

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

Equipment , Furnishings & Décor Available
Marketing Co-Op Available



7,000 Sq. Ft. Restaurant for Lease
85 Parking Spaces
6' x 12' Pylon Signage

For more information contact:

The Zacher Company
260.422.8474
www.zacherco.com

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Industrial • Office • Retail • Land
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FORMER BENNIGAN'S—ANGOLA, INDIANA

7,000 SF FOR LEASE

Near :
Steuben County 101
Lakes
Pokagon State Park
Trine University



FORMER BENNIGAN'S—ANGOLA, INDIANA

7,000 SF AVAILABLE FOR LEASE

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

Building Name Former Bennigan's Restaurant

Street Address 3855 No. State Rd. 127

City, State, Zip Angola, IN 46703

City Limits No

County Steuben

Zoning Commercial

Condition Good

Parking Spaces 85

Exterior Brick & Vinyl Siding

Roof Flat, DuraLast

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

Lease Price & Terms Negotiable., Triple Net

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

Demographics 1 Mi. 3 Mi. 5 Mi.

Population 451 5,183 18,050

Median HH Income \$53,478 \$54,630 \$53,634

Operating Expenses: Who Pays

Utilities Tenant

Property Taxes Tenant

Property Insurance Tenant

Janitorial Tenant

Common Area Maint. Tenant

Roof & Structure Landlord

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

2 Miles south of I-80/90

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however for errors, omissions, prior sale, withdrawal from the market or change in price. 3/21/2012

For more information, contact Dan Reese @ (260) 422-8474 or via e-mail at dreese@zacherco.com.