



Town & Country Plaza

496 West Plaza Drive
Columbia City, IN 46725



Retail Space For Lease

2,535 SF space available for lease in the Town & Country Plaza on US 30 in Columbia City. This suite is accessed through a beautifully landscaped courtyard adjacent to Dollar Tree and Wings Etc.

Amenities include patio seating, a shared loading dock, and excellent signage on US 30 to over 25,000 vehicles per day.

Property Highlights

- ▶ To be delivered in cold-shell condition
- ▶ Shadow-anchored by Walmart Supercenter
- ▶ 20 miles west of Fort Wayne
- ▶ Excellent visibility
- ▶ Professional and responsive management
- ▶ **FOR LEASE: \$10.00/SF/Yr NNN**

NEAL BOWMAN, SIOR
Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE
Listing Manager
260 424 8448
broker@sturgespg.com



Town & Country Plaza

496 West Plaza Drive
Columbia City, IN 46725



Excellent Location

The property at 496 West Plaza Drive is located near the following businesses:

- | | | |
|---|--------------------------------|-------------------------------------|
| 1. Dunkin' | 7. Papa Johns Pizza | 13. Long John Silver's KFC |
| 2. Marathon Gas | 8. Planet Fitness | 14. Bob Evans |
| 3. Dollar Tree | 9. AT&T | 15. Wendy's |
| 4. Wings Etc. | 10. Walmart Supercenter | 16. ALDI |
| 5. Journey Fitness Columbia City | 11. ProFed Credit Union | 17. Walgreens |
| 6. Dunham's Sports | 12. Taco Bell | 18. Little Caesars Pizza |

