

FOR LEASE

# Portage Commons

NWC WILLOWCREEK ROAD & US HIGHWAY 6, PORTAGE IN 46368

RETAIL



AVAILABLE



## PROPERTY INFO

### FOR LEASE

- + Anchor space and shop space available
- + Located at the epicenter of Portage's sub-regional retail trade area – NWC of US Highway 6 and Willowcreek Road.
- + Signalized intersection with over 45,000 VPD, giving easy access to the Property off both roadways with 5 curb-cuts
- + Anchored by Big Lots (since 1979), Harbor Freight Tools, Texas Corral and Fresenius Medical Care.
- + Surrounded by national retailers such as Meijer, Walmart Supercenter, Menard's, Kohl's, ALDI, Panera, Chipotle, Starbucks and many others.
- + New ownership and management has invested in many upgrades and improvements
- + Pylon signage available

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## Market Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	6,454	46,373	88,503
Household	2,412	17,033	33,408
Income	\$78,353	\$70,116	\$71,413
Daytime Population	9,341	37,438	75,575
Average Value of Housing Units	\$178,865	\$140,233	\$145,004

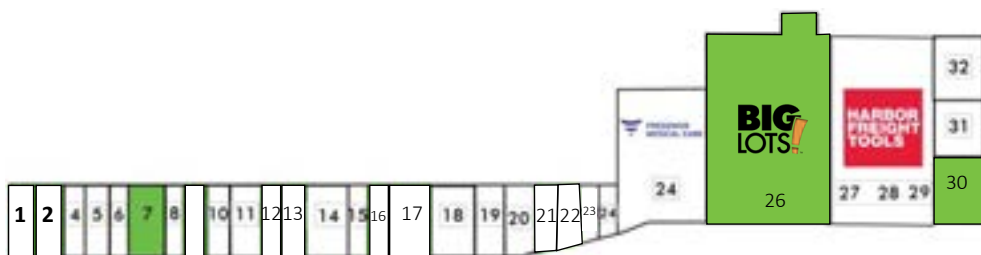
## Traffic Counts

US Hwy 6	19,860 VPD
Willowcreek Rd	27,428 VPD



Availability

1	Texas Corral	5,690
2	Anytime Fitness	1,235
3	Anytime Fitness	1,235
4	Anytime Fitness	780
5	Anytime Fitness	1,105
6	Anytime Fitness	1,930
<b>7</b>	<b>Available</b>	<b>1,995</b>
8	Smoothie King	1,635
9	BJ's Coins	1,170
10	Scrubs On Wheels	1,560
11	Pancake House	3,000
12	Louie's Tux	1,473
13	Mexico Lindo	1,465
14	Mexico Lindo	3,575
15	Vapin	1,060
16	Bureau of Motor Vehicles	1,170
17	Bureau of Motor Vehicles	2,990
18	Great Wall	5,160
19	Angel Auto Insurance	1,080
20	Corral's Martial Arts	2,140
21	America's Best	2,275
22	America's Best	1,064
23	GeneRX Pharmacy	1,000
24	Fuji	1,520
25	Fresenius	12,000
<b>26</b>	<b>Big Lots</b>	<b>28,875</b>
27	Harbor Freight Tools	6,000
28	Harbor Freight Tools	6,000
29	Harbor Freight Tools	2,500
<b>30</b>	<b>Available Q1 22'</b> <b>CJ's Liquors</b>	<b>2,500</b>
31	Barber	1,321



