RESTAURANT/BAR AVAILABLE FOR LEASE ADJOINING RAMADA INN ANGOLA, INDIANA



For more information contact:

The Zacher Company 260.422.8474 www.zacherco.com

Dan Reese dreese@zacherco.com

Industrial • Office • Retail • Land Brokerage Services Tenant/Landlord Representation Site Search & Selection Valuation & Appraisal 7,000 Sq. Ft. Restaurant for Lease 85 Parking Spaces 6' x 12' Pylon Signage

Zacher company



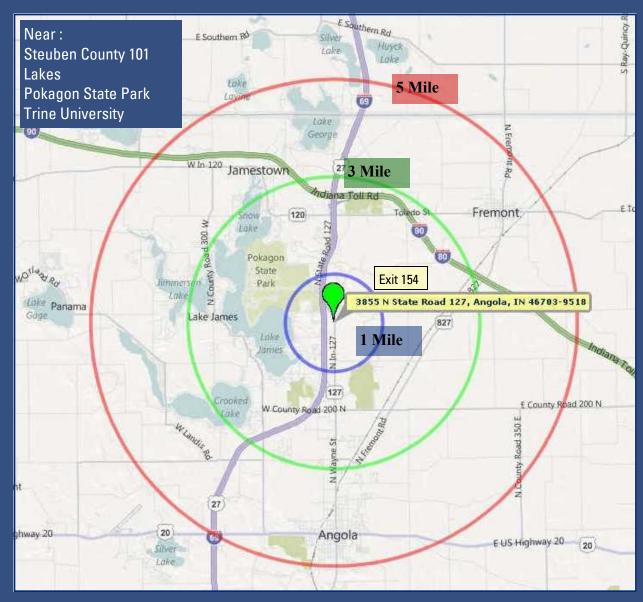








FORMER BENNIGAN'S—ANGOLA, INDIANA 7,000 SF FOR LEASE







FORMER BENNIGAN'S—ANGOLA, INDIANA 7,000 SF AVAILABLE FOR LEASE

7,000 +/- Sq. Ft. **Total Building Area:**

Building Name Former Bennigan's Restaurant

Street Address 3855 No. State Rd. 127

Angola, IN 46703 City, State, Zip

City Limits No

Steuben County

Commercial Zoning

Condition Good

Parking Spaces

Exterior **Brick & Vinyl Siiding**

Roof

Interior Finish Drywall

HVAC 3 Roof Units

Electric Source NIPSCO

Gas NIFL

Cable / Internet MediaCom / Frontier

Water Well

Sewer Septic, Share with Hotel

Additional Information:

Ramada Inn has banquet room with separate kitchen available adjoining restaurant.

Ramada Inn has 7 billboards on I-69 & I-80/90 which

can be co-operated.

Liquor license held by the Ramada Inn.

Restaurant has a separate entrance.



Date Available **Immediately** Negotiable., Triple Net

Lease Price & Terms

Flat, DuraLast Average Daily Traffic On I-69, 20,880 Vehicles per Counts Day

1 Mi. **Demographics** 3 Mi. 5 Mi.

> **Population** 451 5,183 18,050 Median HH Income \$53.478 \$54,630 \$53,634

Operating Expenses: Who Pavs

Utilities Tenant

Property Taxes Tenant

Property Insurance Tenant

Tenant Janitorial

Common Area Maint. Tenant

Roof & Structure Landlord

Location: At Pokagon State Park Exit 154, I-69.

2 Miles south of I-80/90