

FOR LEASE

# Portage Commons

NWC WILLOWCREEK ROAD & US HIGHWAY 6, PORTAGE IN 46368

RETAIL



## PROPERTY INFO

### FOR LEASE

- + 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

**FOR LEASE**

# Portage Commons

NWC WILLOWCREEK ROAD & US HIGHWAY 6, PORTAGE IN 46368



## 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

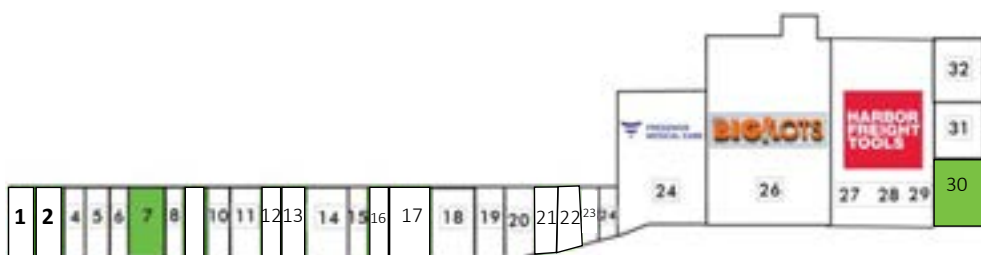
## Traffic Counts

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	Check into Cash	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
26	Big Lots	28,875
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





FOR LEASE

# Portage Commons

NWC WILLOWCREEK ROAD & US HIGHWAY 6, PORTAGE IN 46368

RETAIL



## CONTACT US

### MARCY WOOD

Vice President  
+1 630 573 1287  
marcy.wood@cbre.com

### CBRE

8888 Keystone Crossing  
Suite 1000  
Indianapolis, IN 46240

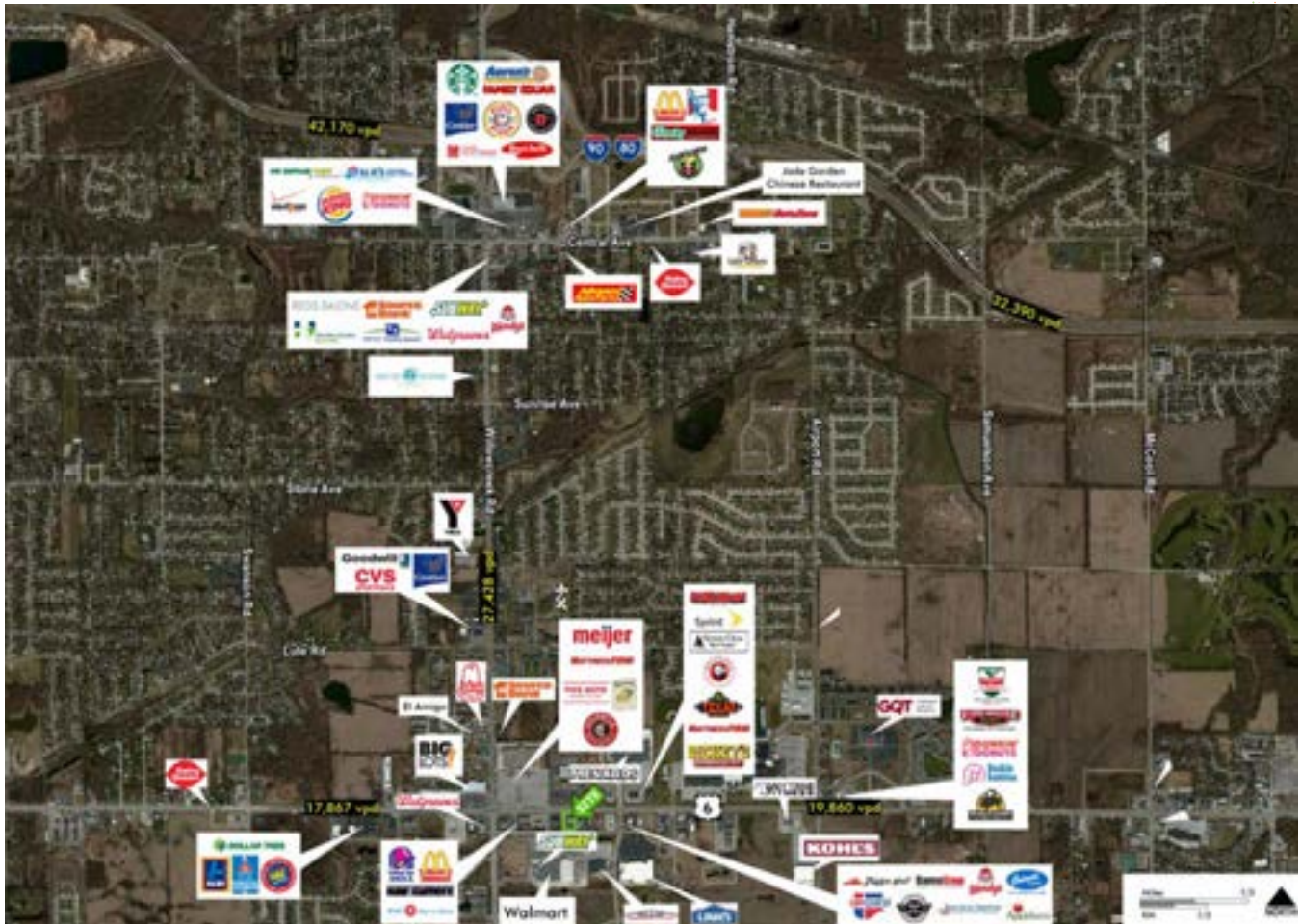
© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