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### CBRE

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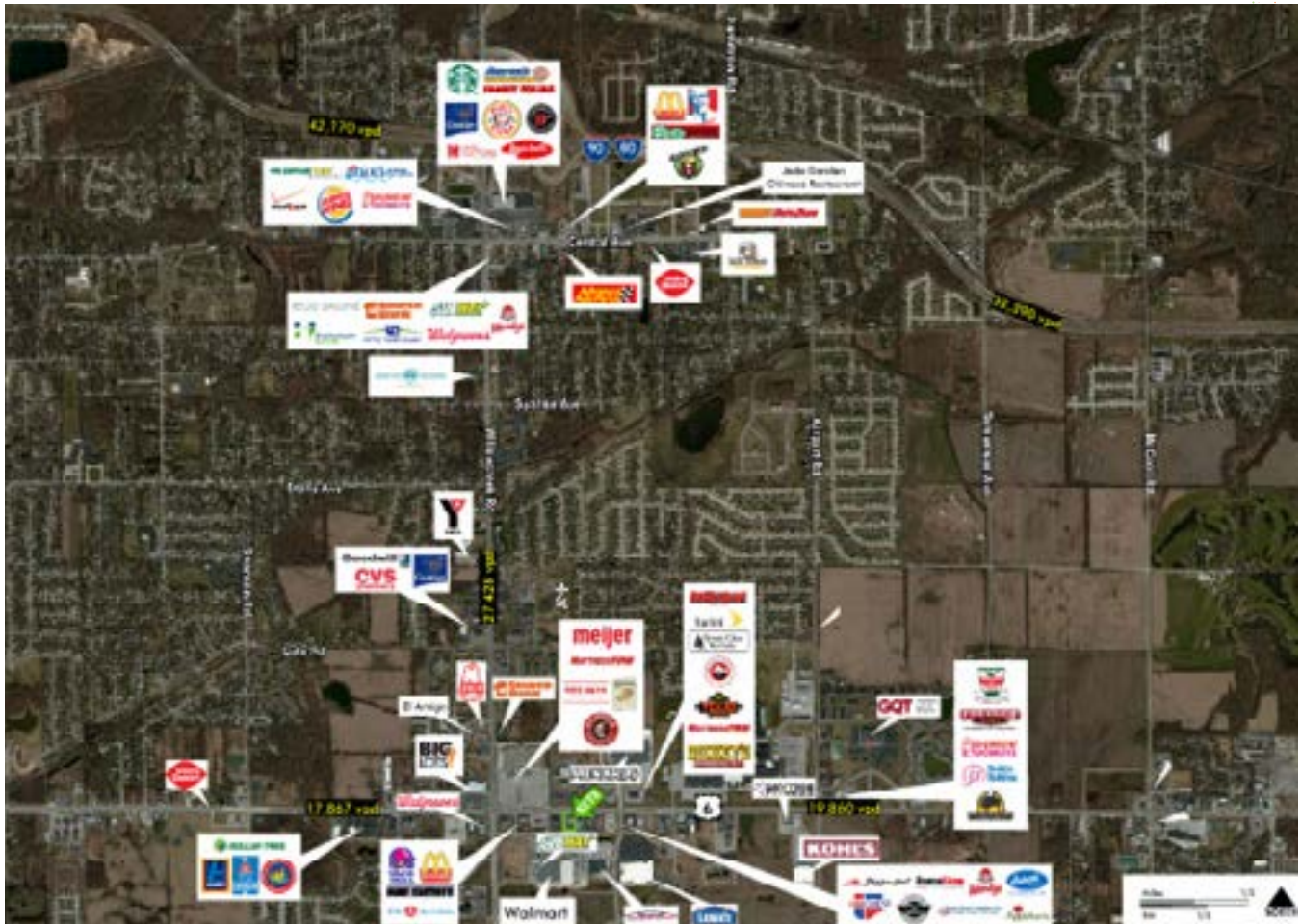
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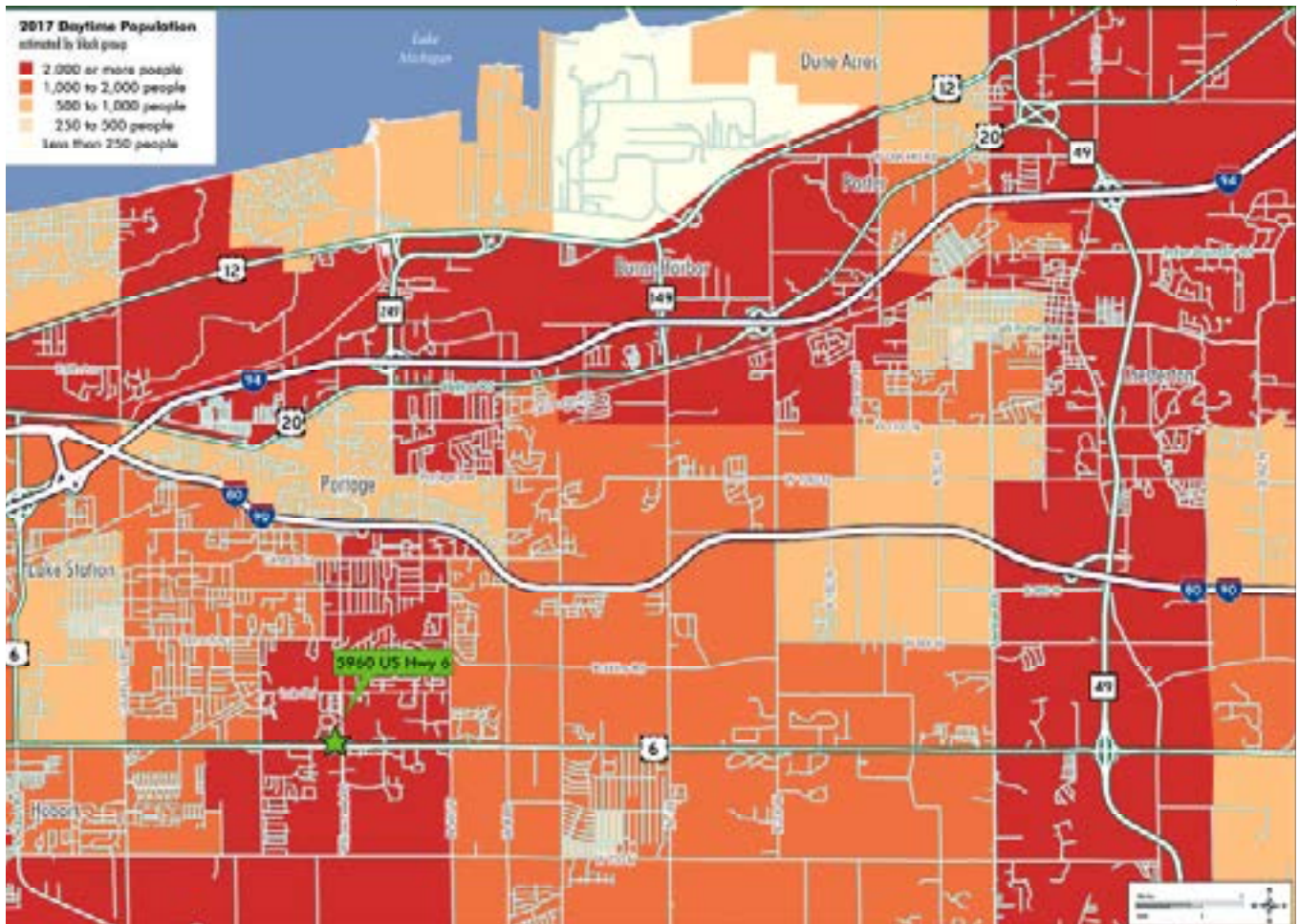
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### Drive Time

Time	Population
15 minutes	101,068
20 minutes	203,547
30 minutes	475,103

This drive time analysis was generated using a computerized model and does not take into account actual road conditions, traffic volume, or other factors that may affect drive time. The drive time analysis is based on the best available data and is not intended to be used for legal or other purposes.

