



Landmark Crossing

200 E Chicago Street
Columbia City, IN 46725



One Retail Suite For Lease

One 1,244 SF retail suite available 9/1/2026 on E Chicago Street/US Business 30 in Columbia City, Indiana. Located on the city's southwest side adjacent to SR 9, the property offers excellent visibility and convenient access to Columbia City's primary thoroughfares, providing direct connections to Fort Wayne to the east and Warsaw to the west. The suite is well suited for a coffee shop, small restaurant, boutique retailer, or a variety of other commercial uses.

Property Highlights

- ▶ 1,244 SF retail suite
- ▶ Adjacent to SR 9 and US Business 30
- ▶ Ideal for coffee shop or small restaurant use
- ▶ **FOR LEASE: \$18.00/SF/Yr NNN**
- ▶ Zoned GB - General Business

NEAL BOWMAN, SIOR

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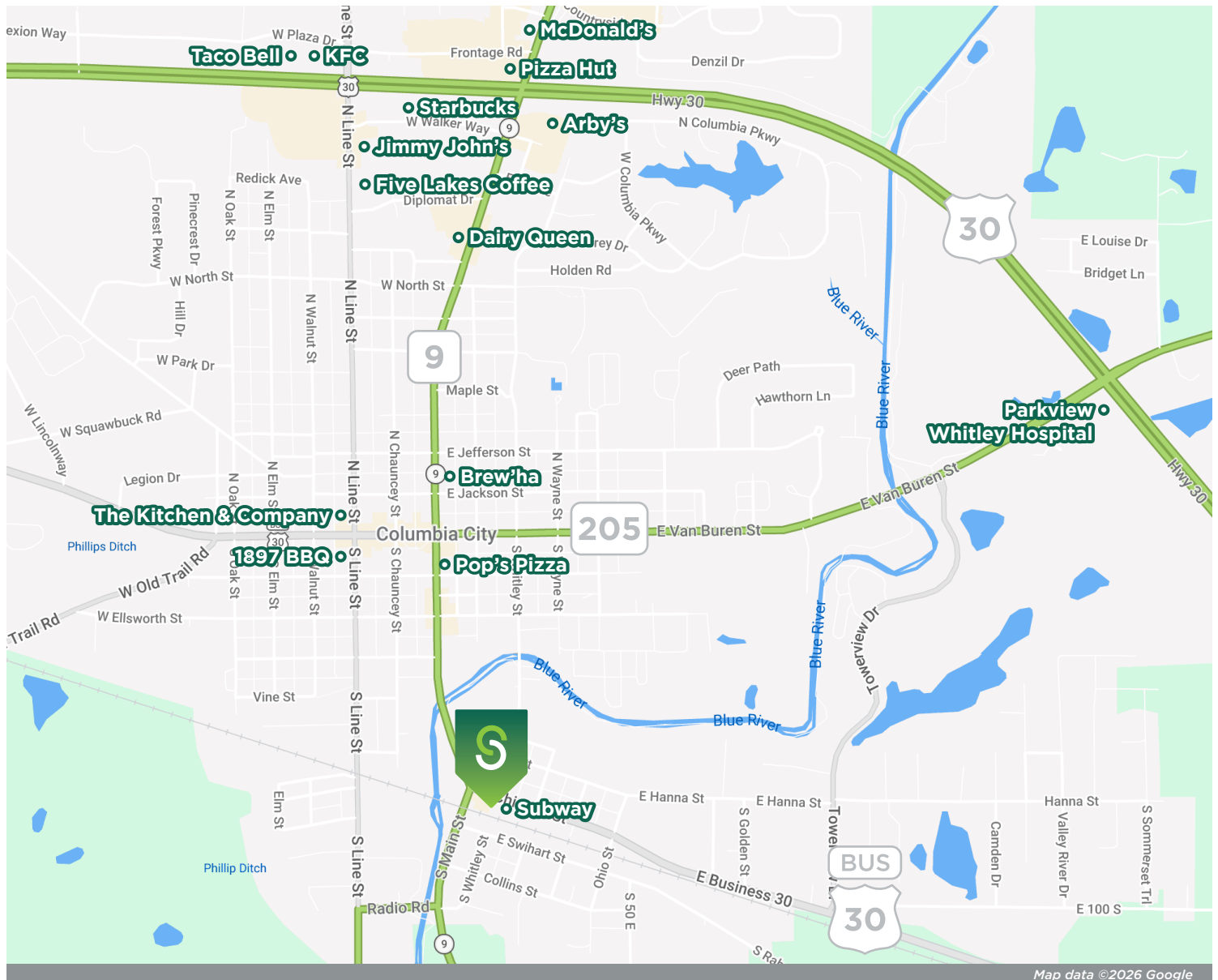
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Excellent Location

200 E Chicago Street is located on US Business 30 on the south side of Columbia City, near SR 9 and SR 205. It benefits from being surrounded by residential neighborhoods and being within close proximity to downtown Columbia City.

Columbia City is the county seat of Whitley County and is the largest community therein. It is approximately 20 miles west of Fort Wayne and is part of the Fort Wayne metropolitan area.

