



AVAILABLE FOR LEASE

# STATEWOOD PLAZA SHOPPING CENTER

3900 E. STATE BLVD. FORT  
WAYNE, IN 46805

## KIENAN O'ROURKE

Vice President/Broker

M: 260.450.8443

E: korourke@xplorcommercial.com

## DENNIS CALLISON

President/Broker

M: 260.438.6251

E: dcallison@xplorcommercial.com

919 S Harrison Street

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

**AVAILABLE** 1,475 - 3,500 SF  
**LEASE RATE** \$9.00 - 12.50 SF/YR

### PROPERTY HIGHLIGHTS

- Located at NWC of E. State Blvd & N. Coliseum Blvd. (US 930)
- Statewood Plaza is the heart of the E. State retail corridor with high daily foot traffic, high traffic volume, and ideal positioning for any retail user
- Neighboring tenants include Starbucks, Little Caesar's, Family Dollar, Harbor Freight Tools, and Lutheran Health Network
- Signage available on any of the three pylon signs



# STATEWOOD PLAZA SHOPPING CENTER

3900 E. State Blvd. , Fort Wayne, IN 46805



## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

### TENANT OR LANDLORD EXPENSES

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

## OFFERING SUMMARY

Lease Rate:	\$9.00 - 12.50 SF/yr (NNN)
Available SF:	1,475 - 3,500 SF

SPACES	LEASE RATE	SPACE SIZE
3901 E State Blvd	\$9.00 SF/yr	1,475 SF
3903 E. State Blvd	\$9.00 SF/yr	3,500 SF
3913 E. State Blvd.	\$12.50 SF/yr	1,782 SF



**KIENAN O'ROURKE**

260.450.8443  
korourke@xplorcommercial.com

**DENNIS CALLISON**

260.438.6251  
dcallison@xplorcommercial.com

# STATEWOOD PLAZA SHOPPING CENTER

3900 E. State Blvd., Fort Wayne, IN 46805



## RETAILER MAP



Google

Map data ©2021 Imagery ©2021, IndianaMap Framework Data, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

**KIENAN O'ROURKE**  
260.450.8443  
korourke@xplorcommercial.com

**DENNIS CALLISON**  
260.438.6251  
dcallison@xplorcommercial.com

# STATEWOOD PLAZA SHOPPING CENTER

3900 E. State Blvd. , Fort Wayne, IN 46805



## PROPERTY DETAILS

**LEASE RATE** **\$9.00 - 12.50 SF/YR**

### LOCATION INFORMATION

Building Name	Statewood Plaza Shopping Center
Street Address	3900 E. State Blvd.
City, State, Zip	Fort Wayne, IN 46805
County/Township	Allen
Side Of Street	North
Signal Intersection	Yes
Road Type	Highway
Market Type	Large
Nearest Highway	US 930
Retail Clientele	General

### BUILDING INFORMATION

Building Size	58,864 SF
Price / SF	\$9.00 - \$12.50
Year Built	1965
Occupancy %	89%
Tenancy	Multiple
Number Of Floors	1
Load Factor	Yes
Free Standing	Yes

### PROPERTY DETAILS

Property Type	Retail
Property Subtype	Neighborhood Center
Zoning	C2 (Limited Commercial)
Lot Size	5.99 Acres
APN#	02-08-32-251-001.000-072
Corner Property	Yes
Traffic Count Street	E State Blvd - 23,000 & N Coliseum Blvd - 32,000

### PARKING & TRANSPORTATION

Parking Type	Surface
--------------	---------

### UTILITIES & AMENITIES

Handicap Access	Yes
-----------------	-----