

Retail Space for Lease

Plymouth Centre
2267 N Oak Road
Plymouth, Indiana 46563



One Suite Available | National Tenant Mix Anchored By Wal-Mart



Snapshot

Center Size: 25,600 SF
Available: Suite 2267 - 1,600 SF
Acreage: 2.52 Acres
Year Built: 2004
Zoned: C-3
Signage: Pylon & Suite
Sprinkled: 100%
Parking: 133 On-Site Shared Parking Spaces
Utilities: Municipal Water & Sewer
CAM: \$3.01 PSF
Taxes: \$2.43 PSF
Insurance: \$0.32 PSF
Lease Rate: \$16.00 PSF NNN

**CAM includes insurance and taxes. In addition to base rent and CAM, tenant is responsible for its utilities, interior janitorial, computer/phone/data.*

Property Overview

Join national retailers Cato, Sally Beauty Supply, GameStop, Great Clips and others in Plymouth Centre —a 25,600 SF multi-tenant retail property shadow-anchored by Walmart. Available for lease is a separately metered 1,600 SF suite.

Plymouth Centre offers excellent visibility with frontage along US 30, with fully signalized access from Oak Road. The area is surrounded by many other commercial retailers including Lowes, Walmart Supercenter, JCPenney's, Tractor Supply Company, Dollar Tree, Rue 21, Applebee's, Bob Evans, Arby's, Wendy's, Jimmy John's and Aldi.

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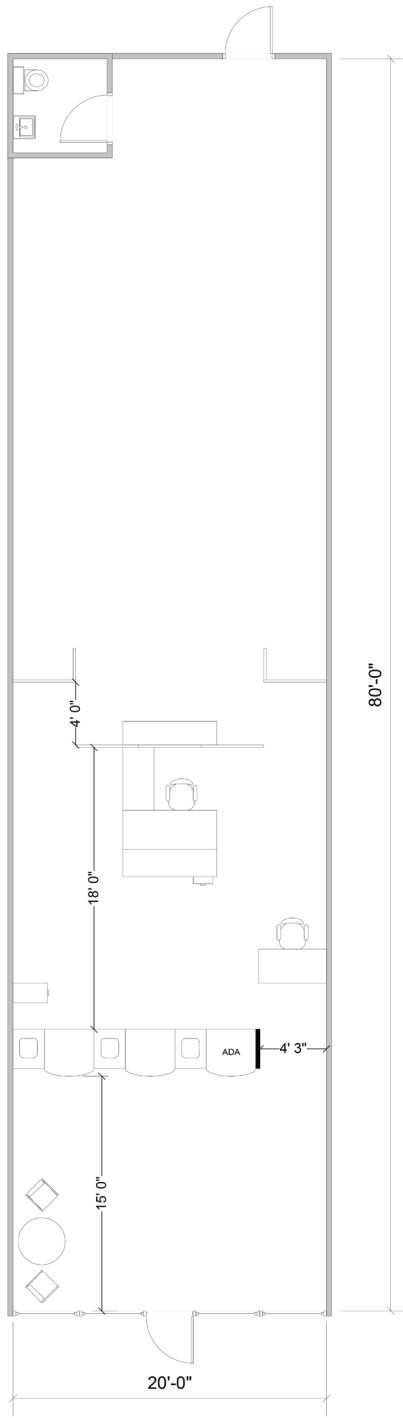
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Suite 2267 Floor Plan and Photos



