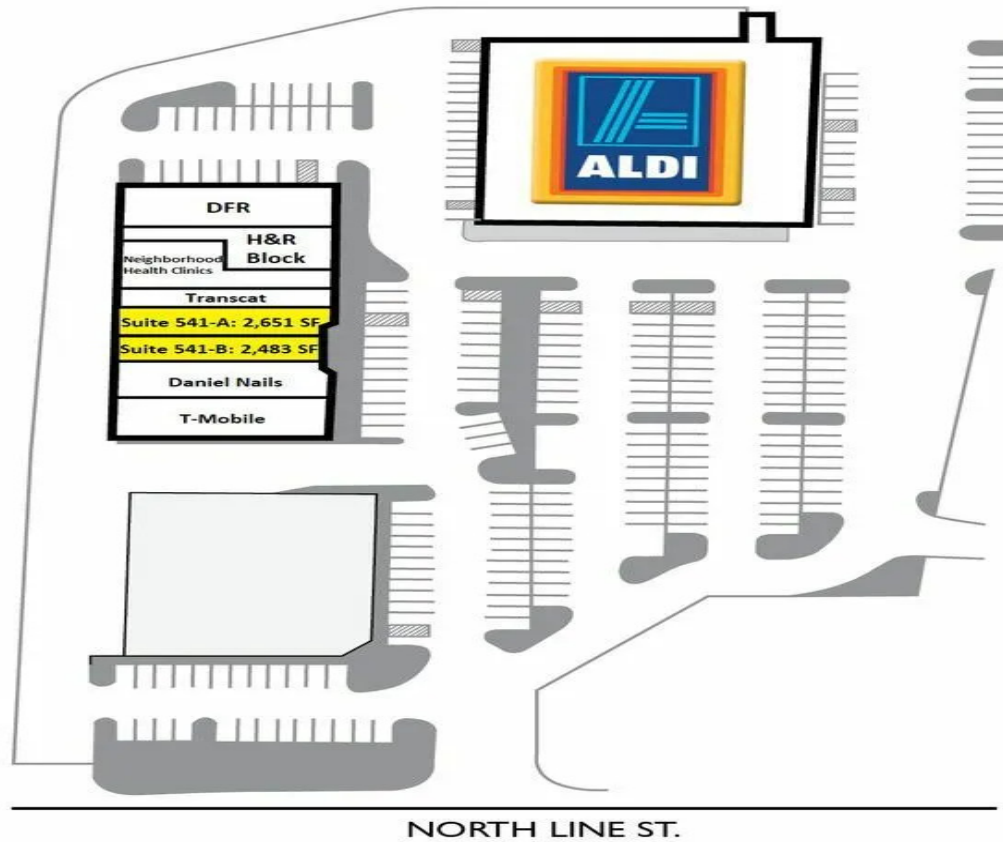
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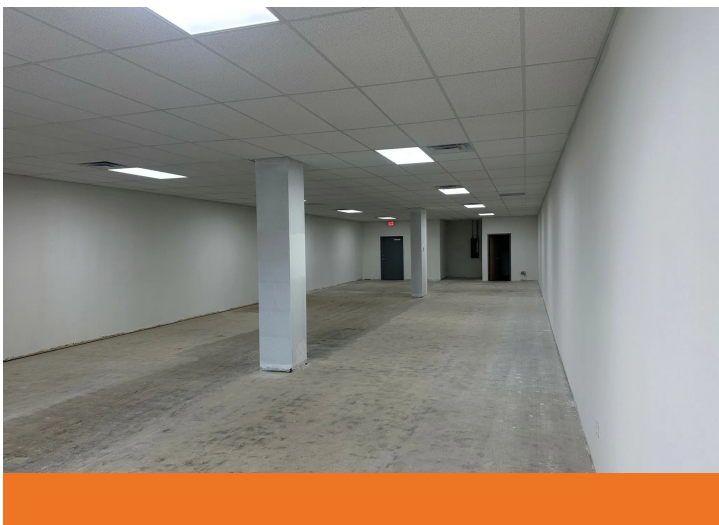


