

AVAILABLE FOR LEASE

STATEWOOD PLAZA **SHOPPING CENTER**

3900 E. STATE BLVD. FORT **WAYNE, IN 46805**

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919 S Harrison Street

Fort Wayne, IN 46802

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

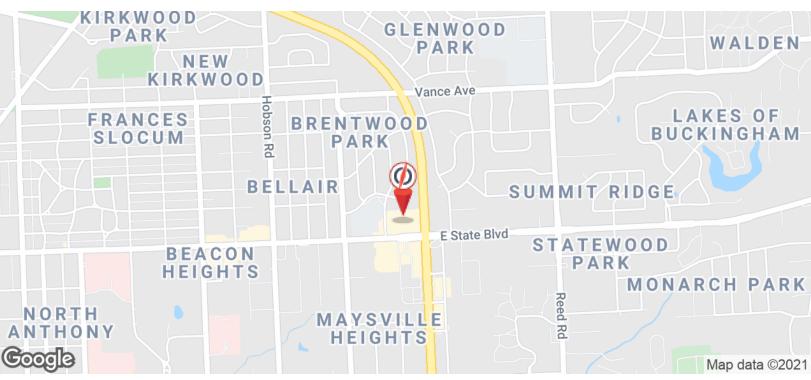


STATEWOOD PLAZA SHOPPING CENTER Xplor

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

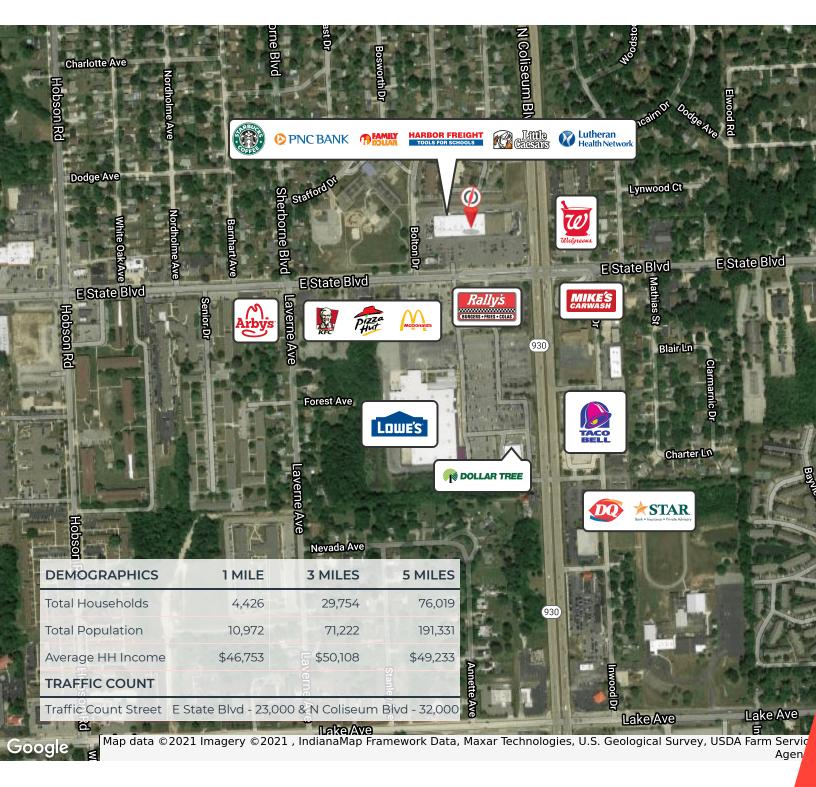


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RETAILER MAP



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260.438.6251

STATEWOOD PLAZA SHOPPING CENTER XDIO

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PROPERTY DETAILS

LEASE RATE	\$9.00 - 12.50 SF/YR
LLASE RAIL	Ψ2.00 12.30 31 / 1 K

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

PARKING & TRANSPORTATION

Surface Parking Type

UTILITIES & AMENITIES

Handicap Access Yes