

# 6630 US HIGHWAY 6, PORTAGE, IN 46368



For more information, please contact:

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# DIAMOND PLAZA

6630 US Highway 6, Portage, IN 46368



## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

Class A retail space located on US 6 in Portage, IN. The subject property is located in front of Emagine Portage Theatres drawing heavy traffic. Three spaces available for lease ranging from 1,510 SF to 3,212 SF with ample parking on site for clients and customers. The property is located just east of Portage High School with great visibility and high traffic counts. The property has easy access from the north and south (American Way and Route 6). Signage is available on pylon and above each unit. Join current tenants Indiana Farm Bureau, Edible Arrangements, Rush Physical Therapy, and many more.

### LOCATION DESCRIPTION

Prime retail center located directly on US 6 in Portage, IN. Portage city in Portage Township, Porter County, IN. The population was 36,828 as of the 2010 census and it is the largest city in Porter County, and third largest in Northwest Indiana. Portage offer a wide variety of park services, from sports leagues, to crafts, to hiking and water sports. The Sammie L. Maletta Public Marina offers boat launch and slips for public use. The marina opens to the Burns Waterway and has access to nearby Lake Michigan.

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 1,460 - 6,232 SF

**Lease Rate:** \$15.00 SF/yr (NNN)

**Lot Size:** 2.61 Acres

**Year Built:** 2006

**Building Size:** 26400 SF

### PROPERTY HIGHLIGHTS

- Class A Retail/Office space located in Portage, IN
- Spaces ranging from 1,510 SF to 3,212 SF
- High visibility located directly on US 6
- Fully built-out office space available
- Join current tenants Indiana Farm Bureau, Cappos, Rush Physical Therapy and many more
- Ample parking for employees and clients



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## LEASE SPACES



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,460 - 6,232 SF	Lease Rate:	\$15.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6632 US Highway 6	Available	1,460 SF	NNN	\$15.00 SF/yr	-
6634 US Highway 6	Available	2,374 SF	NNN	\$15.00 SF/yr	-
6640 US Highway 6	Available	1,735 SF	NNN	\$15.00 SF/yr	-
6670-72 US Highway 6	Available	1,600 - 6,232 SF	NNN	\$15.00 SF/yr	-
6674 US Highway 6	Available	1,510 - 6,232 SF	NNN	\$15.00 SF/yr	-

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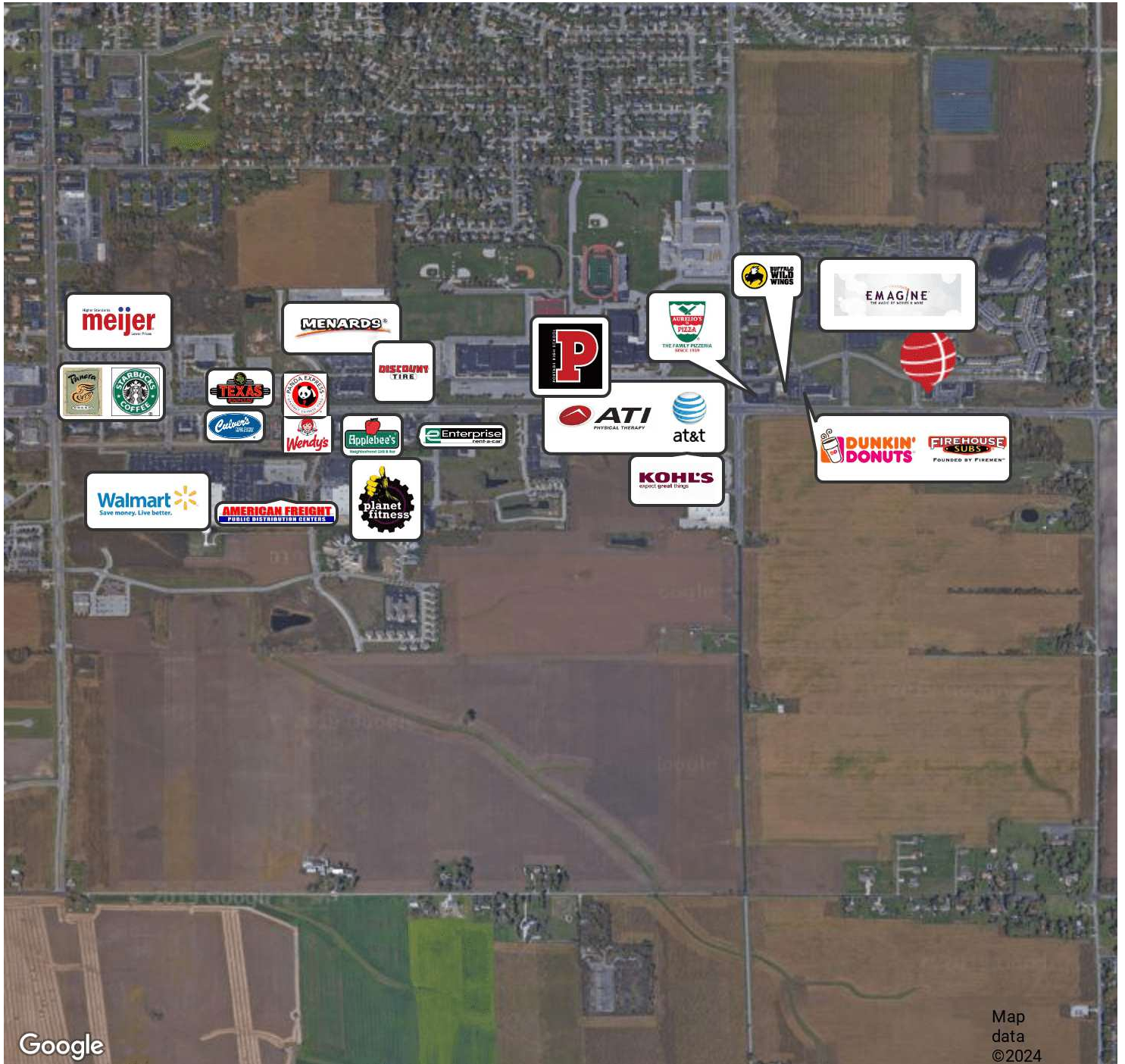
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## RETAILER MAP



