

## Kroger Anchored Georgetown Square



**6302-6770 E. State Blvd.**  
Fort Wayne, IN 46815

### Property Features

Georgetown Square is one of Fort Wayne's most popular shopping centers with a national and local tenant mix. Anchored by Kroger, junior anchor space is available. Pylon and building signage available. Located in northeast Fort Wayne at the corner of the busy East State/Maplecrest Road retail corridor. Easy access with many curb cuts to the property.

- Well-maintained, high end center with high vehicle and foot traffic counts
- Ideal for restaurants, offices, and other retail users
- Vibrant shopping hub with strong demographics

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BUILDING SIZE: 215,583 SF

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AVAILABLE: 3,000 - 30,664 SF

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ZONING: SC

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LEASE RATE: \$8.00 - \$12.00 PSF NNN

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\*In addition to base rent, tenant is responsible for utilities, janitorial, trash removal, building insurance, and phone/computer/data.

200 E. Main Street, Suite 580  
Fort Wayne, IN 46802 USA  
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[www.naihb.com](http://www.naihb.com)

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General Property Information			
<b>Name</b>	Georgetown Square	<b>Parcel Number</b>	02-08-34-151-004.000-072
<b>Address</b>	6302-6770 E. State Blvd.	<b>Total Building SF</b>	215,583 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46815	<b>Acreage</b>	23.56 AC
<b>County</b>	Allen	<b>Year Built</b>	1970
<b>Township</b>	St. Joe	<b>Zoning</b>	SC
<b>Parking</b>	Asphalt	<b>Parking Spaces</b>	Ample Surface Parking
<b>Signage</b>	Façade & Pylon	<b>Traffic Count</b>	23,000 VPD
Lease Information			
Suite #	Available SF	Lease Rate / Type	Lease Term
Unit 16 (6346)	4,452 SF	\$10.00 PSF NNN	3-5 Years
Unit 17 (6404)	12,648 SF	\$8.00 PSF NNN	3-5 Years
Unit 18/19 (6406/6408)	18,016 SF Available 3/1/23	\$8.00 PSF NNN	3-5 Years
Unit 35 (6544)	3,000 SF	\$10.00 PSF NNN	3-5 Years
Unit 36 (6544)	3,000 SF	\$10.00 PSF NNN	3-5 Years
Unit 56 (6718)	6,125 SF	\$10.00 PSF NNN	3-5 Years
Units 16, 17, & 18 can be combined for a total of 30,664 SF.			
Units 35 & 36 are currently combined and can be divided.			
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
<b>Taxes</b>	\$1.46 PSF	Tenant	
<b>CAM Fee</b>	\$1.10 PSF	Tenant	
<b>Insurance</b>	\$0.17 PSF	Tenant	
<b>Association Fee</b>	\$0.16 PSF	Tenant	
<b>Roof /Structure</b>		Landlord	
<b>Utilities</b>		Tenant	
<b>Total Expenses</b>	\$2.89		

