

Retail Space For Lease

OC Center | 981-1001 Lincolnway West

Osceola, Indiana



Excellent Neighborhood Retail Center | Locally Owned & Managed With Solid Occupancy

Snapshot

Plaza Size:	11,000 SF
Available:	3,000 SF (Suite 931) 1,400 SF (Suite 951)
Land:	0.72 Acres
Year Built:	1951 With Updates Over the Years
Zoned:	C-1 Commercial
Signage:	Pylon
Parking:	Ample On-Site Parking
Utilities:	Municipal Water & Sewer
HVAC:	Gas Forced Air Heat & Central Air Conditioning
Lease Rate:	\$10.00 PSF NNN + CAM*

**In addition to base rent, tenant is responsible for utilities, janitorial, trash, insurance, phone/computer/data and \$1.75 PSF CAM. Signage at tenant's expense.*



Property Details

Join Charlies/Sunoco, Pizza Hut, OC Cafe, Cali Nails, Tobacco Central, Interra Credit Union, FitStop and Dollar General in OC Center —an 11,000 SF well-established, locally owned and managed, multi-tenant retail property with historically high occupancy rates and excellent visibility along a high traffic commercial corridor.

Available for lease 1,500-3,000 SF. All suites are separately metered for utilities and served by gas forced air heat and central air conditioning.

4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
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www.cressy.com

A Global Brokerage Division of Cressy Commercial Real Estate

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NAI Cressy
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Great Location With Good Access To Surrounding Communities



Location

OC Center is located on busy Lincolnway West with approximately 25,000+ cars daily east/west of Beech Road. Within a three-mile radius there are 28,258 residents, 10,400 households and average household income of \$69,458. The property is at the southwest corner of Lincolnway West and Beech Road just minutes from Penn High School, Elkhart and Mishawaka. The property is nestled around residential developments.

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