



Lake Holiday Plaza

5916 E SR 10
DeMotte, IN 46310



UNIT 5916
1,795 SF

UNIT 5960
1,476 SF

UNIT 5982
1,898 SF

Grocery Store Anchored Shopping Center

Lake Holiday Plaza is a retail shopping center in DeMotte, Indiana, a mile from I-65. The plaza is the only shopping center in town with an anchored grocery store, Save-A-Lot. The neighboring tenants include Dollar Tree, Indiana Farm Bureau Insurance, restaurants, a tattoo parlor, and a smoke shop. It is part of the retail corridor that includes CVS, Dunkin', Subway, Arby's, Dollar General, and several other businesses.

Property Highlights

- ▶ Suites ranging from 1,436 SF to 3,271 SF
 - ▷ White box construction
- ▶ 8,000+ VPD on SR 10
- ▶ Great visibility and access
- ▶ Monument signage
- ▶ **FOR LEASE: \$8.00/SF/YR NNN**
- ▶ **FOR SALE:** Contact Broker for sale price. Must sign Confidentiality Agreement for financial analysis.

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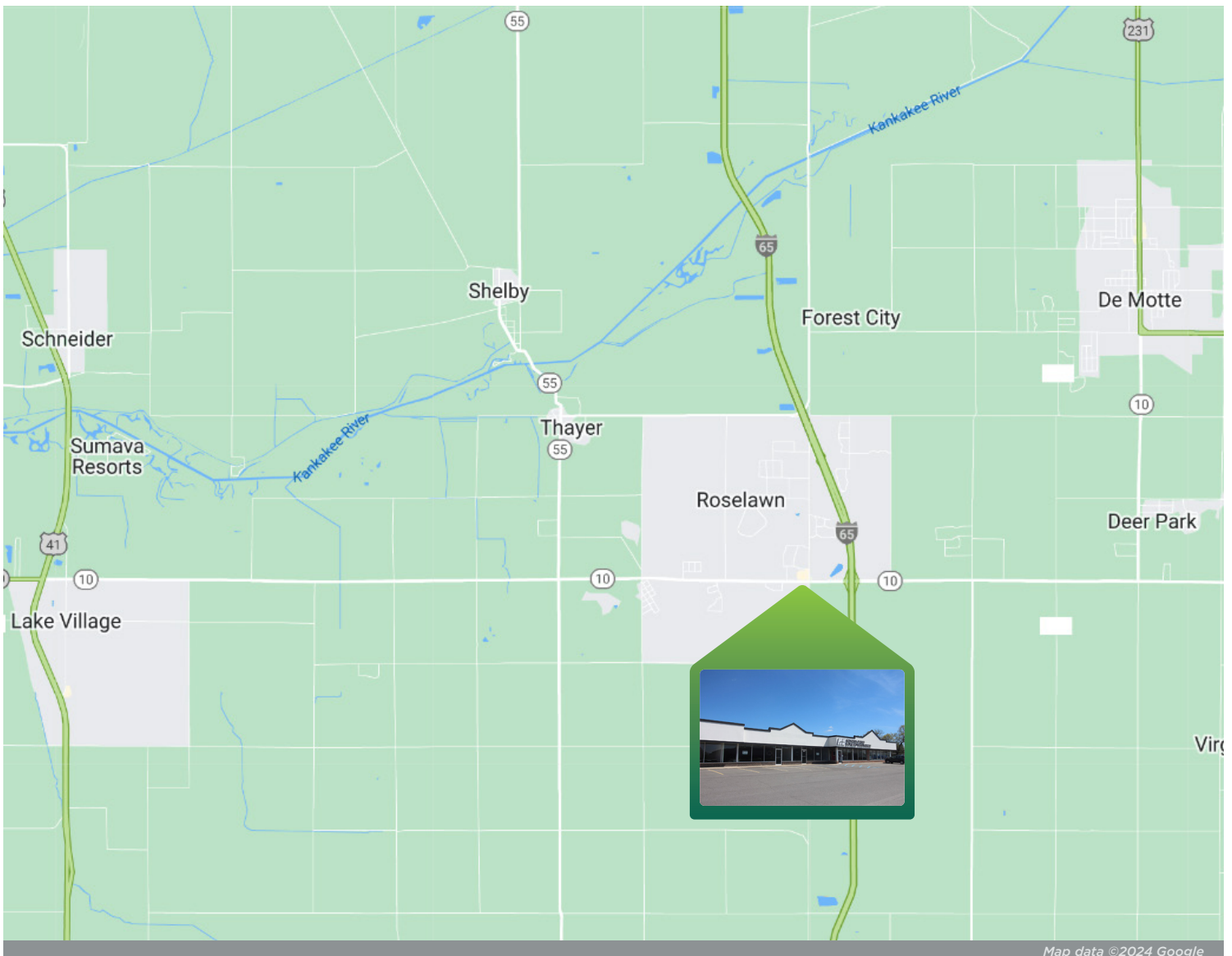
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Excellent Location

Lake Holiday Plaza is located at the busy crossroads of I-65 and State Road 10. I-65 sees an average of over 11,000 vehicles per day, and State Road 10 sees over 8,000 vehicles per day.