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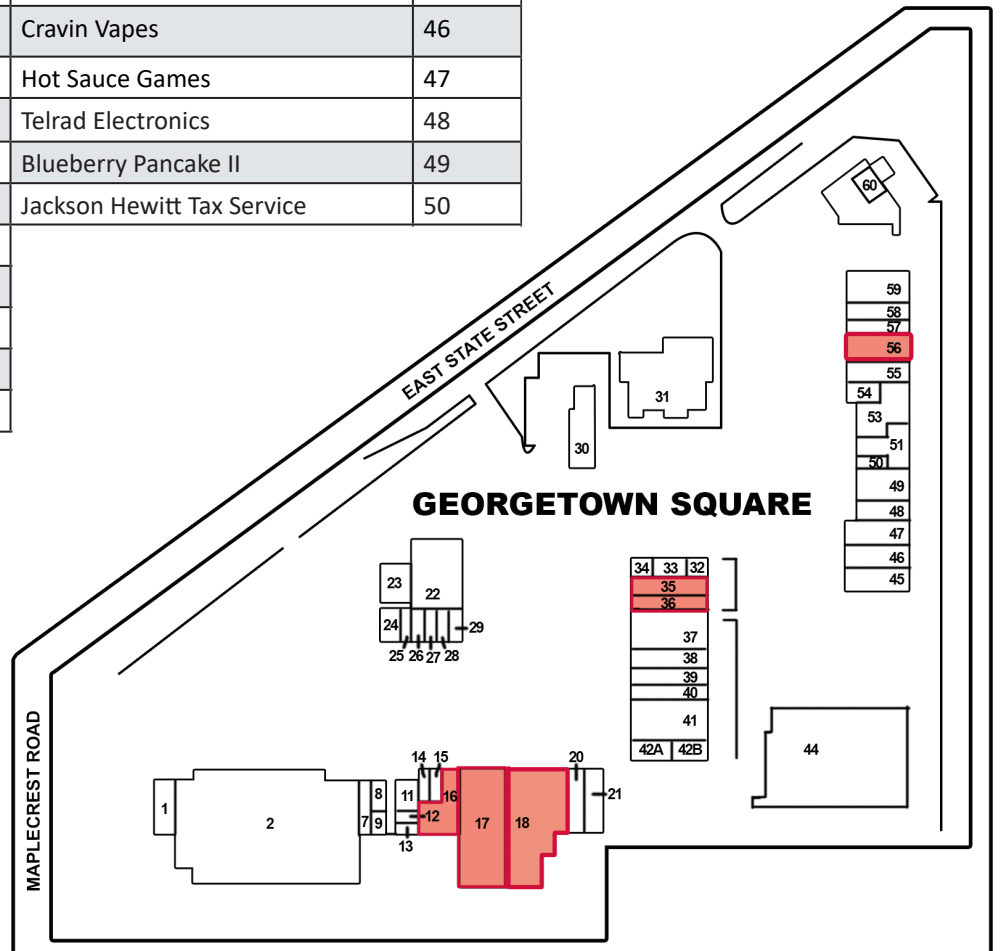
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Wells Fargo	1	Household's Soap Company	33	Northeast School of Dance	51-52
Kroger, 3 Rivers FCU	2	Riegel's Pipe & Tobacco	34	Tangles Salon & Spa	53
The Donut Bar	7	<b>AVAILABLE - 3,000 SF</b>	<b>35</b>	Beyond Able	54
Jeff's Coney	8	<b>AVAILABLE - 3,000 SF</b>	<b>36</b>	Compassionate Health Care	55
Ziffle's Rib Bar	9-13	Bandido's	37	<b>AVAILABLE - 6,125 SF</b>	<b>56</b>
Encore Energy	14	Angel's Cafe	38	Advance America	57
HealthKick Nutrition	15	CosmoProf	39	Cloud 9	58
<b>AVAILABLE - 4,452 SF</b>	<b>16</b>	Come Have Fun With Bricks	40	Cap N' Cork	59
<b>AVAILABLE - 12,648 SF</b>	<b>17</b>	Anytime Fitness	41	Chase Bank	60
<b>AVAILABLE - 18,016</b>	<b>18-19</b>	Peking Chinese Restaurant	42-A		
Famous Hair	20	Restoration Church	42-B		
Inkworks Printing	21	Georgetown Bowl	44		
Dollar General	22	Crown Cleaners	45		
Women's Health Advantage	23	Cravin Vapes	46		
Yum Thai	24	Hot Sauce Games	47		
TCBY	25	Telrad Electronics	48		
Rite Alterations	26	Blueberry Pancake II	49		
Hearing Aids Plus	27	Jackson Hewitt Tax Service	50		
DT Nails	28				
Peerless Cleaners	29				
First Source Bank	30				
Georgetown Library	31				
Biggby Coffee	32				



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- Units 35 & 36 are currently combined and can be divided

