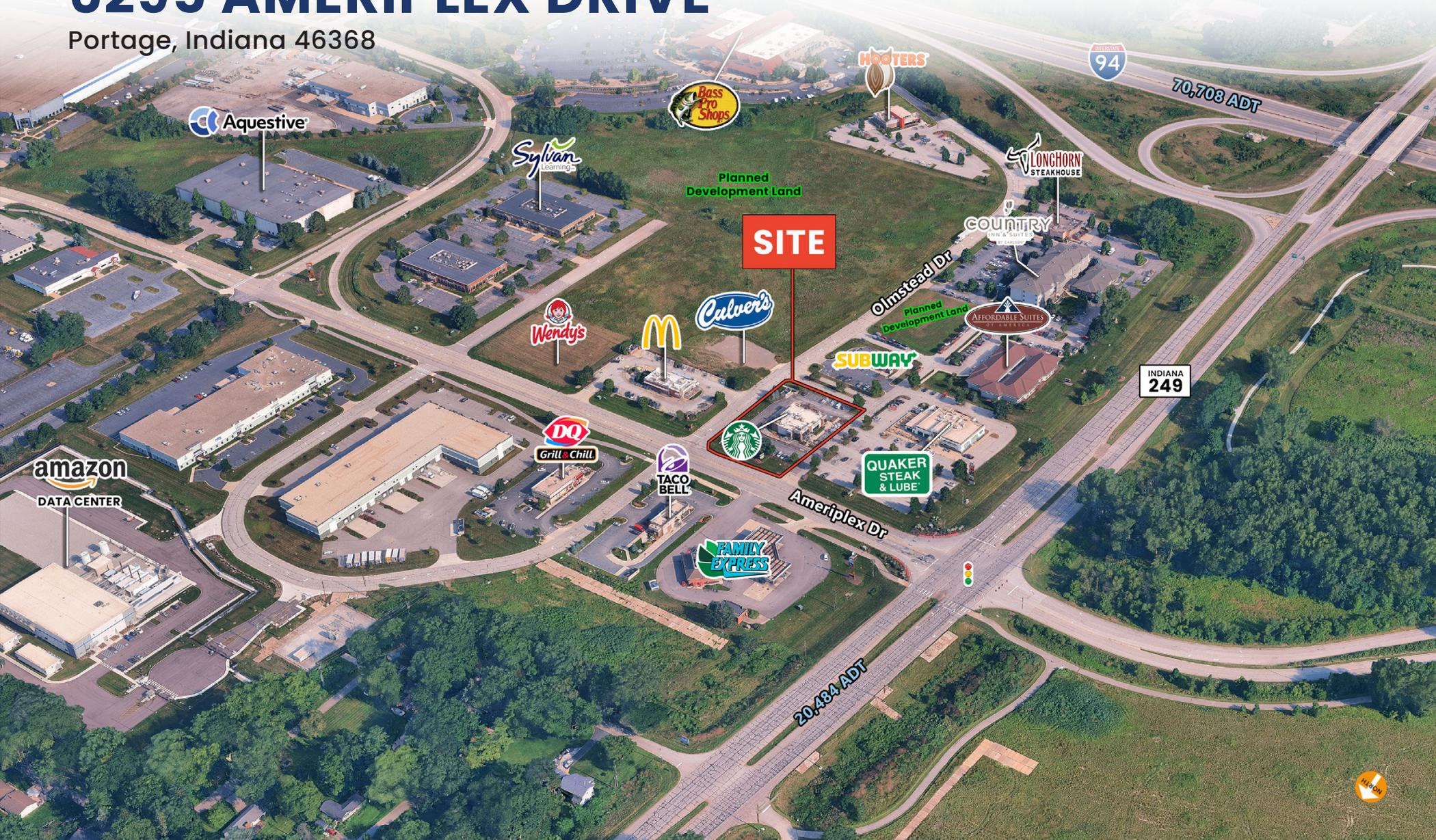


RETAIL SPACE IN A 385-ACRE MASTER-PLANNED BUSINESS PARK

6295 AMERIPLEX DRIVE

Portage, Indiana 46368



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SPACE AVAILABLE

1,720 SF

SITE SUMMARY

- Co-tenancy with Starbucks and surrounded by McDonald's, Culver's, and strong national QSR operators
- 16' clear ceiling height offering strong visibility and merchandising potential
- Prominent pylon and building signage opportunities along a high-traffic corridor
- 32 dedicated parking spaces with convenient ingress/egress
- Immediate access to I-94, serving local and regional traffic
- Positioned within Ameriplex at the Port, a 385-acre master-planned business park
- Walkable amenities including hotels, restaurants, retail, and a connected trail system

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	1,544	25,214	66,460
Average HH Income	\$107,999	\$100,034	\$89,350
Daytime Population	3,721	22,171	59,339



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FOR MORE
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