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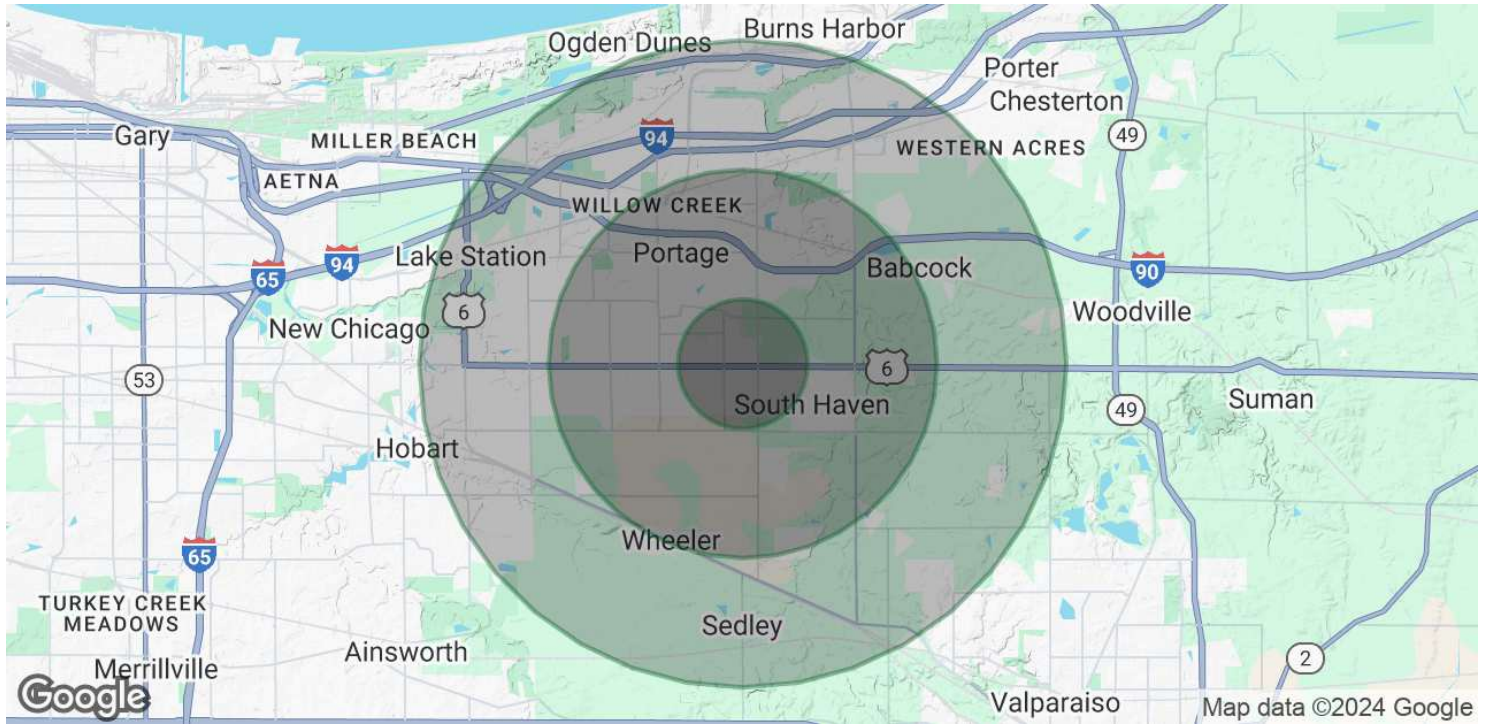
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,654	40,731	74,908
Average Age	36.8	36.7	36.9
Average Age (Male)	34.4	35.7	36.4
Average Age (Female)	38.9	37.9	37.5

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,366	15,192	28,092
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$59,290	\$61,716	\$63,620
Average House Value	\$143,531	\$152,732	\$160,983

2020 American Community Survey (ACS)

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