

# For Sale Town & Country Center

496 West Plaza Drive  
Columbia City, IN 46725

Retail Opportunity  
496 West Plaza Drive  
Columbia City, Indiana  
(+/- 58,155 SF)

## Shadow Anchored by Walmart

NAI FARBMAN AND NAI WISINSKI OF WEST MICHIGAN ARE PLEASED TO PRESENT THE OPPORTUNITY TO ACQUIRE TOWN & COUNTRY CENTER ("THE PROPERTY"), LOCATED AT 496 WEST PLAZA DRIVE IN COLUMBIA CITY, INDIANA.

Asking Price: \$3,825,000 (\$65.77 PSF)



For more information, contact the Exclusive Sales Agents:

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in association with Kara Schroer, CCIM, Licensed Indiana Real Estate Broker | Commercial Real Estate Specialist | karas@naiwwm.com | **NAI Cressy**

**NAI Farbman**  
Commercial Real Estate Services, Worldwide.

  
WWW.FARBMAN.COM  
MIDWEST EXPERTISE, GLOBAL REACH.

**NAI Wisinski of West Michigan**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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28400 Northwestern Hwy Fourth Floor, Southfield, MI 48034 | 248 353 0500 tel | [naifarbman.com](http://naifarbman.com)  
100 Grandville Ave SW, Grand Rapids, MI 49503 | 616 776 0100 tel | [naiwwm.com](http://naiwwm.com)

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## Investment Highlights

Stable NOI  
with quality tenants

Good upside  
at the center

Purchasable below  
replacement cost

Strong lease terms  
and stable rent roll

Shadow anchored  
by Walmart

95.83% Occupied

### Tenants:

**Walmart**  
(shadow)

**Dunham's**  
**SPORTS**

**DOLLAR TREE**

**PAPA JOHN'S**  
(shadow)

**SHOE**  
sensation  
(shadow)

**GNC**  
LIVE WELL.  
(shadow)



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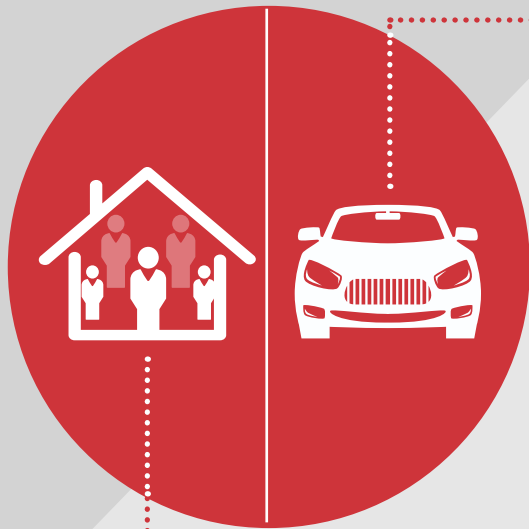
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## Demographics



ROADS	DAILY TRAFFIC
West US Highway 30 (East)	20,730
West US Highway 30 (West)	19,030
North Line Street & West Plaza Drive	10,910

Source: CoStar 2019

	1 Mile	3 Mile	5 Mile
Population	5,167	11,653	15,034
Total Households	2,216	4,693	5,951
Median Income 2018	\$48,544	\$50,726	\$52,933

Source: CoStar 2019

