



AVAILABLE FOR LEASE

LEO CROSSING SHOPPING CENTER

10330 - 10380 LEO RD.
FORT WAYNE, IN 46825

DENNIS CALLISON

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919 S Harrison Street
Fort Wayne, IN 46802
A MIKE THOMAS AFFILIATE

AVAILABLE 2,149 SF
LEASE RATE \$14.00 PSF NNN

PROPERTY HIGHLIGHTS

- 1 Space Left!!
- Highly desired Eastern retail corridor due to proposed and planned future developments.
- Located at the intersection of two heavily traveled roads, Tonkel and Dupont Roads.
- Excellent visibility and access from Mayhew Road, Old Leo Road and Leo Road (State Road 1).
- Surrounded by dense residential with rapid new development to the North and East.
- Retail commerce draws from Fort Wayne, Leo, Cedarville, and Grabill

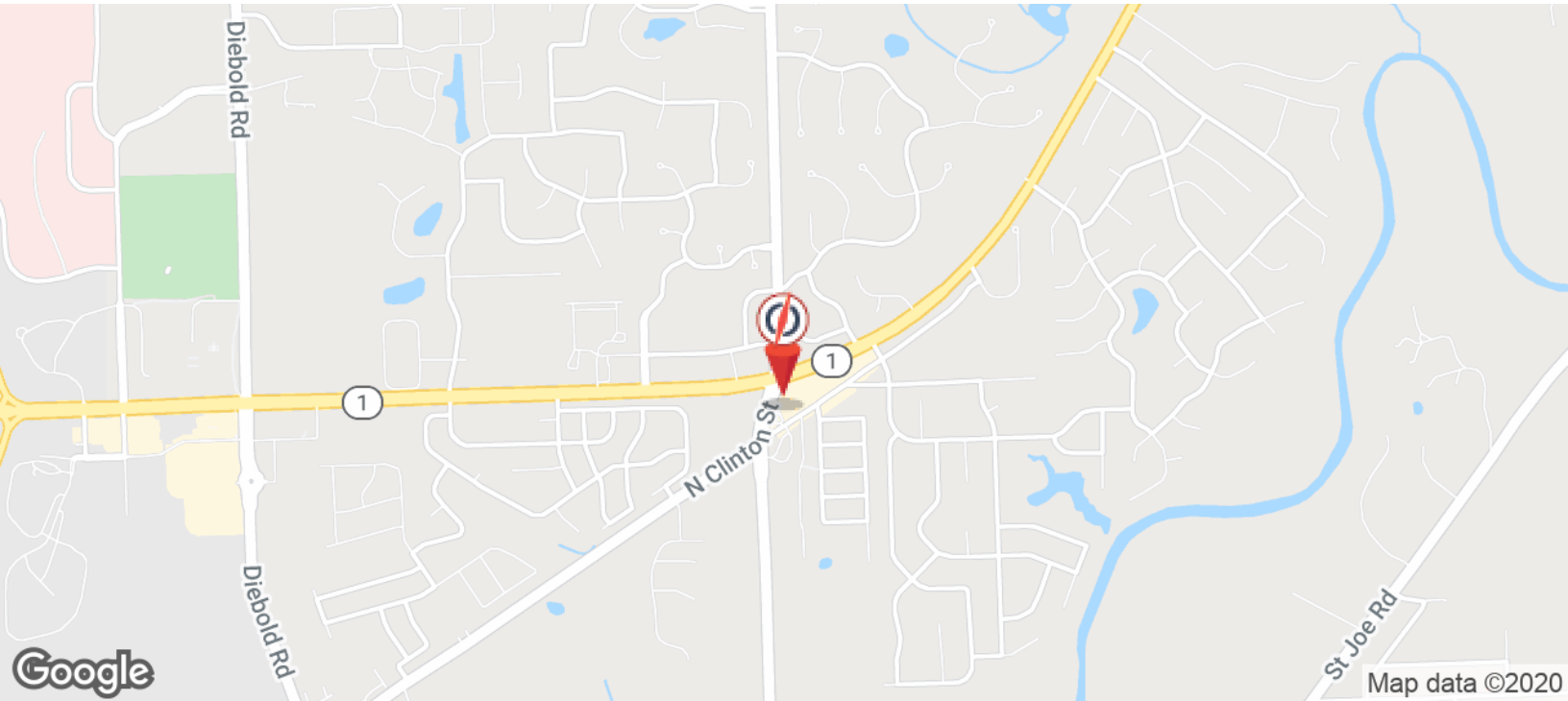


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PROPERTY SUMMARY



LEASE DESCRIPTION

TENANT or LANDLORD EXPENSES

- Utilities - Tenant
- Lawn & Snow Removal - Tenant
- Real Estate Taxes & Building Insurance - Tenant
- Maintenance & Repair - Tenant
- Roof & Structure - Landlord