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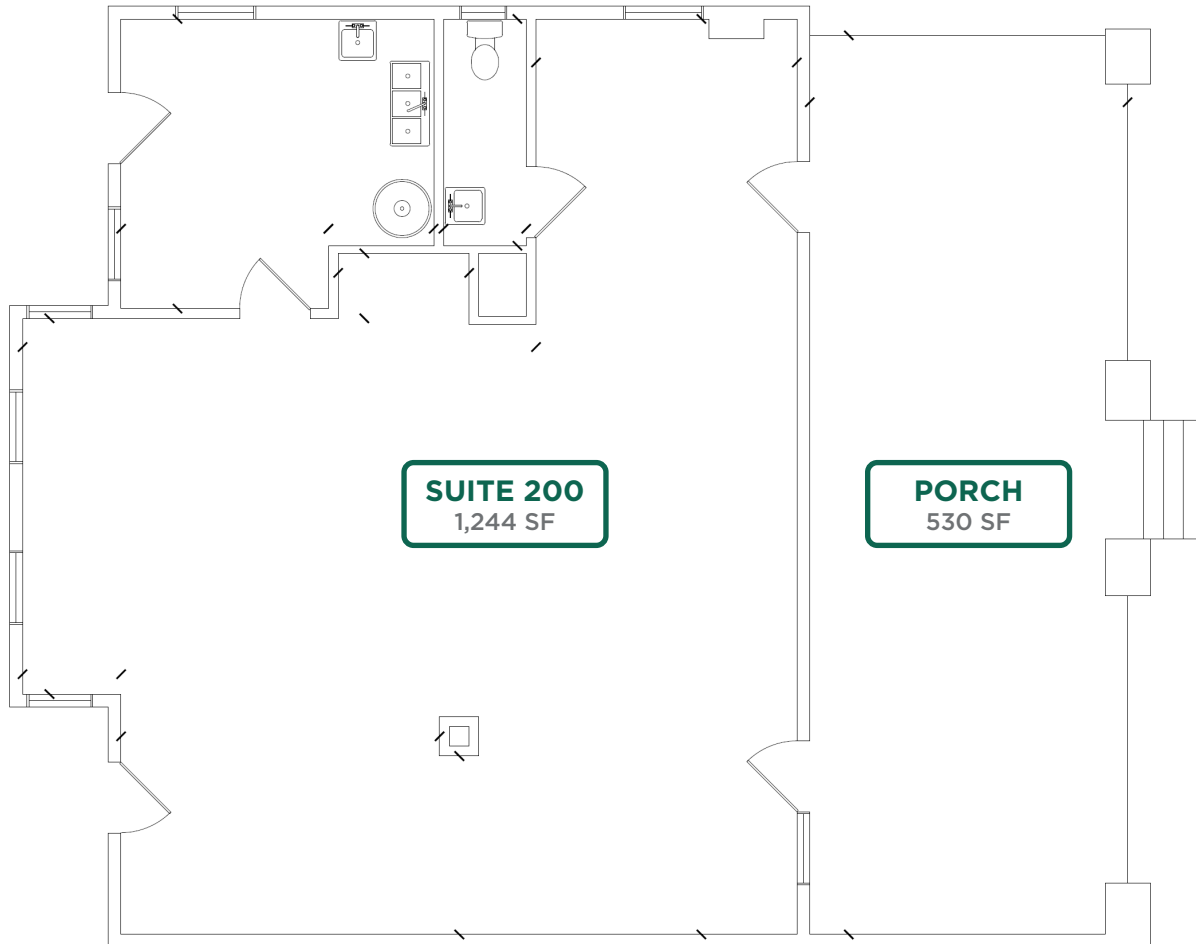
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Available Unit - 1,244 SF



Floor plan may not be to scale. Contact broker for detailed floor plan.



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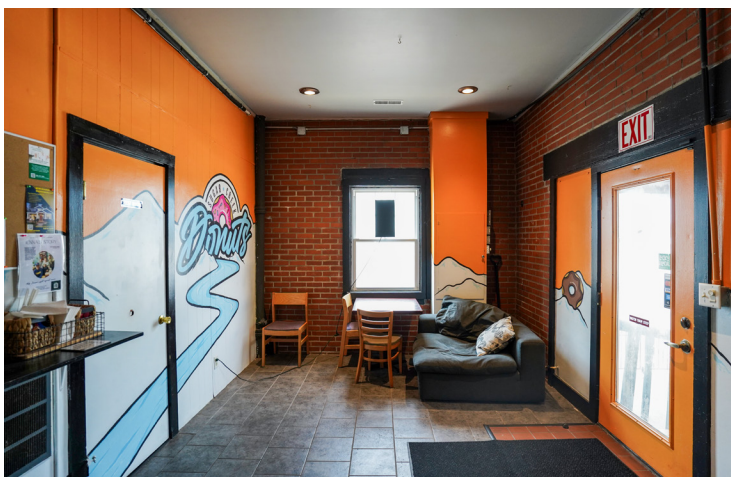
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Additional Photos