The property experiences great visibility and access to several main northwestern Indiana thoroughfares. DeMotte is approximately 20 miles south of Crown Point, and about 30 miles to the border of Illinois, making it a great crossroad.

Roselawn is a census-designated place (CDP) in Newton and Jasper counties.

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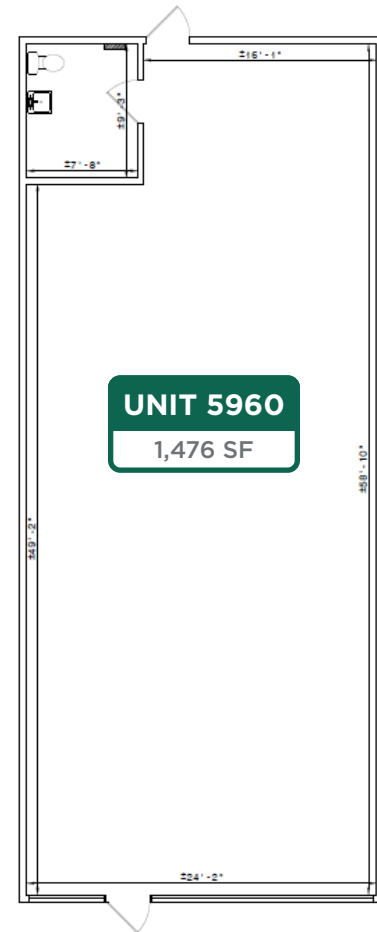


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Available Units - Suites 5916 & 5960 leased separately or combined for 3,721 SF.

