

FOR LEASE OR SALE

# 526 N. Line Street

COLUMBIA CITY, IN

Second generation restaurant  
building with drive-thru



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# Second generation quick service restaurant building with drive-thru



## PROPERTY HIGHLIGHTS

- + Asking Price: \$1.125M | Lease Rate: \$28 PSF
- + 2,873 SF available
- + Building was renovated in 2020
- + Excellent visibility with high-pole tent signage
- + Located adjacent to the busy US-30 & Line Street intersection (36K+ VPD)
- + Area retail includes ALDI, Walmart Supercenter, Starbucks, CVS, Taco Bell, O'Reilly Auto Parts, Walgreens, and more

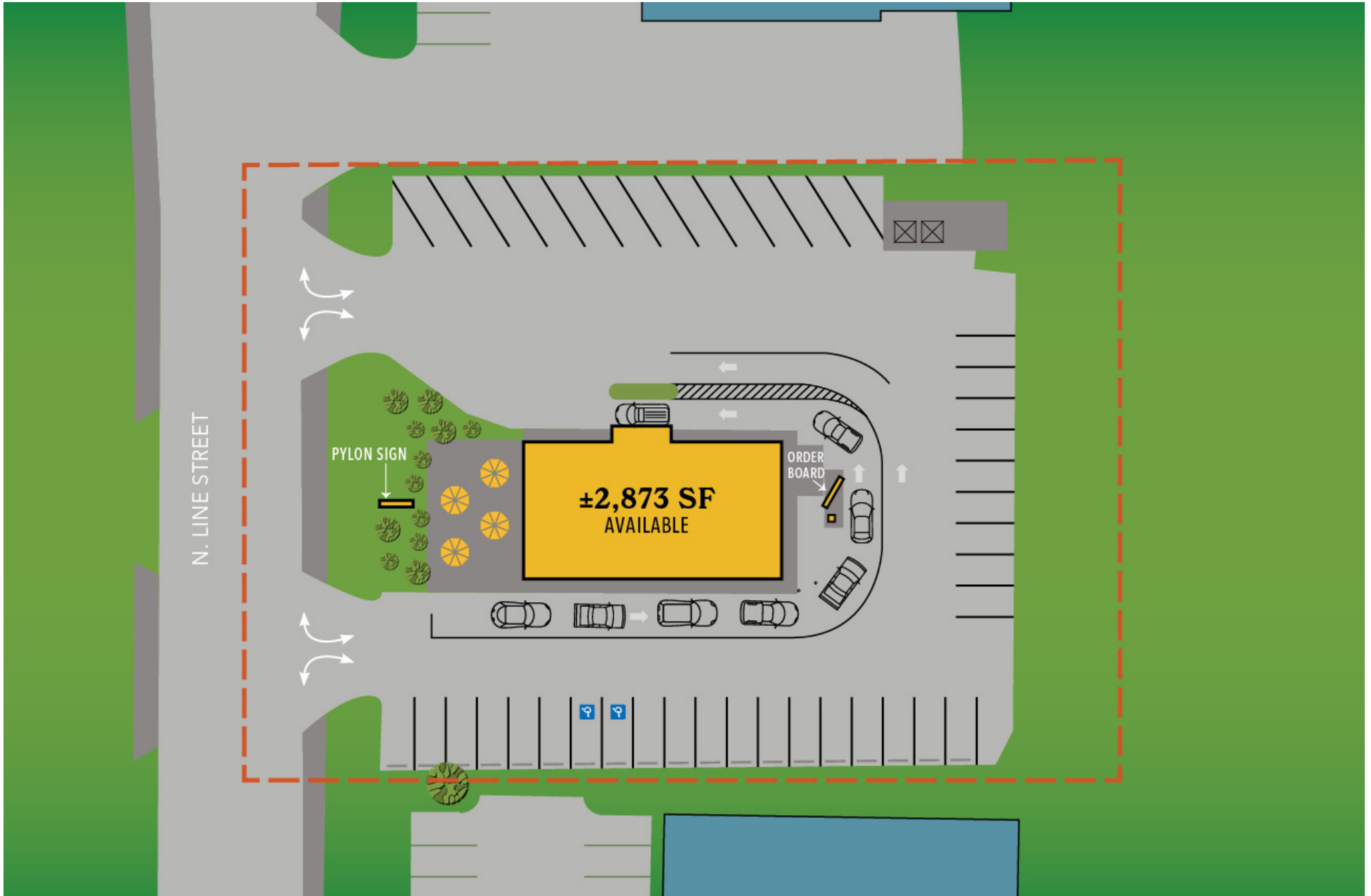
## DEMOGRAPHIC SUMMARY

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Estimated Population	6,512	12,224	15,790
Adj. Daytime Population	6,633	11,539	14,872
Estimated Households	2,789	5,178	6,529
Estimated Average Household Income	\$74,700	\$83,833	\$85,542

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# Columbia City

INDIANA

Columbia City, located in northeastern Indiana, exudes a charming blend of small-town warmth and historical character.

