

STARBUCKS ADJACENT OUTLOT

0.43 ACRES WITH CROSS-PARKING | FOR SALE

VERITAS
REALTY




SEC US 30 & SR 109, Columbia City, IN 46725



PROPERTY HIGHLIGHTS:

- 0.43 Acre commercial lot available for sale
- Co-tenancy with Starbucks, CVS, Verizon and Jimmy John's
- Situated at busy signalized intersection over 36,022 VPD combined
- Cross-access and cross-parking with Starbucks
- Columbia City is 20 miles east of Warsaw and 20 miles west of Fort Wayne with a population of 35,000

DEMOGRAPHICS

	 3 MILE	 5 MILE	 10 MILE
Population:	12,205	15,685	34,241
Households:	5,108	6,455	13,927
Daytime Pop:	8,634	11,447	23,535
Avg. HH Income:	\$77,748	\$80,022	\$83,977

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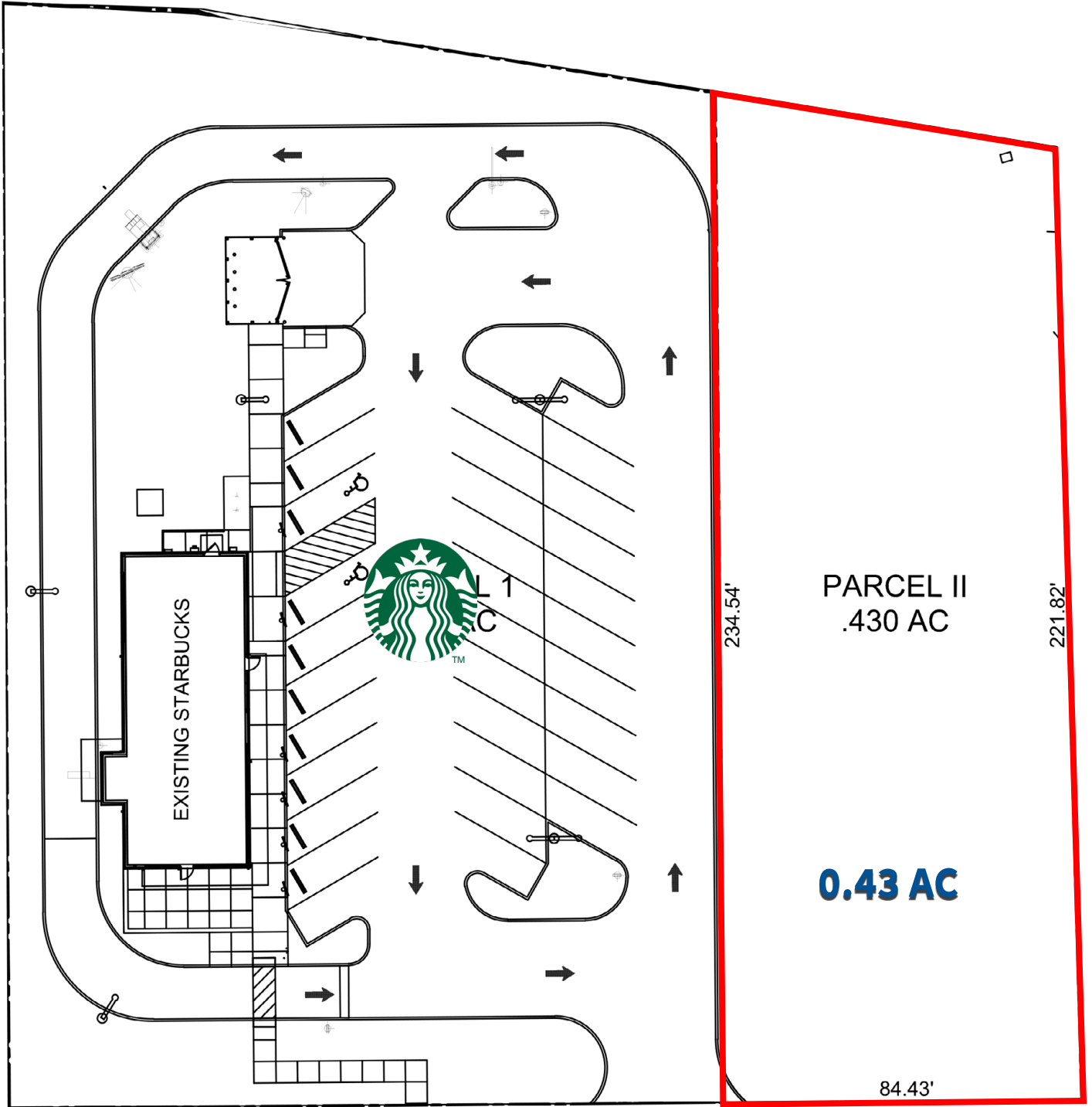
**FOR
SALE**

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SITE
PLAN



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MARKET
AERIAL



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