NEAL BOWMAN, SIOR

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

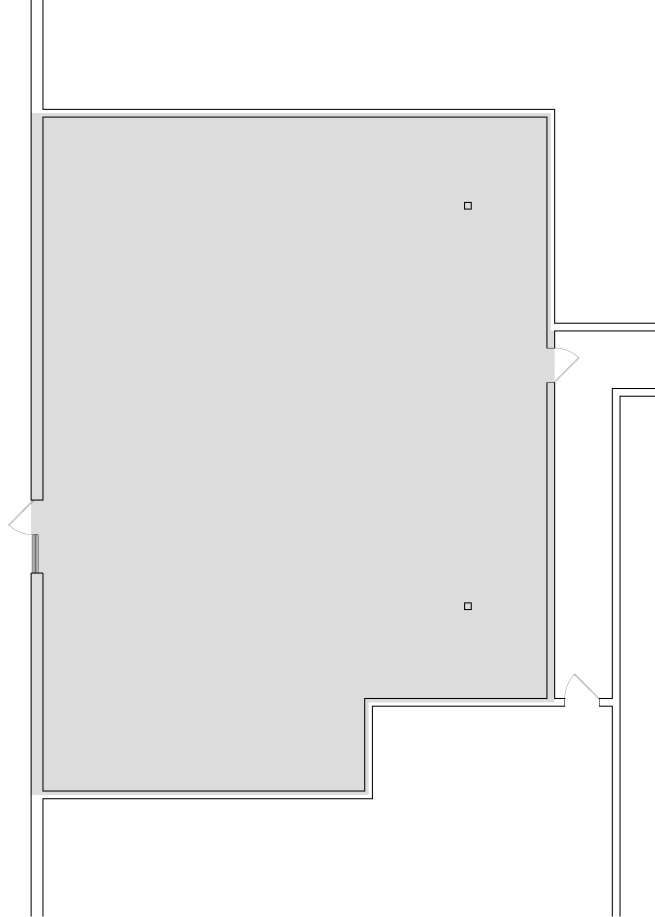
PHILIP HAGEE

Listing Manager
260 424 8448
broker@sturgespg.com



Town & Country Plaza
496 West Plaza Drive
Columbia City, IN 46725

Available Units



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



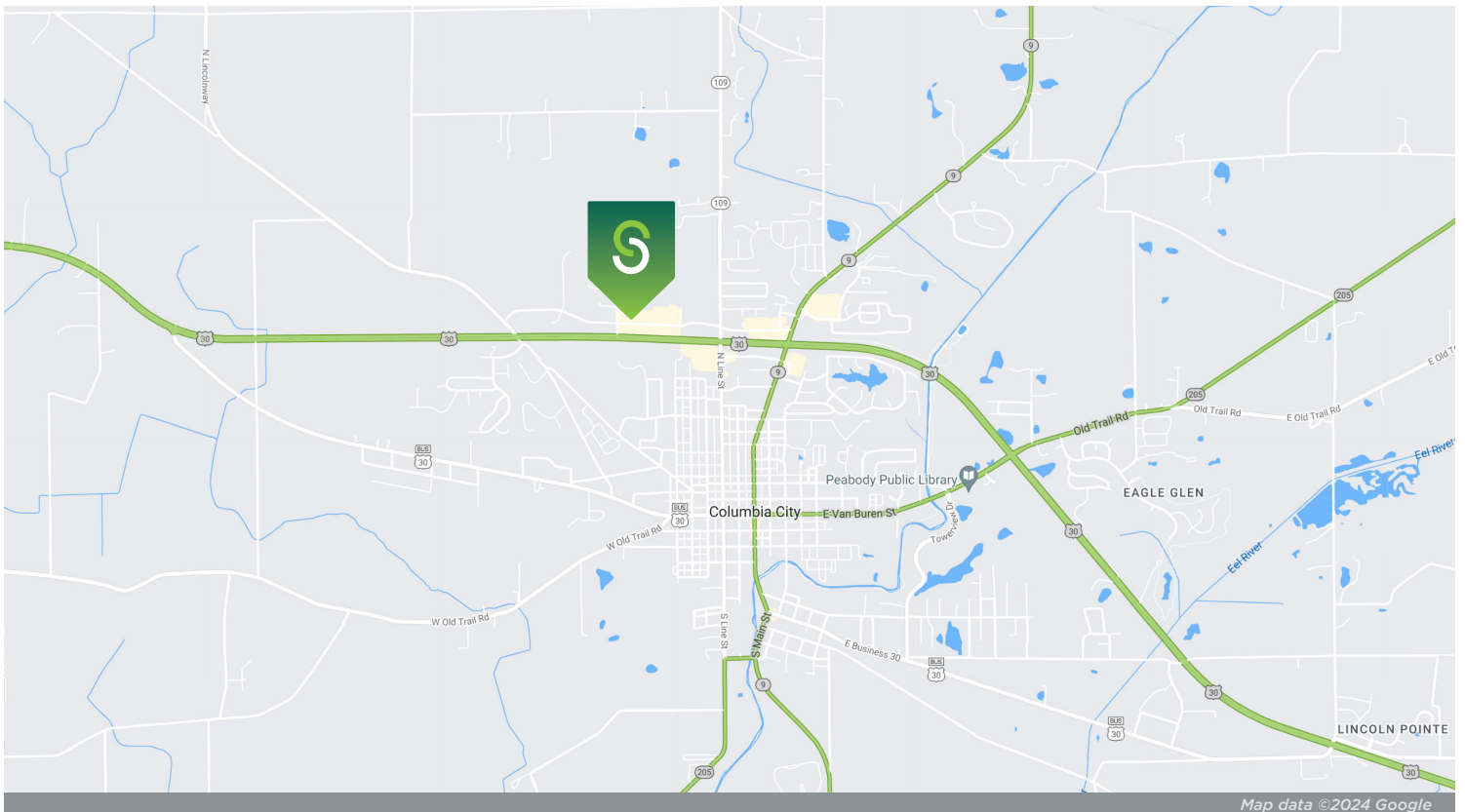
NEAL BOWMAN, SIOR
Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE
Listing Manager
260 424 8448
broker@sturgespg.com



Town & Country Plaza

496 West Plaza Drive
Columbia City, IN 46725



© 2024 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Maps used herein are attained via Snazzy Maps, Google Maps, and/or Google Earth, and are therefore the property of Google.

NEAL BOWMAN, SIOR

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

PHILIP HAGEE

Listing Manager
260 424 8448
broker@sturgespg.com



Town & Country Plaza

496 West Plaza Drive
Columbia City, IN 46725

PROPERTY INFORMATION

Address	496 West Plaza Drive
City, State, Zip	Columbia City, IN 46725
County	Whitley
Township	Columbia
Parcel Number	92-06-03-713-003.000-004



LEASE INFORMATION

Lease Rate & Type	\$10.00/SF/Yr NNN
Terms	3 Year Minimum
Availability	Immediate

AVAILABLE UNITS

Total Building Area	50,796 SF	
Total Available	2,535 RSF	
Max Contiguous	2,535 RSF	
Units Available	RSF	Monthly Rate
• Suite D	2,535	\$2,112.50

UTILITIES

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

SITE DATA

Site Acreage	5.56 AC
Zoning & Description	GB - General Business
Parking Description	Surface, ample
Traffic Count	25,800 VPD (US 30)

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	1996
# of Stories	1
Construction Type	Cinder block
Roof	Standing seam
Heating	Package system
A/C	Package system
Sprinkler	Yes
ADA Compliant	Yes
Signage	Monument, storefront, directory

ADDITIONAL INFORMATION

- 2,535 SF cold-shell space available for lease
- Excellent visibility and access from US 30
- Shadow-anchored by Walmart Supercenter
- Amenities include a beautifully landscaped courtyard, patio seating, and a shared loading dock

NEAL BOWMAN, SIOR

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

PHILIP HAGEE

Listing Manager
260 424 8448
broker@sturgespg.com



About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



DOWNTOWN FORT WAYNE, INDIANA
visitfortwayne.com



AUBURN, INDIANA
visitdekalb.org

#13
Top States for
Doing Business
(CNBC, 2023)



KOKOMO, INDIANA
visitkokomo.org



WARSAW, INDIANA
visitdowntownwarsaw.com



ELKHART, INDIANA
visitelkhartcounty.com



ANGOLA, INDIANA
visitstebencounty.com

\$2B
in Capital
Investment



BLUFFTON, INDIANA
visitwellscounty.com



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



Bill Cupp
Senior Broker



Neal Bowman, SIOR
Senior Broker



Andrew Eckert
Broker



Robert Doyle
Broker



Kevin Ellis
Broker



Philip Hagee
Listing Manager & Broker



Shelby Wilson
Broker



Ian Smith
Brokerage Associate

Work with a group that puts your interests first.

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

260 424 8448
SturgesProperty.com



Whether you're looking for land to develop, ready to buy a multi-million dollar building, need professional property maintenance, or anything in between, the Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 483 1608

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

260 426 9800

SturgesDevelopment.com

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.