

For Sale: REO Anchored  
Retail Center with LOI's  
totaling +/- 102,000 SF

Marketplace at Warsaw  
2820-2880 Frontage Rd  
Warsaw, Indiana 46580



**+/- 183,910 SF | 25% Occupied | NOI: +/- \$26,374**

NAI Farberman is pleased to present Marketplace at Warsaw (the "Property"), located at 2802-2888 Frontage Road in Warsaw, Indiana. The property is comprised of  $\pm$  183,910 SF, situated in a densely populated and highly trafficked area. Currently, the property is the subject of three separate LOIs totaling 102,000 SF, presenting a unique acquisition opportunity.

### Property Features:



Excellent Freeway Access and Visibility  
from US-30



Written Interest/LOIs from National  
Retailers Totaling +102,000 SF



Located in a Strong Retail Area



Great PSF Price Available



Dense Housing Stock in the Nearby Area

### Current Tenants:

**Dunham's**  
SPORTS

**claire's**

Bath  
& Body  
Works

**SUBWAY**



**WORKOUT  
ANYTIME**  
Your Fitness. Your Schedule



Indiana Institute  
of Technology

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