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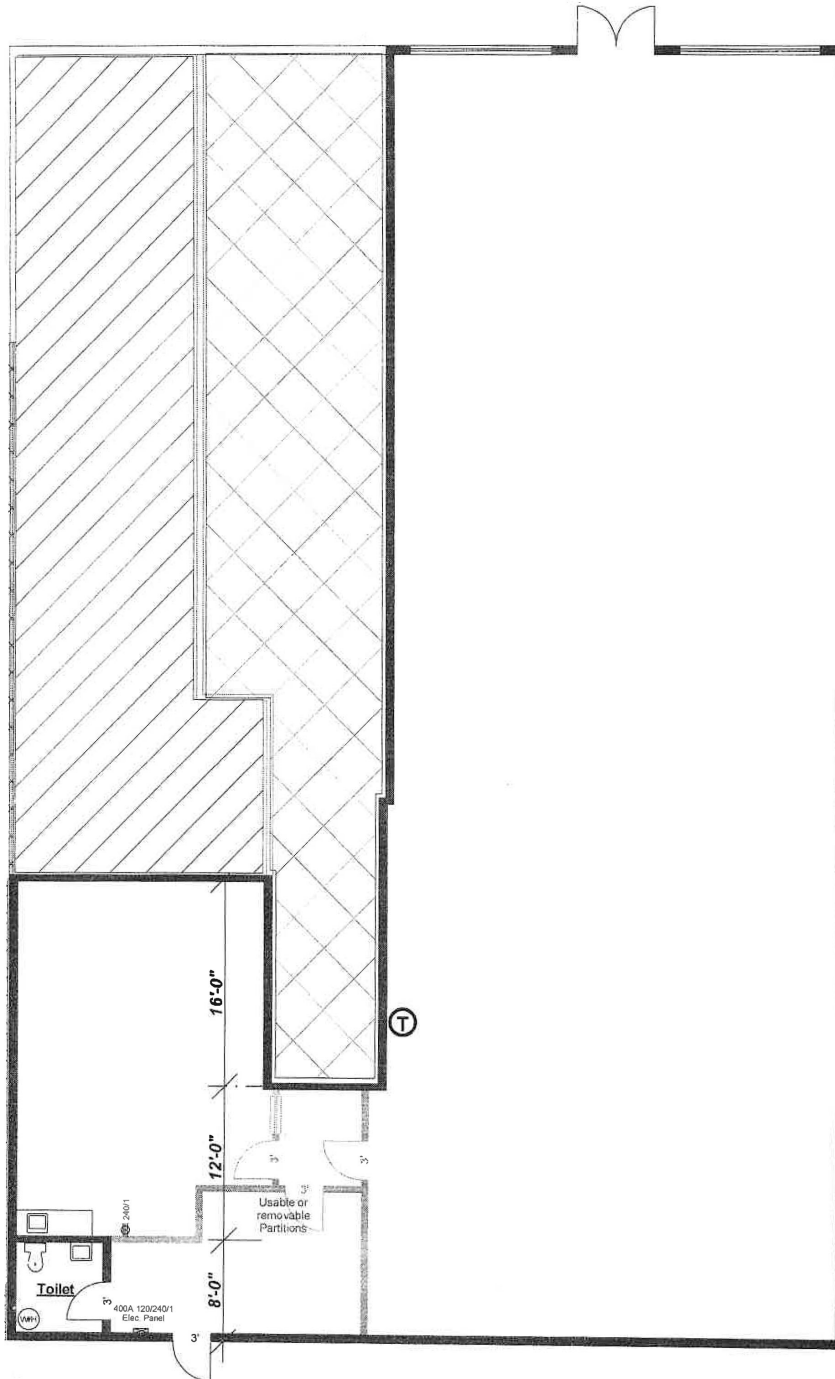
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Suite 16: 4,452 SF

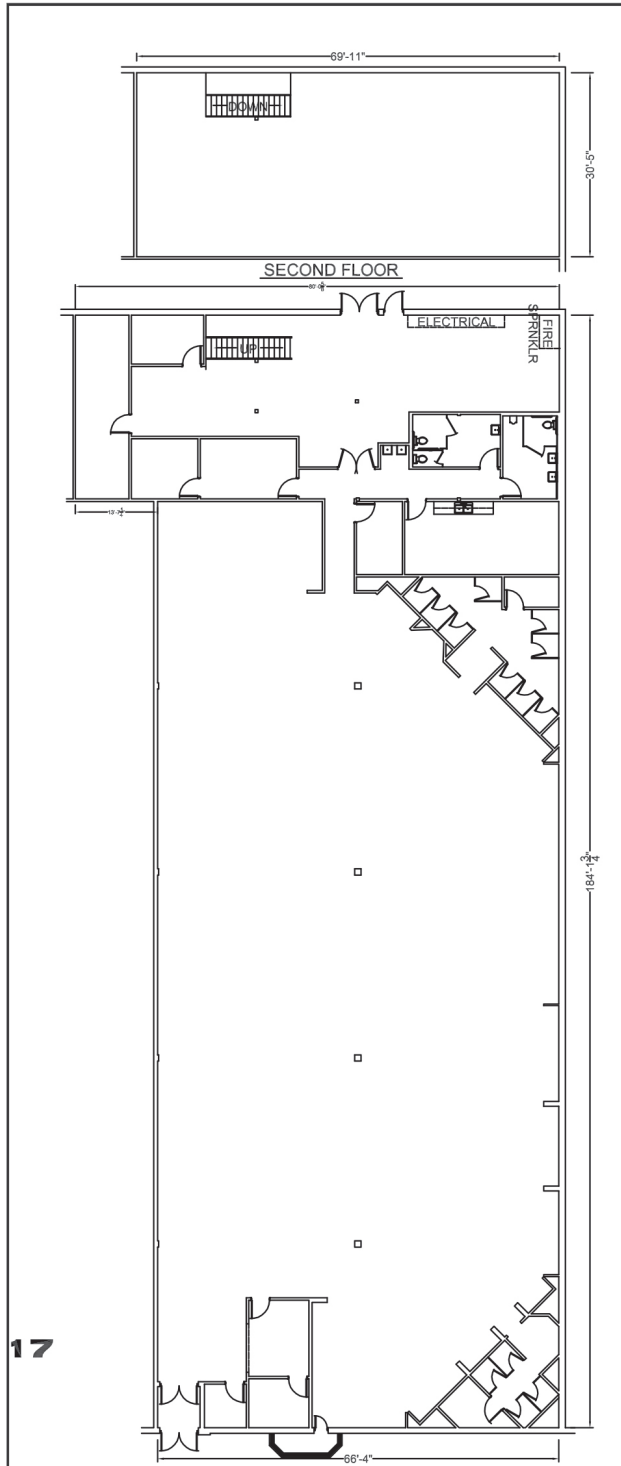
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Suite 17: 12,648 SF

