

2563 WILLOWCREEK ROAD, PORTAGE, IN 46368



For more information, please contact:

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THE MEADOWS RETAIL CENTER

2563 Willowcreek Road, Portage, IN 46368



PROPERTY DESCRIPTION



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Grocery anchored shopping center now available for lease in Portage, IN. The center is anchored by Strack & Van Til and includes many other national tenants including Dunkin Donuts, Family Dollar, Leslie's Pool Supplies, Pet Supplies Plus and many others. Three spaces currently available ranging from 1,600 SF -8,440 SF. Located at the corner of Willowcreek and Central Avenue, this center is where the majority of the Portage community comes to shop. According to Placer AI, this Strack and Van Til ranks in the top 86th percentile of their chain for annual visits. Dunkin and Pet Supplies Plus also rank highly in store visits compared to other Indiana sites

LOCATION DESCRIPTION

Grocery- anchored Shopping Center is located at the corner of Central Avenue and Willowcreek Road in Portage, IN.

Portage is the largest city in Porter County and the third largest in Northwest, IN. According to the 2010 census, the population was roughly 37,000. Portage is a city strategically located 35 miles from downtown Chicago via 80-94. It is considered a heavily industrial city and has seen many large developments over the last couple of years.

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,632 - 8,440 SF

Lease Rate: \$18.00 - 20.00 SF/yr
(NNN)

Lot Size: 11.8 Acres

Building Size: 126,777 SF

Zoning: C1

PROPERTY HIGHLIGHTS

- Power Center anchored by Strack & Van Til
- Units available ranging from 1,632-8,440 SF (divisible)
- Other nationals include Family Dollar, Pet Supplies Plus, Jimmy John's and many more
- Located at the signalized intersection of Willowcreek and Central Avenue
- Ample Signage and Parking available



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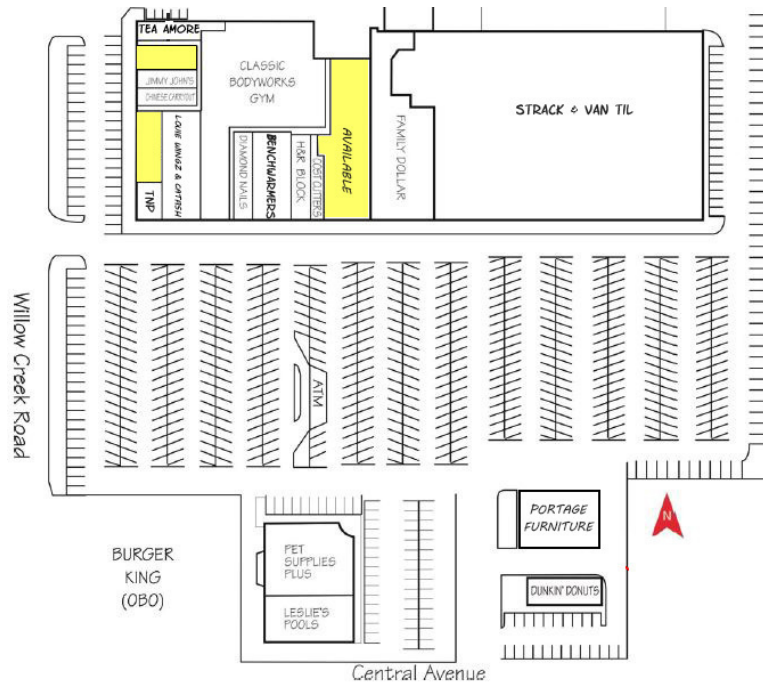
AVAILABLE SPACES

LEASE TYPE | NNN

TOTAL SPACE | 1,632 - 8,440 SF

LEASE TERM | Negotiable

LEASE RATE | \$18.00 - \$20.00 SF/yr



| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------------------------|-----------|------------------|------------|---------------|-------------|
| 2563 Willowcreek Road | Available | 2,218 SF | NNN | \$18.00 SF/yr | - |
| Central Avenue inline space | Available | 4,000 - 8,440 SF | NNN | Negotiable | - |
| 2539 Willowcreek Road | Available | 1,632 SF | NNN | \$20.00 SF/yr | - |

