



# 6169 US Hwy 6

SWQ US Hwy 6 & Augusta Blvd  
Portage, IN 46368



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## Property overview & demographics

- 34,872 SF building on spacious 5.13-acre lot offering ample parking, generous warehouse space, and garden center with greenhouse
- Strategic Portage, IN location with convenient cross easements to Wal-Mart along bustling US Highway 6
- Highly visible pylon signage available
- Exceptional accessibility via shared traffic signal with Menards, direct Highway 6 entry, and seamless connection to Willowcreek Road
- Steps away from community hubs including Northwest Health Campus, County Courthouse Services, Portage High School, and vibrant dining scene



Address	6169 US Hwy 6 Portage, IN 46368
Size	34,872 SF
Asking rent	Upon request
Status	Vacant
Possession	Immediate

### Area retailers

Walmart

TSC TRACTOR  
SUPPLY CO

meijer

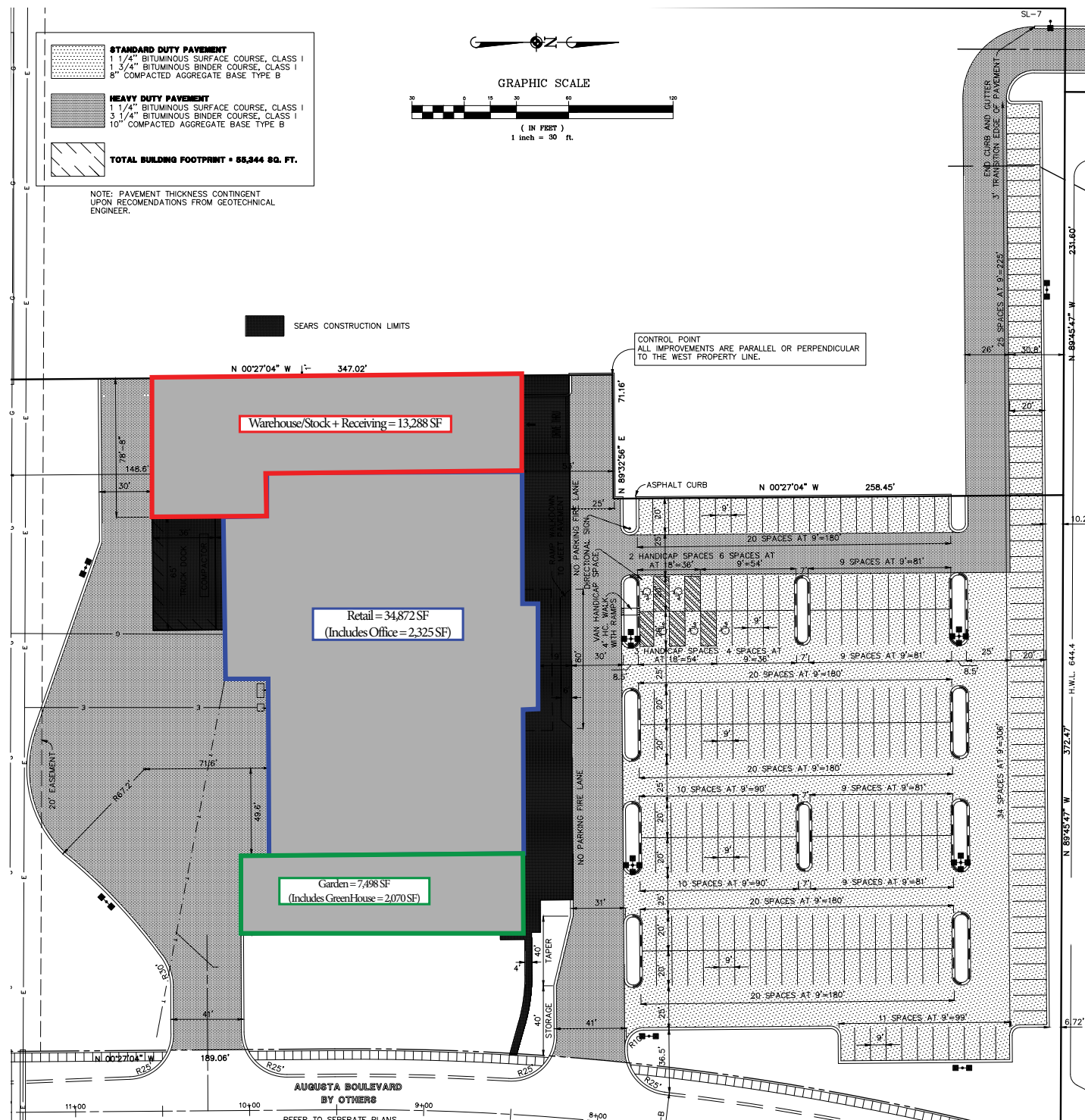
MENARDS

HARBOR FREIGHT  
QUALITY TOOLS LOWEST PRICES

petco

	1 mile	3 miles	5 miles
Population	5,266	43,799	86,142
Daytime population	8,887	35,370	72,406
Avg household income	\$87,359	\$87,318	\$89,204
Households	2,110	17,087	33,781







# Portage, IN

Retail trade area





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