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	2,149 SF
Lot Size:	3.94 Acres
Building Size:	50,094 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 20 A	\$14.00 SF/yr	2,149 SF



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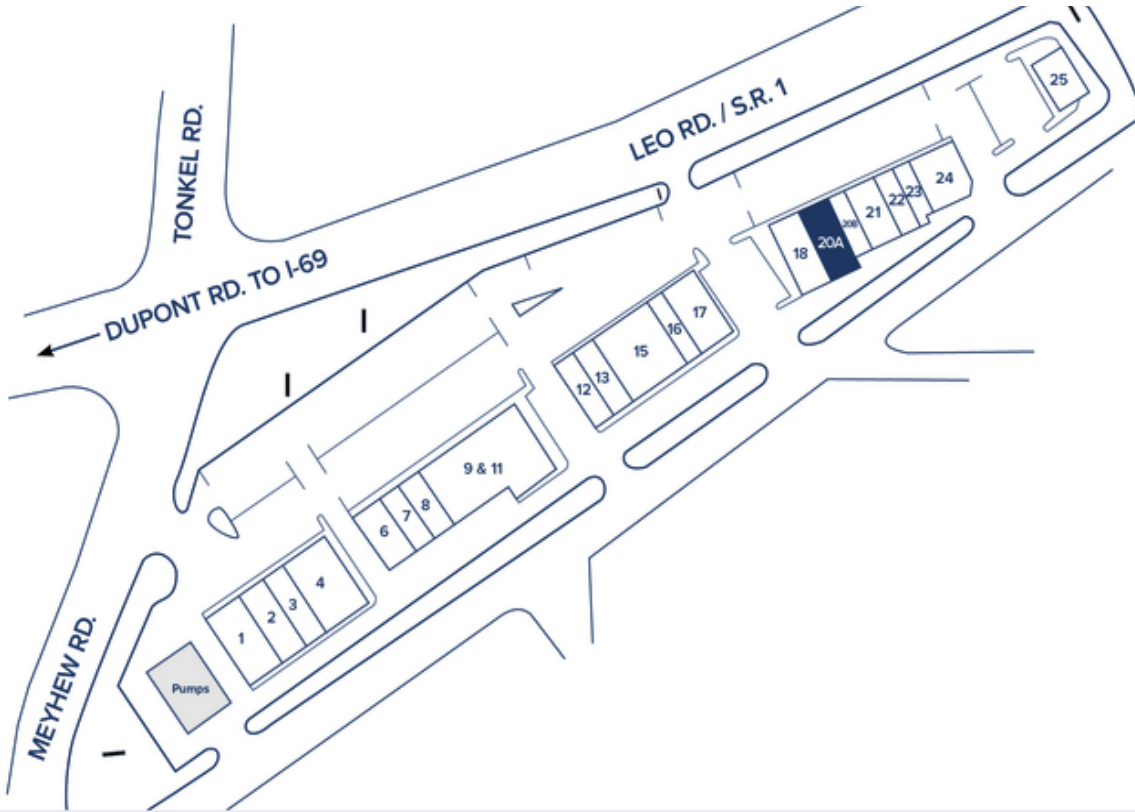
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SITE PLAN



TENANT	SF	SUITE	TENANT	SF	SUITE
MARATHON		Suite 1	AMAZING VAPES		Suite 16
MALIBU TANNING		Suite 2	NOLT'S MARKETPLACE		Suite 17
JD LOUNGE		Suite 3	KATE'S KART		Suite 18
DUPONT BAR & GRILL		Suite 4	AVAILABLE	2,149 SF	Suite 20A
SUBWAY		Suite 6	ALLSTATE INSURANCE		Suite 20B
VK NAIL BAR & SPA		Suite 7/8	ONE MAIN FINANCIAL SERVICES		Suite 21
DOLLAR TREE		Suite 9 & 11	LEO DONUTS		Suite 22
LEXY'S PIZZA		Suite 12	FARMERS INSURANCE		Suite 23
KNOTTY TEASE		Suite 13	PEERLESS CLEANERS		Suite 24
JOANNA'S FAMILY RESTAURANT		Suite 15	BIG EYED FISH EXPRESS		Suite 25