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ADDITIONAL PHOTOS



2,218 SF available. Former tanning salon



Dunkin Donuts outlet building



Anchored by Strack & Van Til

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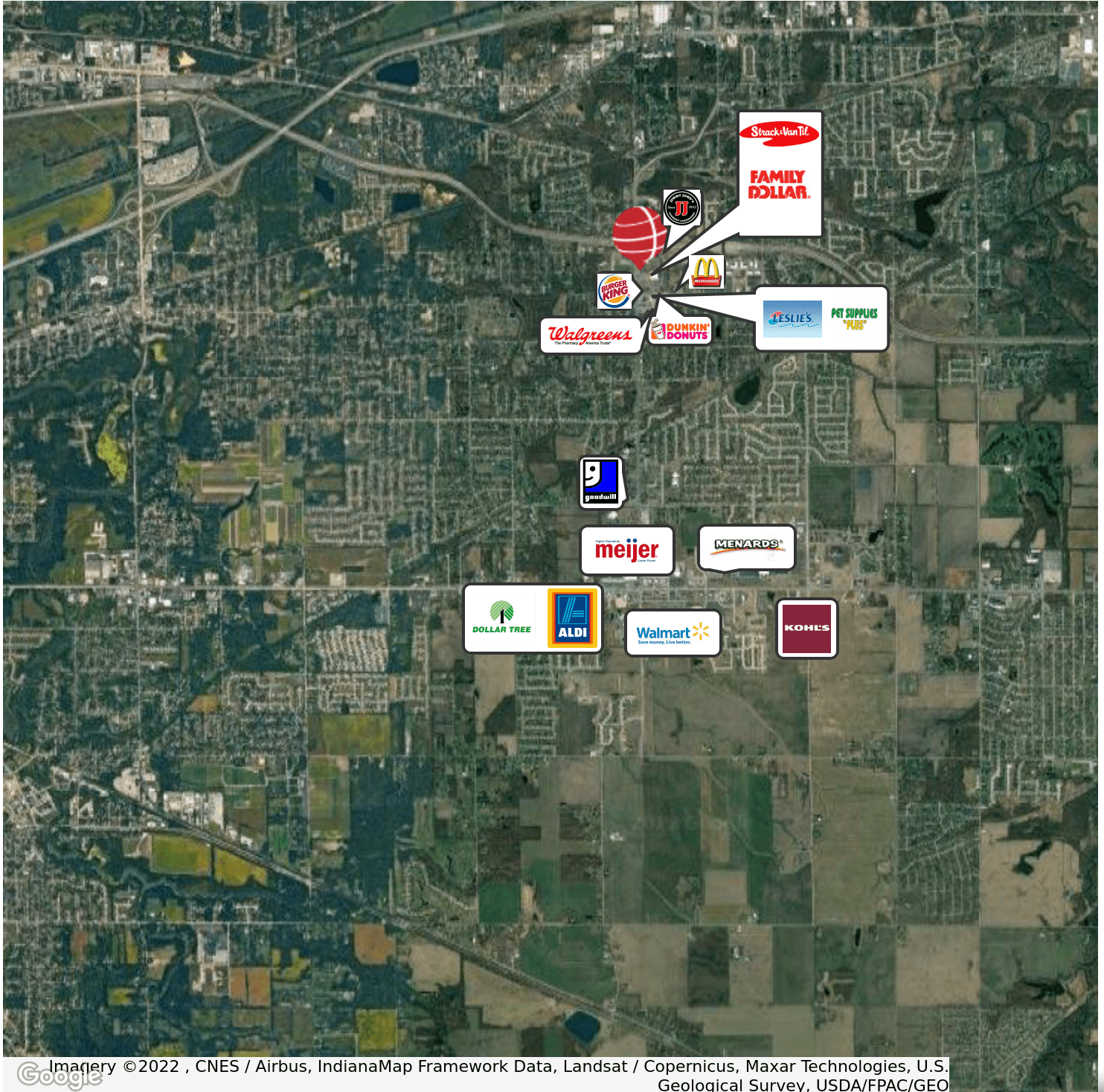
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RETAILER MAP