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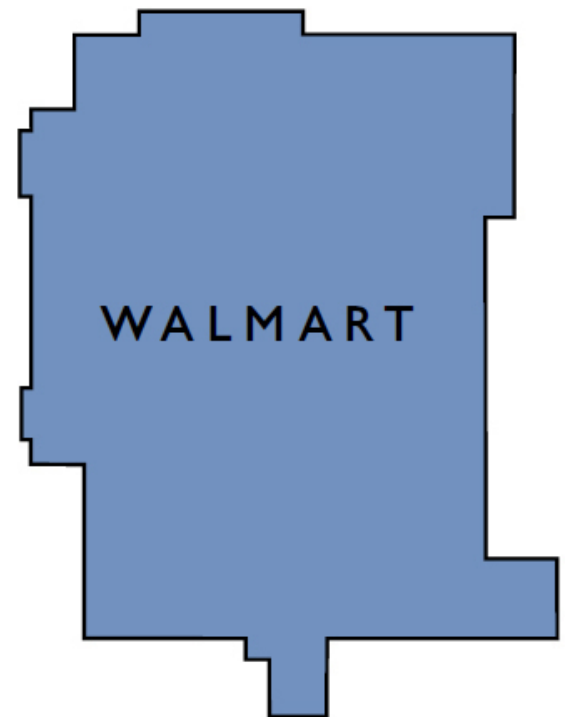
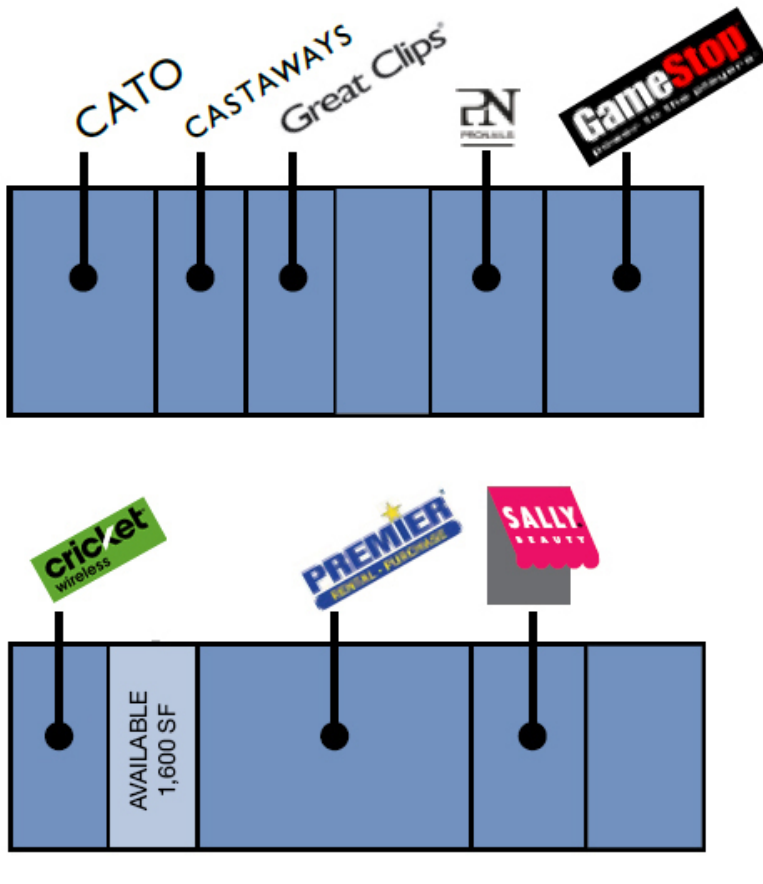
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Site Plan

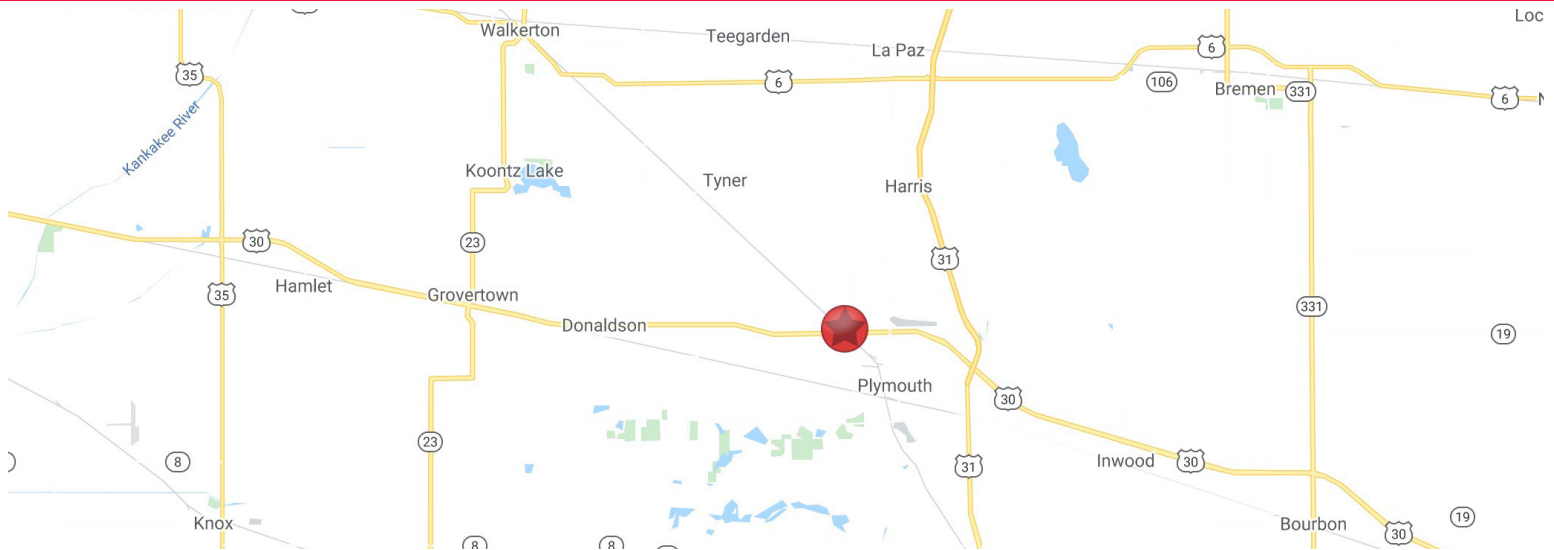


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Excellent Central Location On US 30 Near US 31



Location Details

Plymouth Centre is situated on the northwest corner of Highway 30 and N. Oak Road. The tenants benefit from having over 12,869 residents living within a three-mile radius and excellent traffic counts which are in excess of 21,229 cars per day. Plymouth Centre is proximal to US 31 which provides excellent access to the South Bend area, making the center convenient for its customers. Plymouth Centre is located in Marshall County in north central Indiana. Marshall County is located 80 miles east of Chicago, 100 miles north of Indianapolis, and is a one-day drive to most large east coast cities.

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