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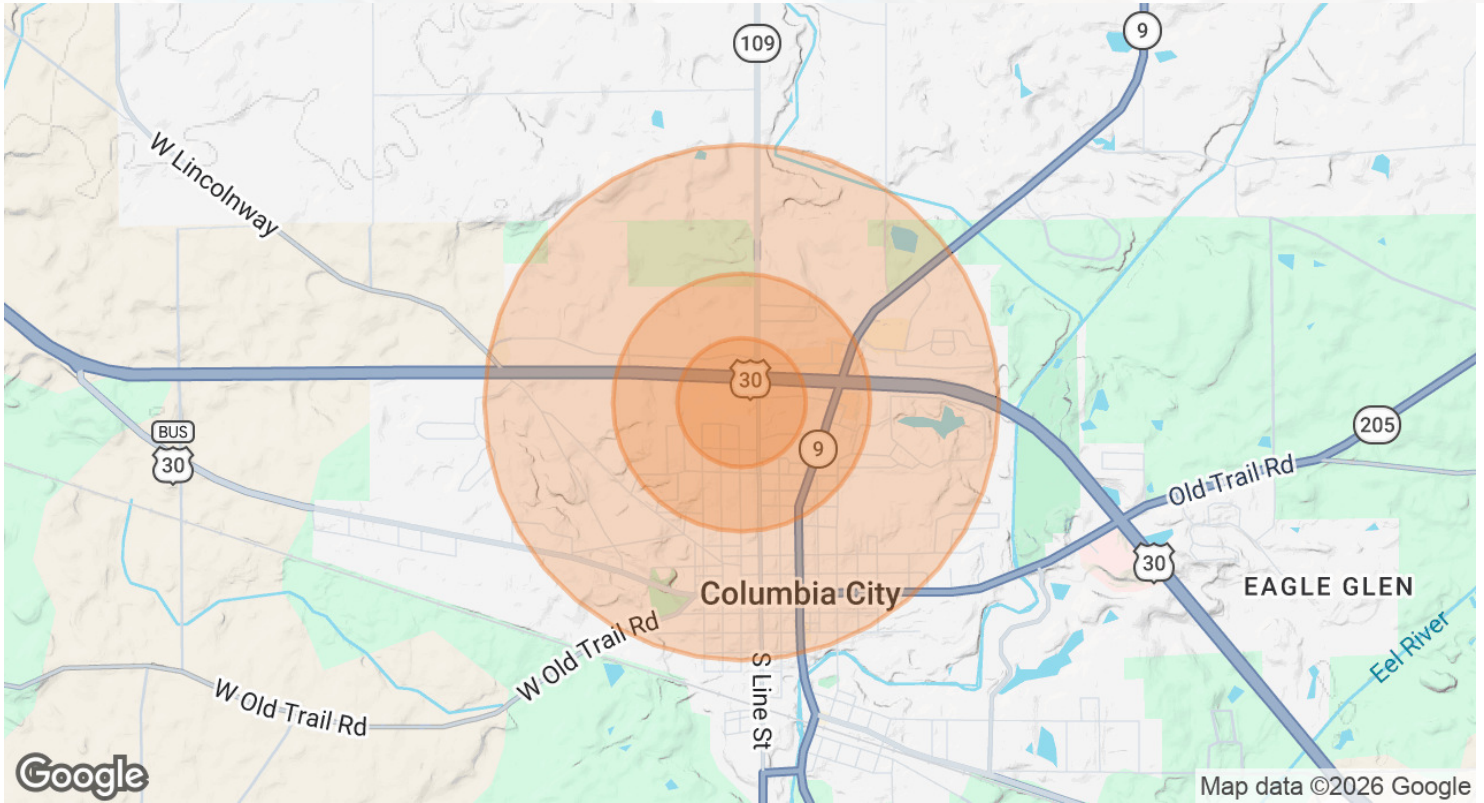


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	131	981	3,924
Average Age	55.9	40.0	35.3
Average Age (Male)	55.6	38.9	35.2
Average Age (Female)	61.3	46.9	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	78	471	1,750
# of Persons per HH	1.7	2.1	2.2
Average HH Income	\$75,427	\$71,978	\$70,749
Average House Value	\$184,402	\$176,173	\$180,459

2023 American Community Survey (ACS)

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