

PROJECT HIGHLIGHTS

FOR LEASE: Redevelopment of the 183,799 SF Community Center located along the Highway 30 retail corridor in Warsaw, Indiana.

Known as the "Orthopedic Capital of the World", Warsaw produces 1/3 of the world's total orthopedic devices and employs more than 13,000 medical employees.

Warsaw is a very active boating community with a regional draw from Chicago, S. Michigan, and NW Ohio.

The center is positioned in the heart of the retail corridor with such national tenants as Kroger, Meijer, Menards, Staples, Martin's, and ALDI.

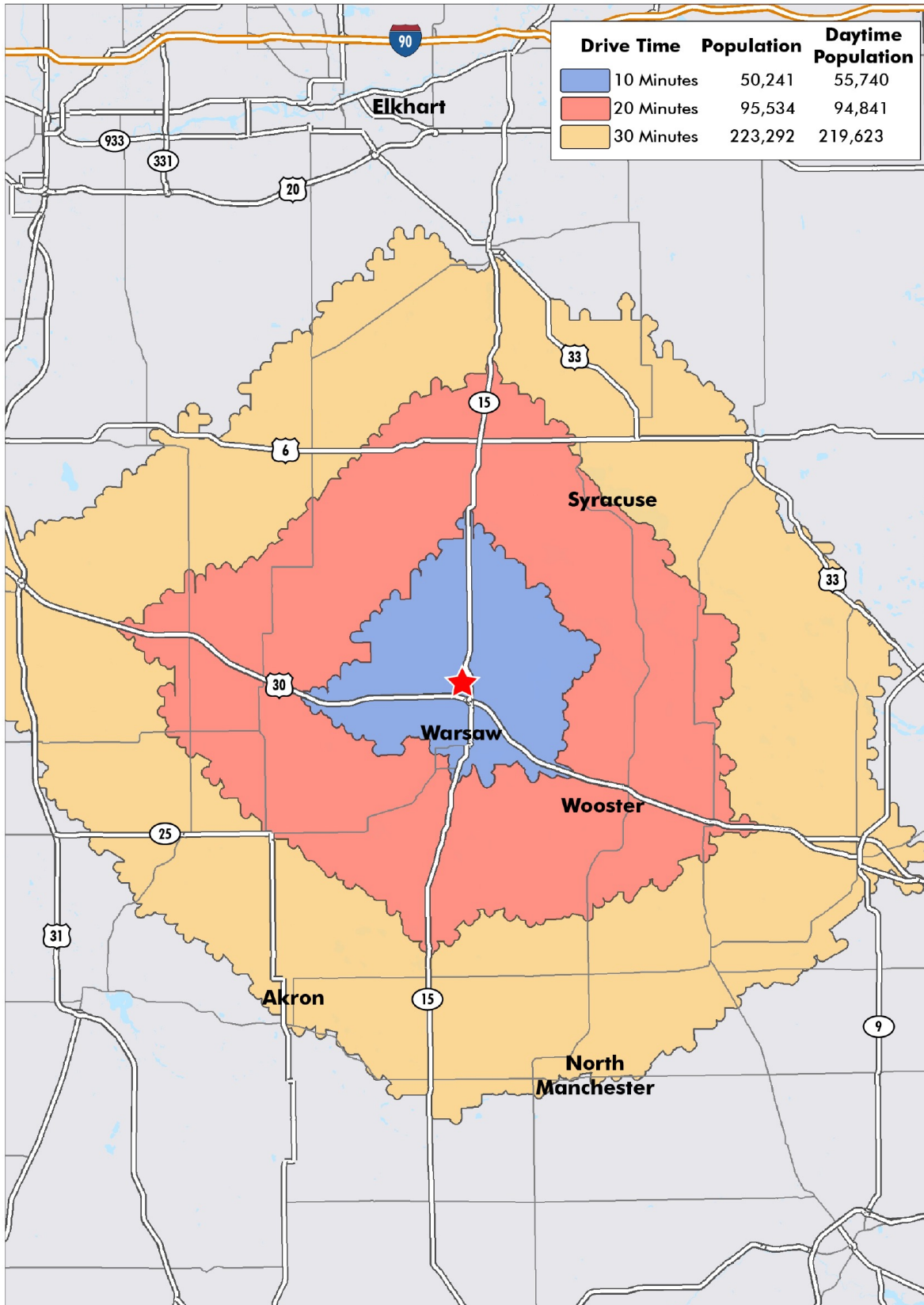


TRAFFIC COUNTS

30,132 VPD – Hwy 30 (east of site)
26,696 VPD – Hwy 30 (west of site)
14,745 VPD – East Center Street

	3-Mile	5-Mile	10-Mile
Total Population:	23,190	34,890	55,276
Total Households:	8,441	12,736	20,525
Daytime Employees:	14,348	17,423	20,795
Avg. HH Income:	\$76,447	\$79,686	\$79,416







SUITE	TENANT	SF
1	Big Lots	31,089
5	AVAILABLE	6,270
6	AVAILABLE	10,000
7	AVAILABLE	2,934
8	AVAILABLE	3,200
9A	AVAILABLE	24,210
9B	Gabe's	56,110
10	AVAILABLE	3,000
11	AVAILABLE	1,700
12	Subway	1,262
13	AVAILABLE	2,894
14	Planet Fitness	22,456
15A	Workout Anytime	6,000
15B	OP Nails	2,000
15C	AVAILABLE	1,350
16	Shoe Sensation	6,324
17	AVAILABLE	3,000
TOTAL		183,799

LEASED
 AVAILABLE