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



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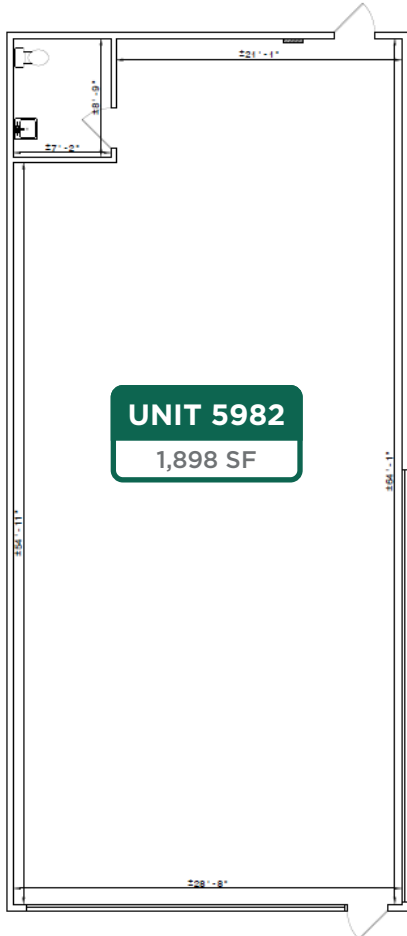
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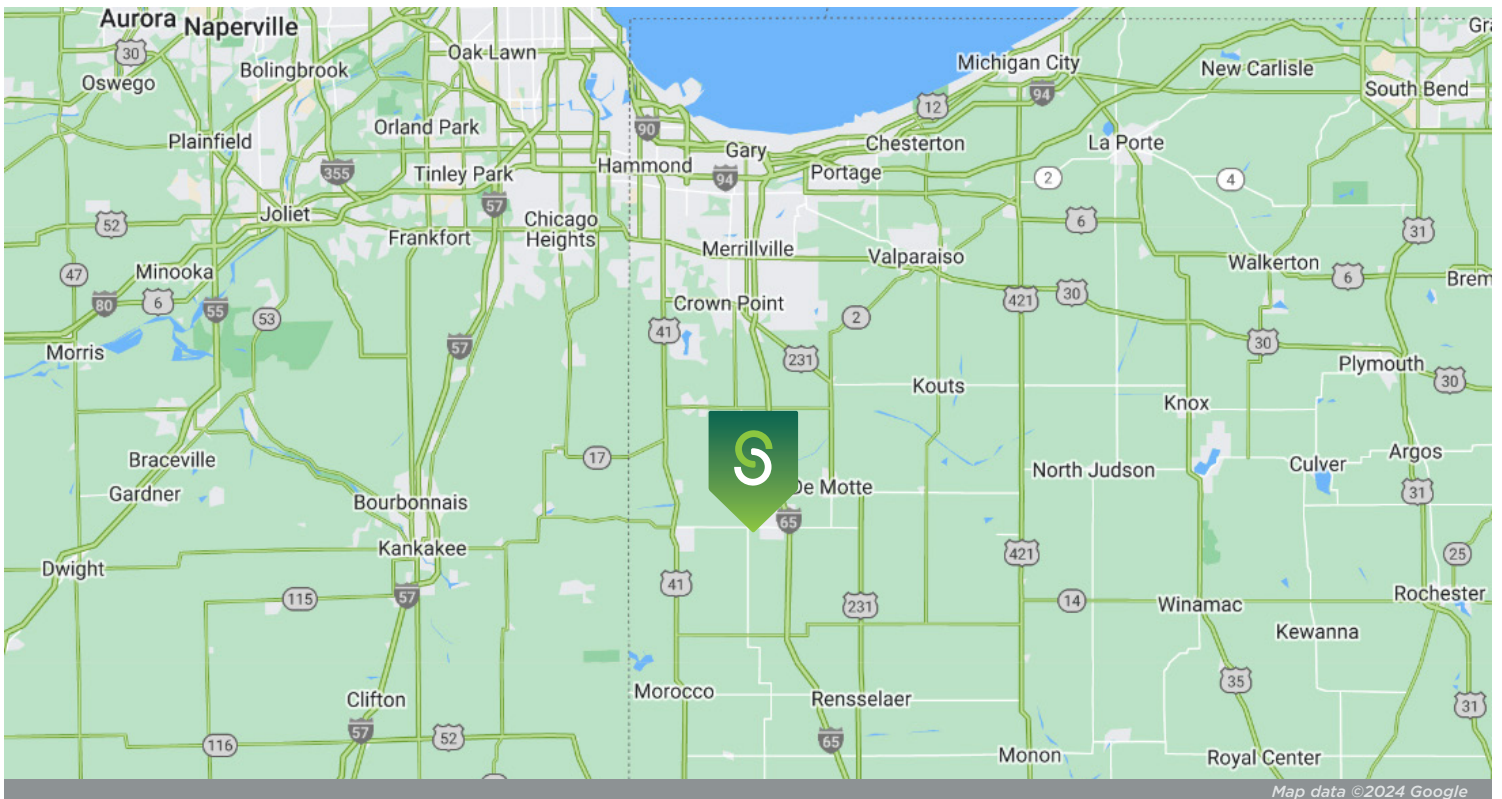
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PROPERTY INFORMATION

Address	5916 E SR 10
City, State, Zip	DeMotte, IN 46310
County	Newton
Township	Lincoln
Parcel Number	56-05-12-444-015.000-013
2023 Pay 2024	\$2,847.92



SALE INFORMATION

Price	TBD
Terms	Cash at Closing

LEASE INFORMATION

Lease Rate & Type	\$8.00/SF/NNN
Terms	3 Yr Minimum
Availability	Immediately

AVAILABLE UNITS

Total Building Area	52,855 SF	
Total Available	5,169 SF	
Max Contiguous	1,898 SF	
Units Available	RSF	Monthly Rate
• Unit 5916	1,795	\$1,196.67
• Unit 5960	1,476	\$984.00
• Unit 5982	1,898	\$1,265.33
• Units 5916 & 5960	3,271	\$2,180.67

UTILITIES

Electric Provider	NIPSCO
Natural Gas Provider	Just Energy
Water & Sewer Provider	Public
High Speed Data	Yes

SITE DATA

Site Acreage	8.25	Interstate	I-65
Zoning	B2	Flood Zone	No
Parking	Surface	Parking Ct	193 Spaces

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/Commercial
Year Built	1976
Year Renovated	2023
# of Stories	1
Construction Type	Wood Frame
Roof	Built Up
Heating	Gas Forced Air
A/C	Central Air
Sprinkler	No
Lighting	Flourescent & LED
Electric Service	200 AMP/Single Phase
Signage	Monument

ADDITIONAL INFORMATION

- Prime location for retail users
- Close to highly traveled I-65
- Surrounded by several small towns

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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.



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Barry Sturges, CPM®
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President



John Caffray
VP of Brokerage



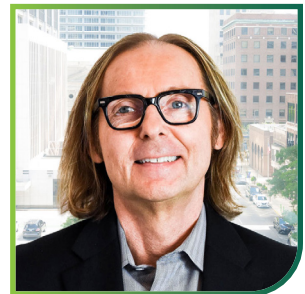
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Senior Broker



Neal Bowman, SIOR
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