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Site Plan**NEAL BOWMAN, SIOR**

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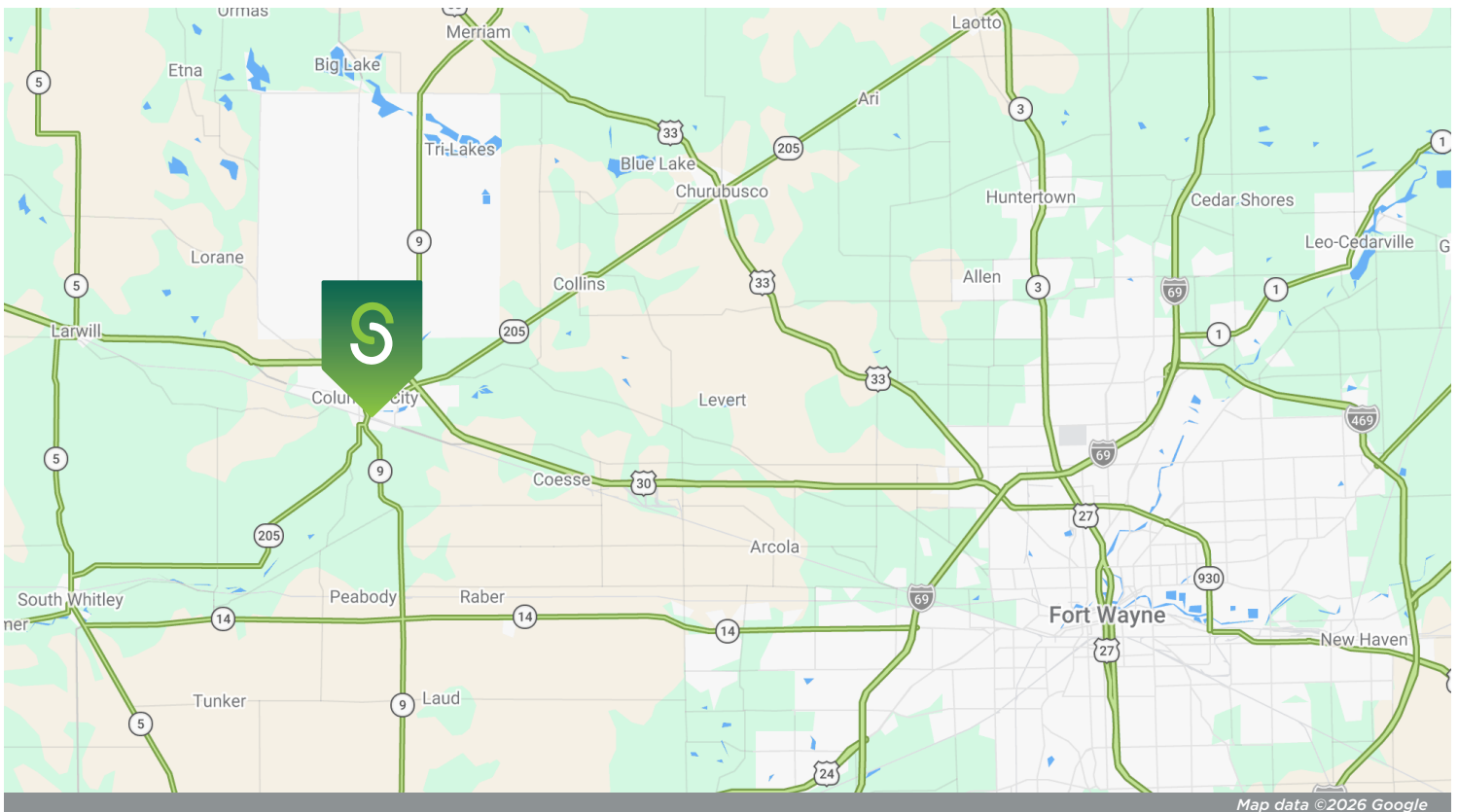
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PROPERTY INFORMATION

Address	200 E Chicago Street
City, State, Zip	Columbia City, IN 46725
County	Whitley
Township	Columbia
Parcel Number	92-06-11-609-320.005-004
2025 Tax/Payable 2026	\$3,115.04



LEASE INFORMATION

Lease Rate & Type	\$18.00/SF/Yr NNN
Terms	5-7 years
Availability	9/1/2026

AVAILABLE UNITS

Total Building Area	4,497 SF	
Total Available	1,244 SF	
Max Contiguous	1,244 SF	
Units Available	RSF	Monthly Rate
• 200	1,244	\$1,866.00

UTILITIES

Electric Provider	Columbia City Municipal Electric
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Columbia City
High Speed Data	City of Columbia City

SITE DATA

Site Acreage	0.40 AC
Zoning & Description	GB - General Business
Nearest Interstate	US 30, 2.8 miles
Traffic Count	9,550 VPD - SR 9/S Main St 5,601 VPD - E Business 30/E Chicago 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	Commercial
Year Built	2000
# of Stories	1
Construction Type	Wood frame
Roof	Shingle
Heating	Yes
A/C	Yes
Signage	Building, monument

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