



Country Fair Shopping Center

1801 N Wayne St
Angola, IN 46703



SUITE 109
3,880 SF

Shopping Center Retail Space For Lease

One suite is now available for lease at Country Fair Shopping Center, a popular retail area anchored by Hobby Lobby. The available suite is 3,880 SF and is ideal for a small restaurant, coffee shop, boutique retail use, or professional services. The site is zoned C2 and offers convenient access to N Wayne Street and nearby I-69. The shopping center is located near Walmart, Rural King, and other established retail and service businesses, providing exposure within a well-established commercial area.

Also available is a proposed outlot in front of Hobby Lobby.

Property Highlights

- ▶ Suite 109: 3,880 SF
 - ▷ Ideal for coffee shop, small restaurant, or boutique retail use
- ▶ Anchored by Hobby Lobby
- ▶ Located on N Wayne St/SR 127: Angola's primary thoroughfare
- ▶ C2 zoning
- ▶ **FOR LEASE: UNDISCLOSED**

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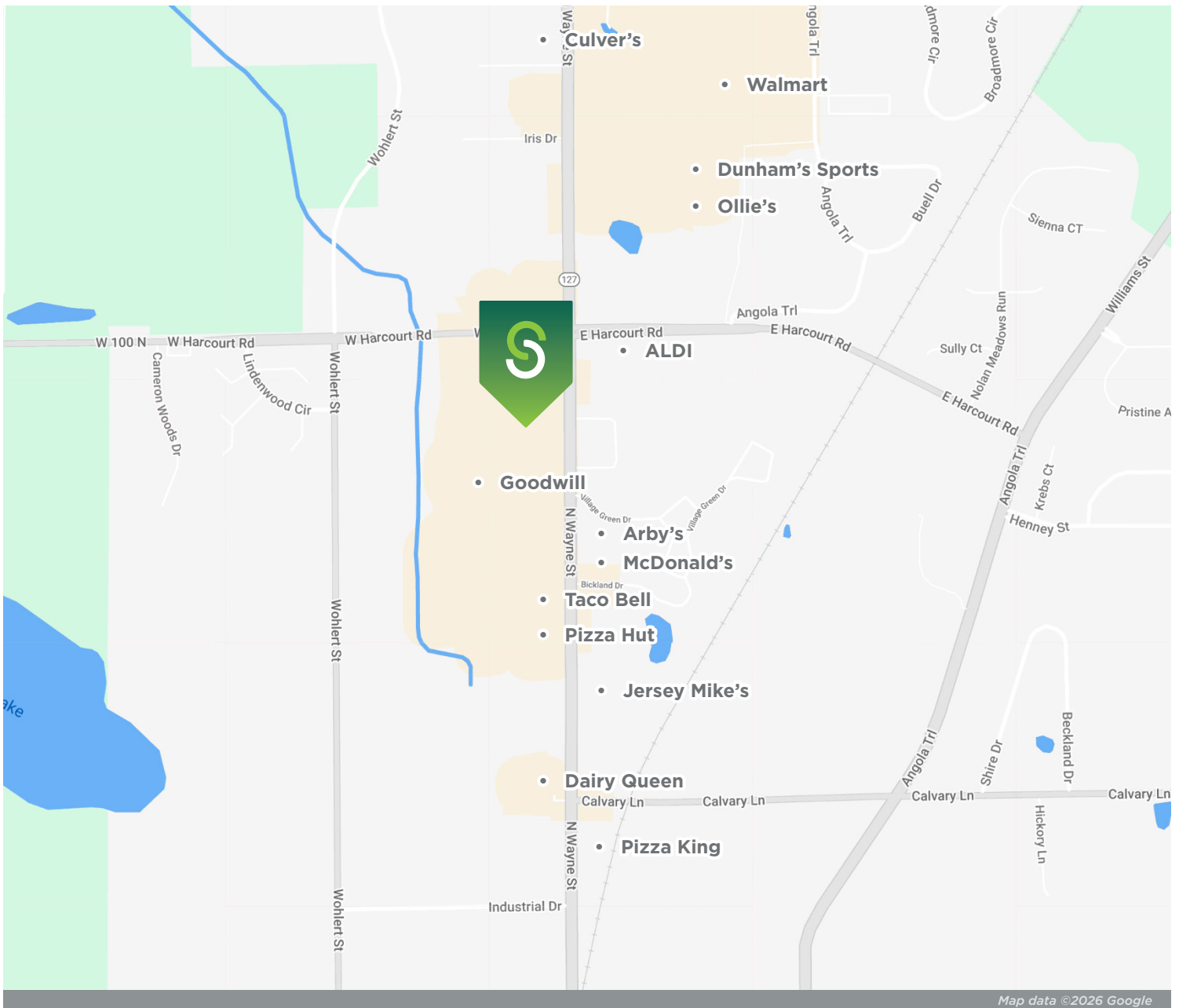
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Excellent Location

1801 N Wayne St is located along North Wayne Street, Angola's primary retail corridor. The property is part of Country Fair Shopping Center and is adjacent to major retailers including Walmart and Rural King. The site is close to I-69 and is just north of downtown Angola.

