

Jenny's Landing

5740 US-6 | PORTAGE, IN 46368

For Sale

COMMERCIAL LAND



- ▶ 26-acre commercial land development with $\pm 1,245$ feet of frontage along US-6 ($\pm 19K$ VPD)
- ▶ ± 1.52 -acre to ± 5.7 -acre lots available
- ▶ Opportunity for a Big Box / Jr. Box back parcel with monument signage
- ▶ The proposed traffic signal at Zurich & US-6 will provide full access to the shopping center
- ▶ Area retail includes Meijer, Menards, Walmart, Aldi, Texas Roadhouse, Panera, Discount Tire, Applebee's, and more

DEMOGRAPHIC SUMMARY

	1 Mi	3 Mi	5 Mi
Estimated Population	6,524	46,681	94,126
Adj. Daytime Demographics	8,946	38,720	78,124
Estimated Households	2,669	18,233	37,006
Estimated Average Household Income	\$80,846	\$82,740	\$83,499

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Jenny's Landing
5740 US-6
Portage, IN

SWANSON RD

5,938 VPD

6

Residential
Development

Jenny's Landing

19,994 VPD

CALIBER
COLLISION

ALDI

DOLLAR TREE
SHERWIN
WILLIAMS

PORTER-PORTAGE
HOSPITAL CAMPUS-ER
23 Beds

9
goodwill

CVS
pharmacy

WILLOWCREEK RD

21,813 VPD

Arby's

meijer

SUBARU

MENARDS

HARBOR FREIGHT
TOOLS
BIG LOTS

Panera
BREAD

FIVE GUYS
BURGERS AND FRIES

STARBUCKS

TEXAS

Great Clips

POPEYES

UPS
DISCOUNT
TIRE

19,920 VPD

Wendy's

Applebee's

NAPA

6

ATI
at&t

KOHL'S

AIRPORT RD

11,017 VPD

PORTAGE
HIGH SCHOOL
2314 Students

DUNKIN'

18,929 VPD