The community is part of the Fort Wayne MSA and is located approximately 21 miles northwest of Fort Wayne and boasts a rich heritage dating back to the 19th century.

The city's downtown area is a picturesque scene with well-preserved architecture, including the iconic Whitley County Courthouse that dominates the skyline. Columbia City is surrounded by serene landscapes, with numerous lakes and parks in the vicinity, offering residents and visitors opportunities for outdoor recreation.

The town embraces a strong sense of community, with locally-owned businesses, cultural events, and friendly neighborhoods contributing to its welcoming atmosphere.

Columbia City is a hub for both tradition and progress. The city embodies the essence of a quintessential American town, where a sense of community pride and a connection to the past coexist with the promise of a vibrant future.

## FORT WAYNE

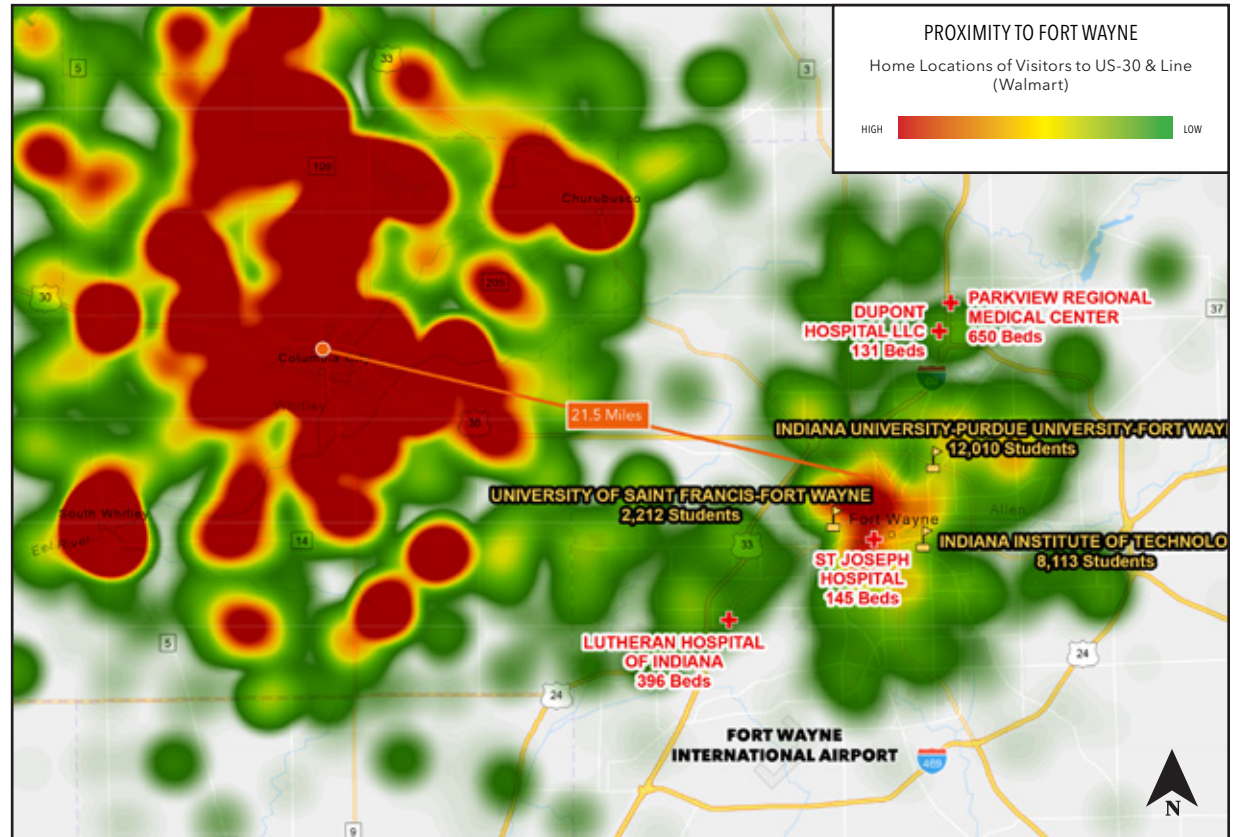
- » Indiana's 2nd largest city and the fastest growing metro in the Great Lakes region
- » Home to several universities and colleges including the Fort Wayne campus of Perdu University, a world-renowned public research university
- » Headquarters for major corporations including Steel Dynamics, Sweetwater Sound, and Vera Bradley

POPULATION GROWTH  
OVER THE PAST 15-YEARS

**20%**

APPROX. DRIVE TIME TO  
FORT WAYNE INTERNATIONAL AIRPORT

**35 min**







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