



Tri-State Commons

3308 North Wayne Street
Angola, IN 46703



Retail Space For Lease in Popular Shopping Center

Tri-State Commons, located at 3308 North Wayne Street in Angola, Indiana, is a vibrant retail center offering prime leasing opportunities. This 26,450-square-foot shopping center is situated next to anchor tenants Kohl's and Menards. It is occupied by reputable tenants including Dollar Tree, Sally Beauty Supply, Moe's Southwest Grill, and Maurice's.

Property Highlights

- ▶ Suite D - 1,220 SF
 - ▷ Ideal for salons, boutique retailers, bookstores, etc.
- ▶ Suite H - 6,580 SF
 - ▷ Ideal for resale/consignment stores, sporting goods and athletic apparel stores, and more
- ▶ Excellent access and visibility on N Wayne St, the area's primary retail corridor
- ▶ Shadow anchored by Kohl's and Menards
- ▶ **FOR LEASE: CONTACT BROKER**

IAN SMITH

Broker
260 424 8448
ian.smith@sturgespg.com

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

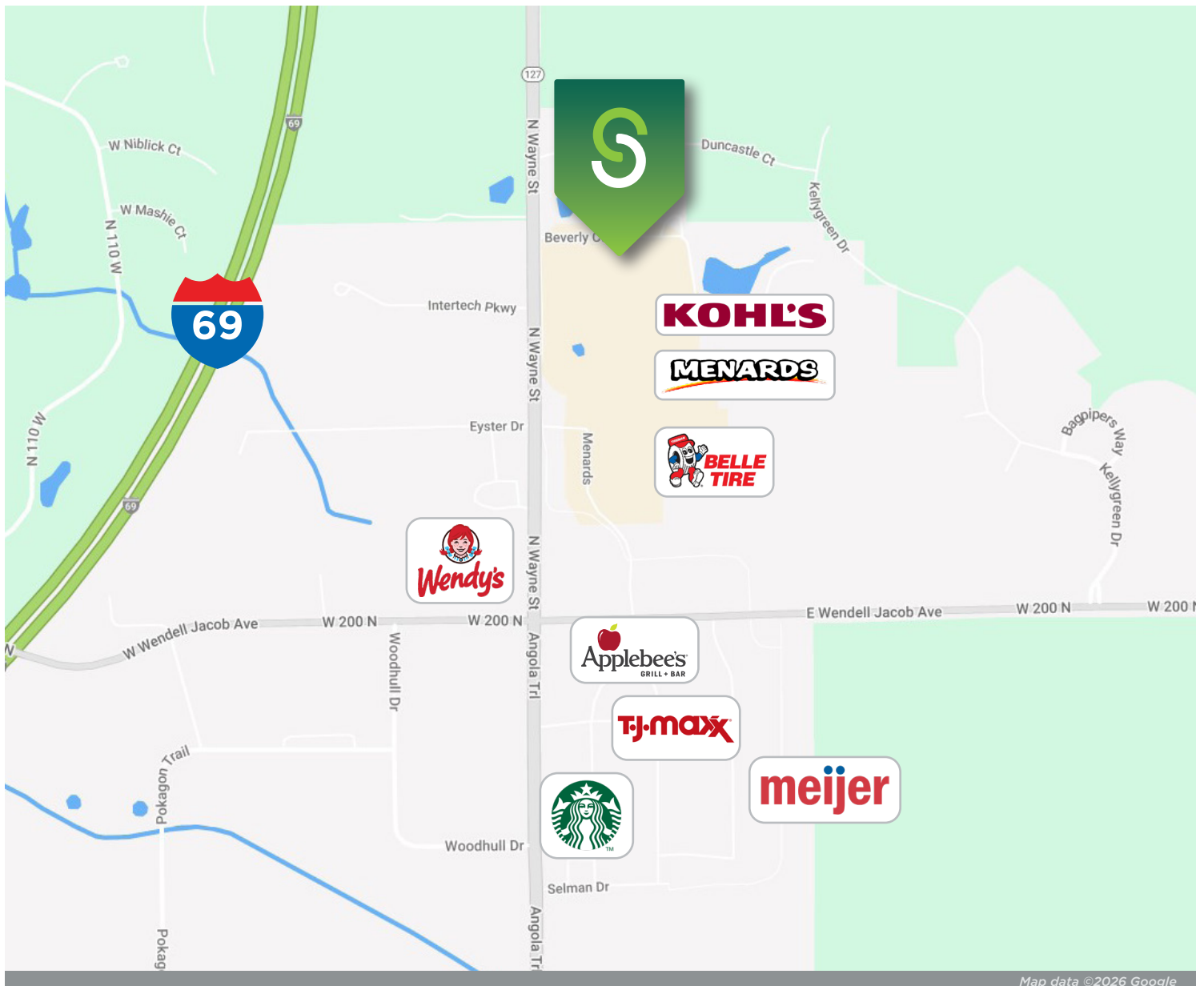
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North Wayne Street Retail Area

