

GEORGETOWN AREA SPACE AVAILABLE



6321 E. State Blvd., Fort Wayne, IN 46815

- 1,423 sq. ft. space available
- Owner will remodel to suit
- Corner site with dual access
- Drive-through capable with ample parking

PROPERTY INFORMATION

<u>BUILDING LOCATION/SIZE/ZONING</u>	
Building Name	Georgetown Shell
Street Address	6321 E. State Blvd.
City, State, Zip	Fort Wayne, IN 46815
County/Township	Allen/St. Joseph
City Limits	Inside
Area of Space	19.5' x 73', 1,423 SF
Site Acreage	1.02 Acres
Zoning	NC/Neighborhood Center

<u>PRICE/AVAILABILITY</u>	
Size	1,423 SF
Lease Rate	Negotiable
Lease Type	NNN
Available	Immediately

<u>BUILDING DATA</u>	
Date of Construction	1998
Condition	Good
Former Use	Car Wash
Type of Construction	Masonry
Roof Type	Flat
HVAC	TBD
Handicap Accessible	Yes
Signage	On Building

<u>FINANCIAL RESPONSIBILITIES</u>	
Utilities	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Common Area Maintenance	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Owner

<u>POPULATION DEMOGRAPHICS</u>	
1 Mile	7,507
3 Miles	58,222
5 Miles	142,384

<u>UTILITIES</u>	
Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City Utilities

<u>PARKING/TRANSPORTATION</u>	
Parking Lot	Ample Parking
Major Road Nearest Site	Maplecrest Road
Distance to Interstate	7.7 Miles to I-69
Traffic Counts:	
Maplecrest Rd.	20,400
E. State Blvd.	16,000

<u>DESCRIPTION</u>
Georgetown Shell would like to re-purpose their former car wash facility. Owner will remodel to suit with suitable lease.

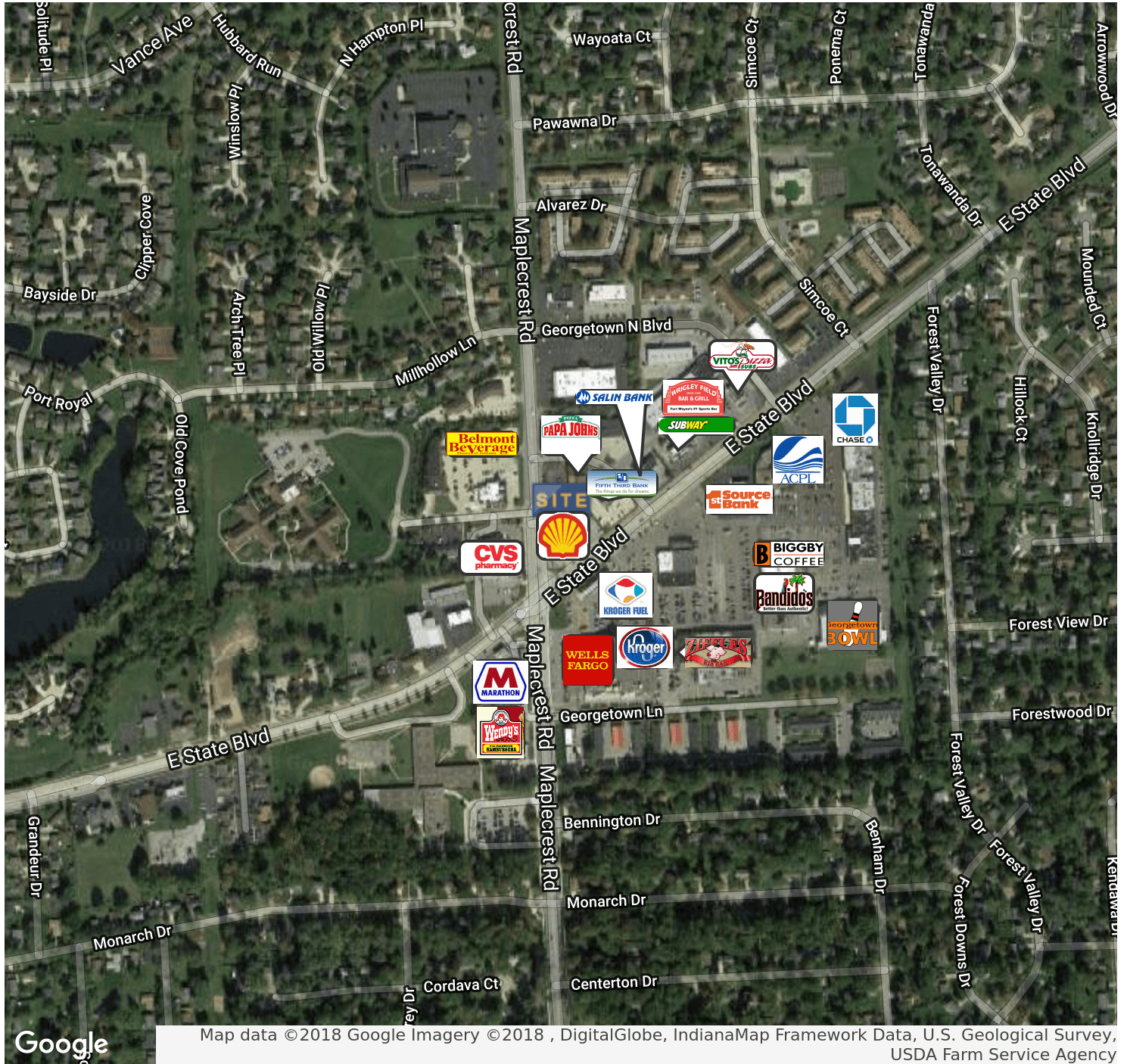


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OWNER WILL REMODEL TO SUIT



RETAILER MAP



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