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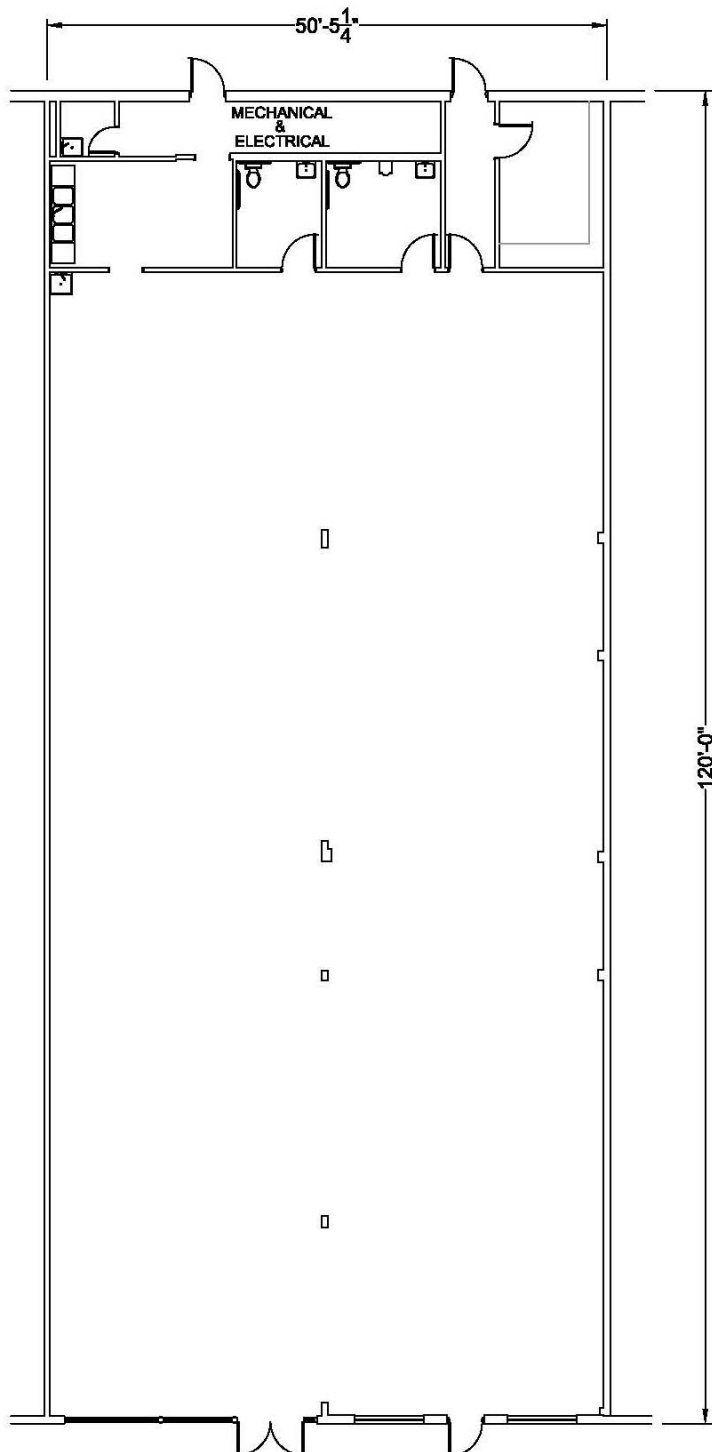
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Suites 35 & 36: 6,000 SF  
(Can be divided into two  
3,000 SF suites)