FOR LEASE

# Portage Commons

NWC WILLOWCREEK ROAD & US HIGHWAY 6, PORTAGE IN 46368

RETAIL



## CONTACT US

### MARCY WOOD

Vice President  
+1 630 573 1287  
marcy.wood@cbre.com

### CBRE

8888 Keystone Crossing  
Suite 1000  
Indianapolis, IN 46240

© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Owned & Managed by:

[www.cbre.us/portagecommons](http://www.cbre.us/portagecommons)

**CBRE**

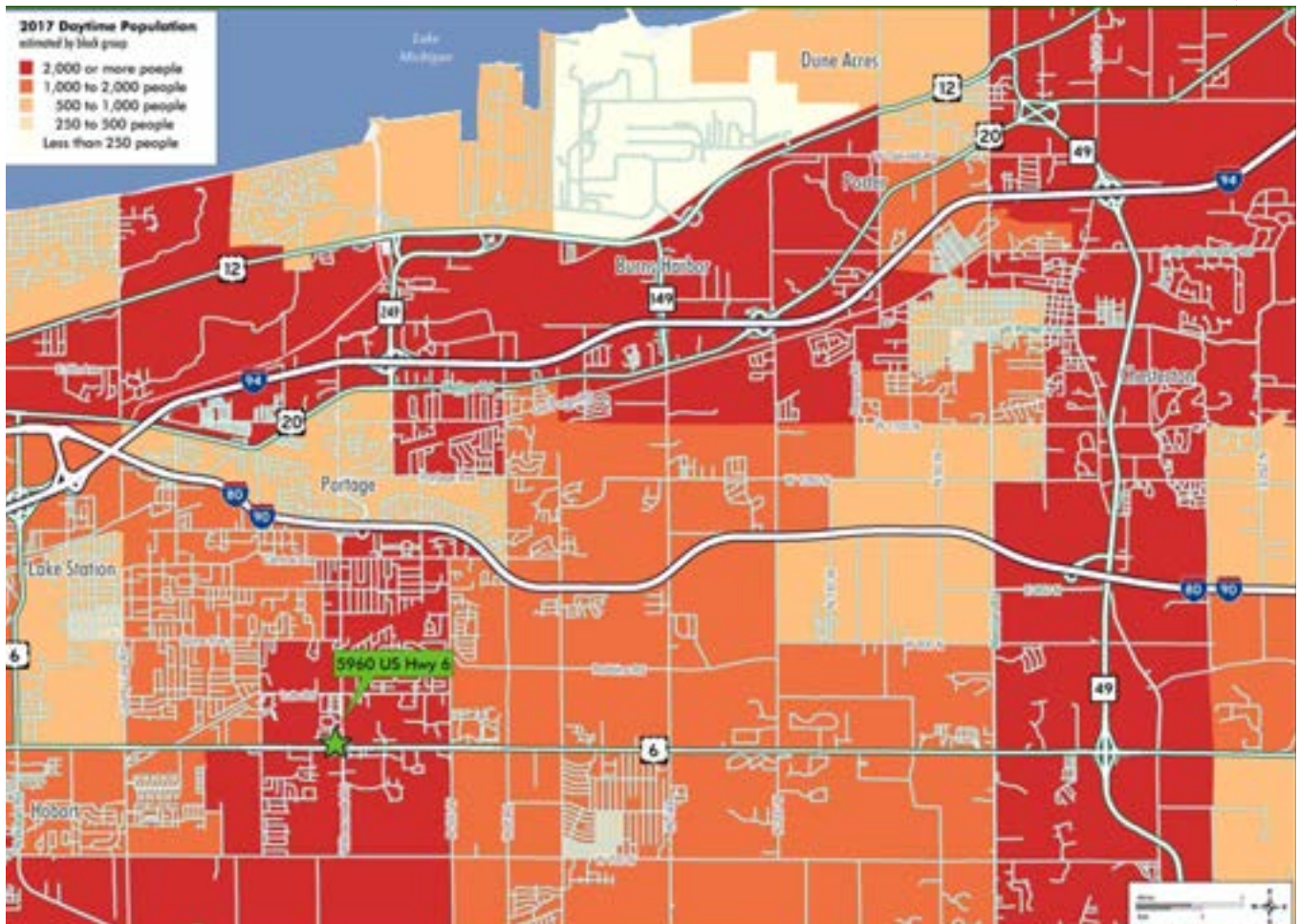


FOR LEASE

# Portage Commons

NWC WILLOWCREEK ROAD & US HIGHWAY 6, PORTAGE IN 46368

RETAIL



## CONTACT US

### MARCY WOOD

Vice President  
+1 630 573 1287  
marcy.wood@cbre.com

### CBRE

8888 Keystone Crossing  
Suite 1000  
Indianapolis, IN 46240

© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Owned & Managed by:

**CBRE**

[www.cbre.us/portagecommons](http://www.cbre.us/portagecommons)

### Drive Time

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

Drive time analyses are automated using computer-determined optimal routes and fixed speeds for each of 12 road classifications. These values are ESTIMATES ONLY and do not take into consideration the time of day, traffic lights, stop signs, traffic counts, or other factors.

