

RETAIL FOR LEASE: LAKE VILLAGE SHOPPING CENTER

3300 Lake City Hwy, Warsaw, IN 46580



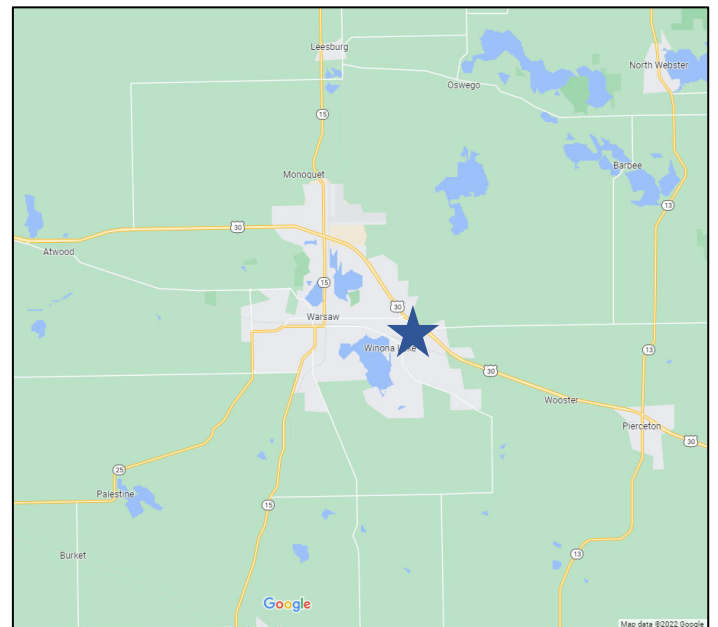
PROPERTY HIGHLIGHTS:

- Prime retail or restaurant site
- Pylon signage available
- Outlots available
- Warsaw is the “Orthopedic Capital of the World” due to employers such as Zimmer, Dupuy and Biomet
- Located on US 30 with a traffic count of 35,000 VPD

OFFERING SUMMARY:

Lease Rate: Negotiable

Available SF: 1,500-14,000 square feet



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This 171,000 SF shopping center is well-located in the thriving city of Warsaw – the “Orthopedic Capital of The World”. The trade area includes a 30-minute drive time. The trade area has a population of approximately 175,000 people with annual retail expenditure of over \$1.8 Billion. The average household income within a 10-mile radius of the center is \$79,679. The center is easily accessible at signalized intersection on US 30 that carries 35,000 VPD.



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DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
Total Population (2019)	22,927	34,755	56,378
Average HH Income	\$76,114	\$82,792	\$79,679
Total Businesses	1,347	1,799	2,433
Total Employees	21,397	30,996	36,874



ABOUT WARSAW, INDIANA

The city of Warsaw serves a trade area including a 30-minute drive time with a population of 174,440 with a total annual retail expenditure of \$1.81 Billion. Warsaw is the County Seat of Kosciusko County, the “Orthopedic Capital of the World.” Major employers in the area include Zimmer, Dupuy, Biomet, R.R. Donnelley & Sons, and Da-Lite Screen.



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