



Country Fair Shopping Center Outlot

1801 N Wayne St
Angola, IN 46703



Shopping Center Outparcel For Sale

Proposed outlot available at Country Fair Shopping Center in Angola, Indiana. The site benefits from a strong retail setting anchored by Hobby Lobby and surrounded by established national and regional retailers, restaurants, and service businesses. Its location provides convenient access to the surrounding Angola trade area and offers excellent visibility and accessibility for a variety of commercial uses. The outlot is well suited for retail, restaurant, financial, medical, or service-oriented development, providing an opportunity to establish a new business within an established shopping center environment.

Property Highlights

- ▶ Anchored by Hobby Lobby
- ▶ Zoned C2 - General Commercial
- ▶ Located on N Wayne St/SR 127: Angola's primary thoroughfare
- ▶ **FOR SALE: UNDISCLOSED**

IAN SMITH

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Site Plan

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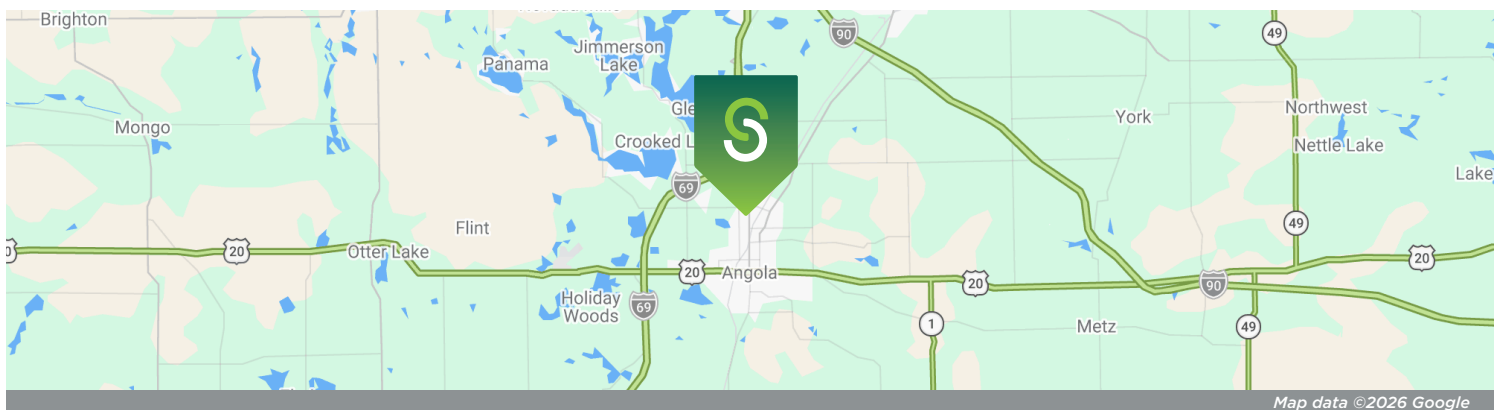
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PROPERTY INFORMATION

Address	1801 N Wayne St
City, State, Zip	Angola, IN 46703
County	Steuben
Township	Pleasant
Parcel Number	76-06-23-210-119.000-012



SALE INFORMATION

Price	Undisclosed; Contact Broker
Terms	Cash at close

SITE DATA

Site Acreage	TBD
Zoning & Description	C2 - General Commercial
Nearest Interstate	I-69, 2 miles
Traffic Count	13,909 VPD - N Wayne St/SR 127

ADDITIONAL INFORMATION

- Anchored by Hobby Lobby
- Direct frontage to North Wayne Street

UTILITIES

Electric Provider	NIPSCO
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Angola

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