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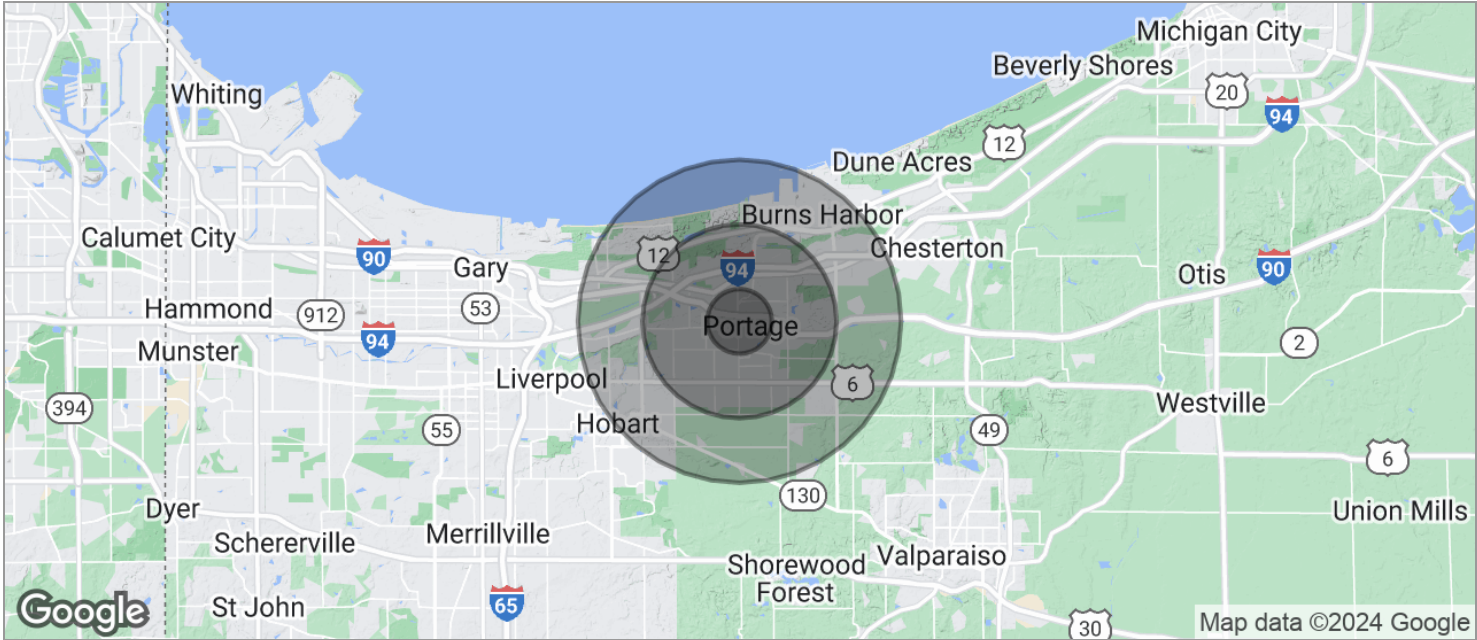
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DEMOGRAPHICS MAP



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 6,625 | 41,021 | 83,352 |
| MEDIAN AGE | 37.6 | 36.8 | 37.3 |
| MEDIAN AGE (MALE) | 35.5 | 36.3 | 36.9 |
| MEDIAN AGE (FEMALE) | 39.6 | 37.5 | 37.6 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 2,446 | 15,586 | 31,827 |
| # OF PERSONS PER HH | 2.7 | 2.6 | 2.6 |
| AVERAGE HH INCOME | \$65,920 | \$59,866 | \$59,813 |
| AVERAGE HOUSE VALUE | \$148,598 | \$144,982 | \$151,594 |

* Demographic data derived from 2020 ACS - US Census

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