Strategically positioned right off I-69 in Angola, Tri-State Commons benefits from high visibility and easy access to major highways, attracting a steady flow of customers from the surrounding areas. Angola is home to Trine University which presents a large customer base for the retail sector. The center's diverse tenant mix and strong anchor stores create a dynamic shopping environment, making it an ideal location for businesses seeking to establish or expand their presence in the Angola market.

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Available Units



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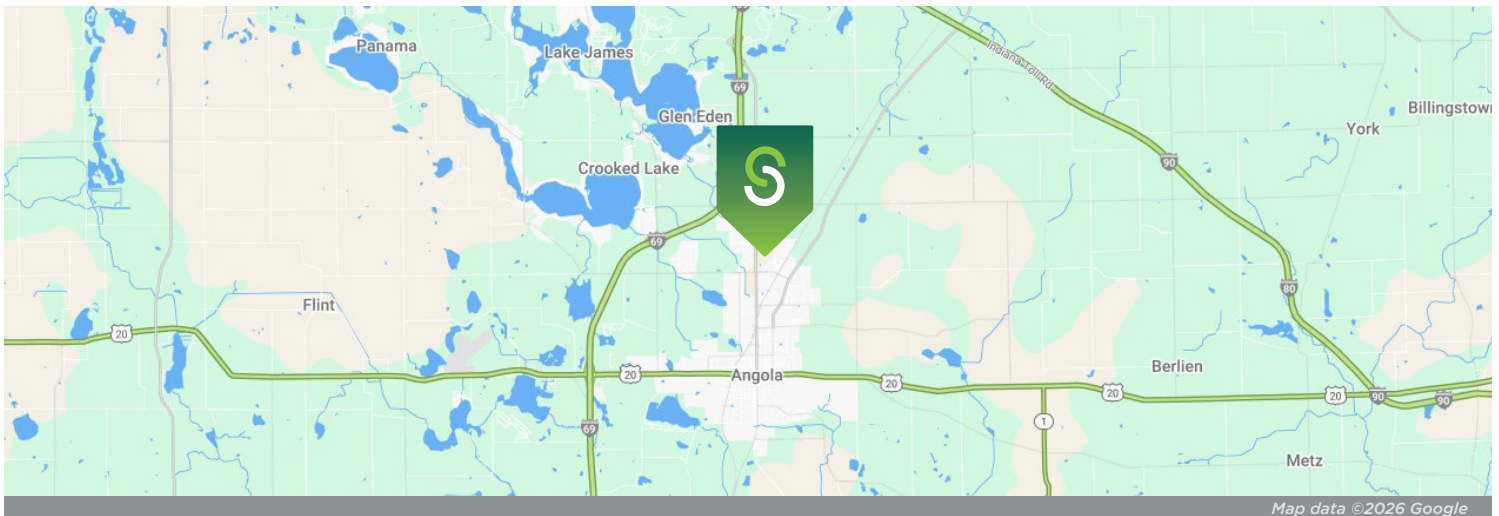
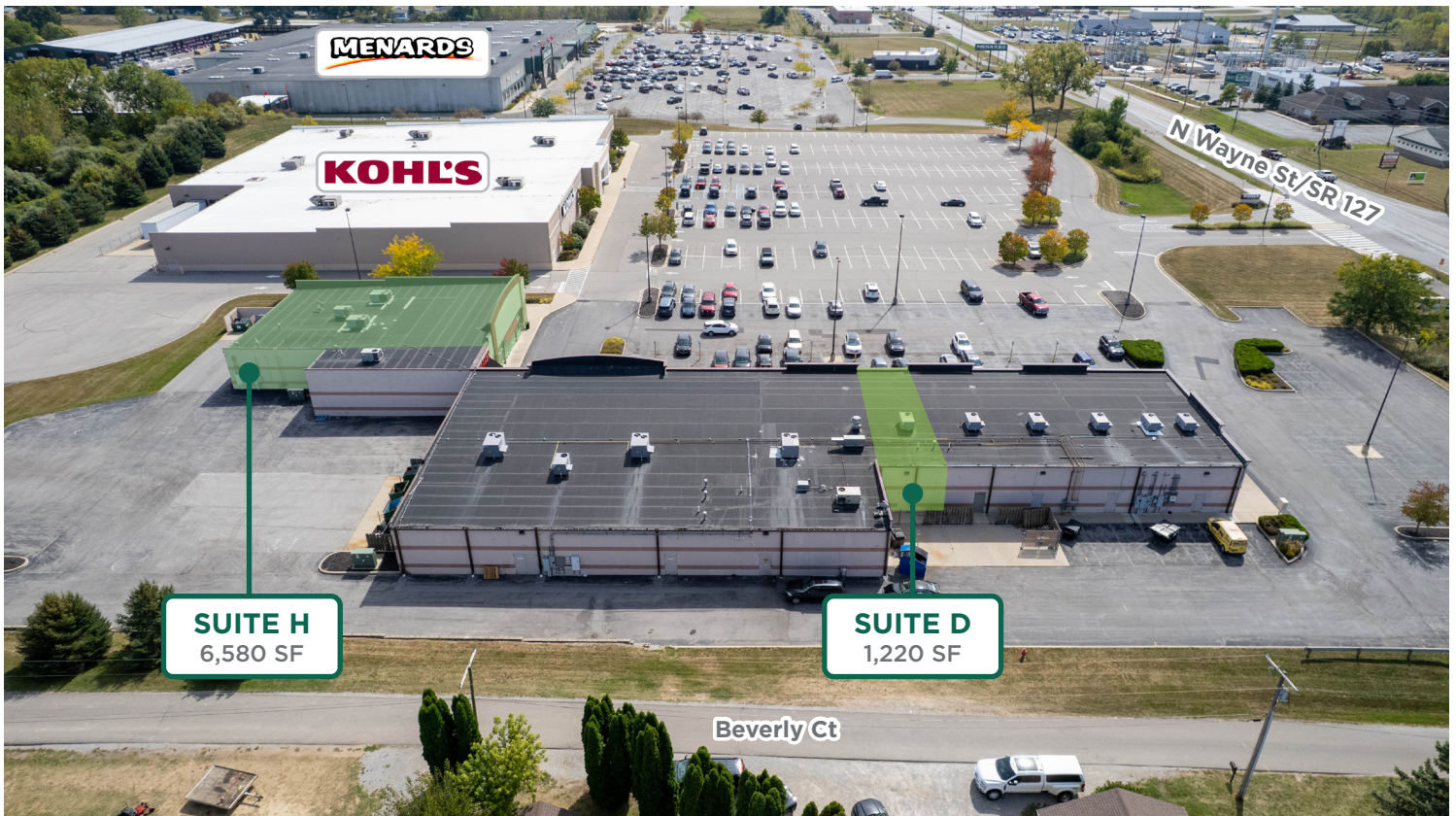
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PROPERTY INFORMATION

Address	3308 N Wayne St
City, State, Zip	Angola, IN 46703
County	Steuben
Township	Pleasant
Parcel Number	76-06-11-000-040.000-012
2023 Tax/Payable 2024	\$37,644.64



LEASE INFORMATION

Lease Rate & Type	Contact Broker; NNN
Terms	5-7 years
Availability	Immediate

RESPONSIBLE PARTIES

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

AVAILABLE UNITS

Total Building Area	26,490 SF	
Total Available	7,800 SF	
Max Contiguous	6,580 SF	
Units Available	RSF	Monthly Rate
• Suite D	1,220	Contact Broker
• Suite H	6,580	Contact Broker

UTILITIES

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

BUILDING INFORMATION

Property Type	Retail/Commercial
Year Built	2008
# of Stories	1
Construction Type	Concrete
Roof	Rubber membrane
Heating	RTU
A/C	RTU
Signage	Storefront and monument

SITE DATA

Site Acreage	3.97 AC
Zoning & Description	C2 - General Commercial
Nearest Interstate	I-69, 0.7 miles
Traffic Count	15,000+ VPD - N Wayne St/SR 127

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