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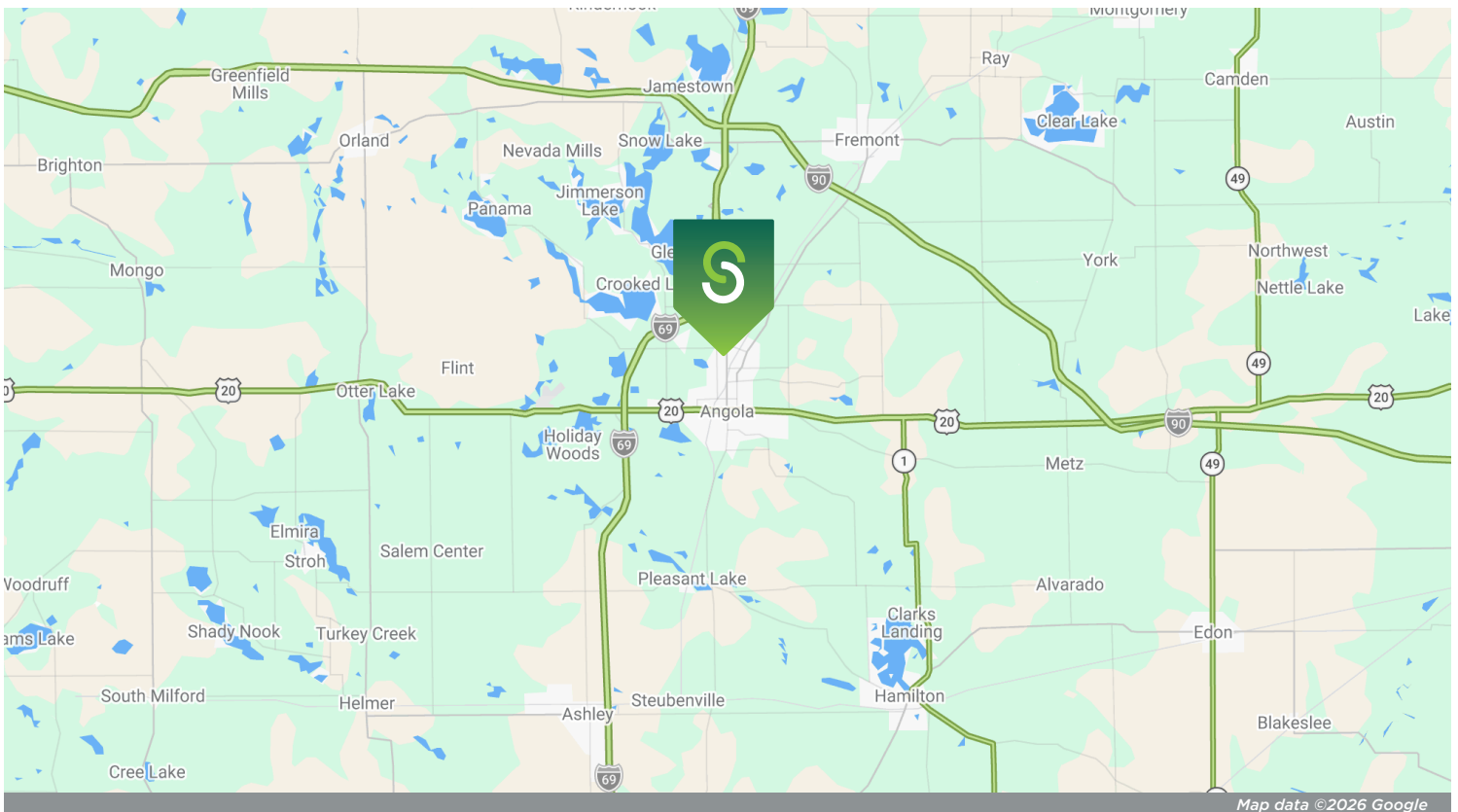
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PROPERTY INFORMATION

Address	1801 N Wayne St
City, State, Zip	Angola, IN 46703
County	Allen
Township	Pleasant
Parcel Number	76-06-23-210-119.000-012 76-06-23-210-118.000-012



LEASE INFORMATION

Lease Rate & Type	Undisclosed, NNN
Terms	3-5 years
Availability	Immediate

AVAILABLE UNITS

Total Building Area	96,406 SF	
Total Available	3,880 RSF	
Max Contiguous	3,880 RSF	
Units Available	RSF	Monthly Rate
109	3,880	Contact Broker

UTILITIES

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

SITE DATA

Site Acreage	10.8 AC
Zoning & Description	C2 - General Commercial
Nearest Interstate	I-69, 2 miles
Traffic Count	13,909 VPD - N Wayne St

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

BUILDING INFORMATION

Property Type	Retail
Year Built	1972
# of Stories	1
Construction Type	Brick
Roof	Rubber membrane
Heating	Yes
A/C	Yes
Sprinkler	Yes
ADA Compliant	N/A
Elevators	No
Signage	Building/monument

ADDITIONAL INFORMATION

- One restaurant-ready suite available
- Located on N Wayne St/SR 127

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