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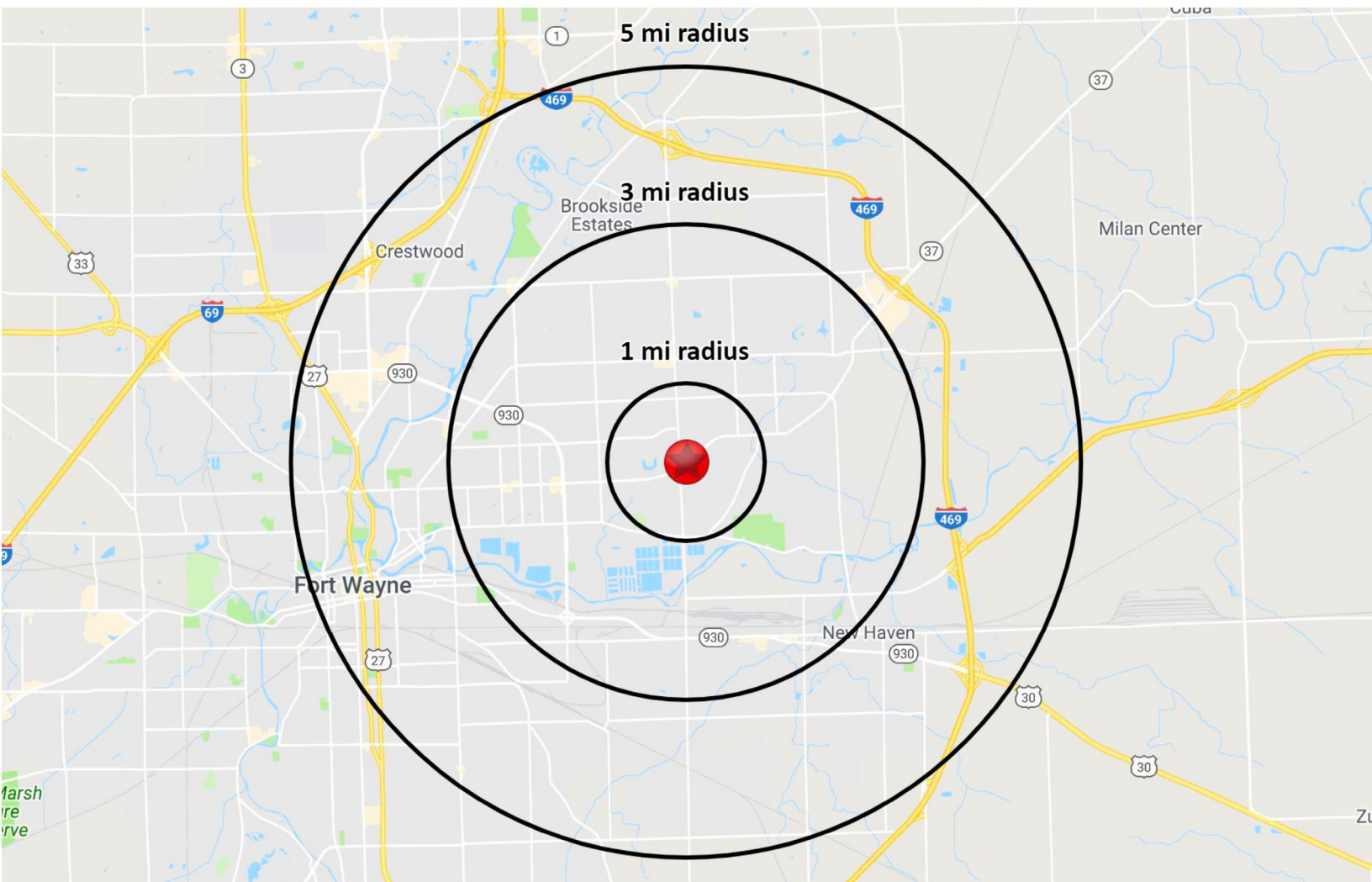
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2022 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	12,608	61,035	148,685
NUMBER OF HOUSEHOLDS	5,031	24,916	59,613
AVERAGE HOUSEHOLD INCOME	\$77,757	\$72,112	\$65,164
MEDIAN HOME VALUE	\$144,448	\$138,512	\$128,997
TRAFFIC COUNT	Maplecrest Road E. State Boulevard		18,208 VPD 14,067 VPD

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