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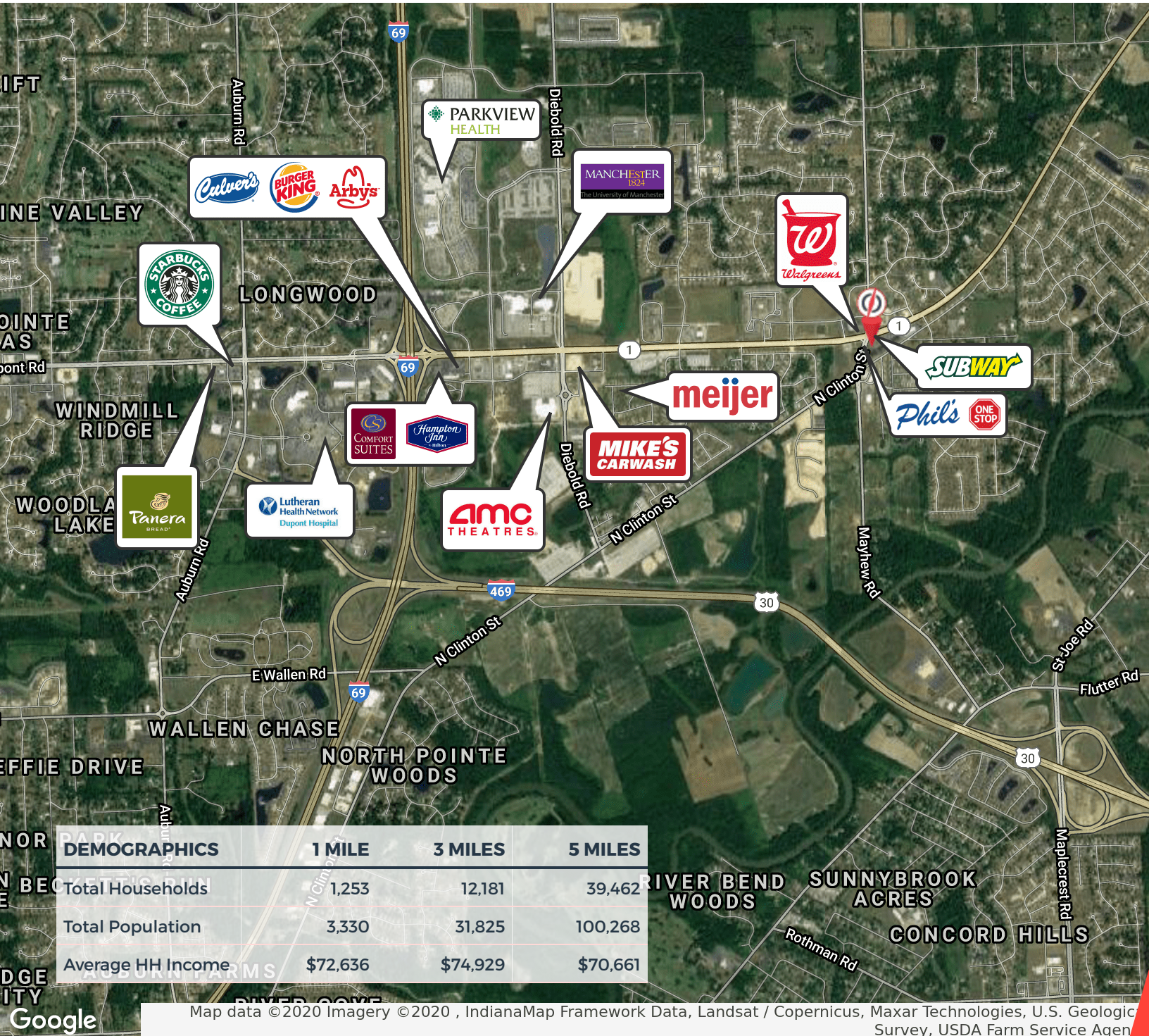
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RETAILER MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,253	12,181	39,462
Total Population	3,330	31,825	100,268
Average HH Income	\$72,636	\$74,929	\$70,661

Map data ©2020 Imagery ©2020, IndianaMap Framework Data, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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PROPERTY DETAILS

LEASE RATE

\$14.00 SF/YR

LOCATION INFORMATION

Building Name	Leo Crossing Shopping Center
Street Address	10330 - 10380 Leo Rd.
City, State, Zip	Fort Wayne, IN 46825
County/Township	Allen
Side Of Street	Southeast
Signal Intersection	Yes

BUILDING INFORMATION

Building Size	50,094 SF
Price / SF	\$10.00 - \$14.00
Year Built	1994
Tenancy	Multiple
Number Of Floors	1
Condition	Good
Number Of Buildings	6

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Neighborhood Center
Zoning	C3
Lot Size	3.94 Acres
APN#	02-08-04-201-001.000-063
Corner Property	Yes
Traffic Count Street	Leo Rd - 12,000 VPD

PARKING & TRANSPORTATION

Parking Type	Surface
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UTILITIES & AMENITIES

Utilities	Electricity - AEP
Description	Natural Gas - NIPSCO
	Water & Sewer - City of Fort Wayne

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