



## 6047-6069 Stellhorn Rd.

Fort Wayne, IN 46815

### Property Highlights

Well maintained, high-end center with high vehicle and foot traffic counts makes this property ideal for restaurants and other retail users. Multiple unit configurations. Rent abatement and tenant improvements are negotiable. Located at the northwest corner of the busy Stellhorn/Maplecrest road retail corridor. Excellent visibility and high vehicle and foot traffic counts. Anchored by Target, Pizza Hut, McDonald's and Pet Supplies Plus to name a few.

### Features

Building: 63,710 SF

#### Available:

- Suite 6045 - 4,000 SF - Negotiable
- Suite 6061 - 2,053 SF - \$10.00/PSF/NNN
- Suite 6063 - 3,263 SF - \$8.00/PSF/NNN
- Suite 6103 - 3,000 SF - Negotiable

Zoning: C-2 Limited Commercial

200 E. Main Street, Suite 580  
Fort Wayne, IN 46802 USA  
260.422.2150 (o)  
260.422.2169 (f)

### RACHEL ROMARY

Broker  
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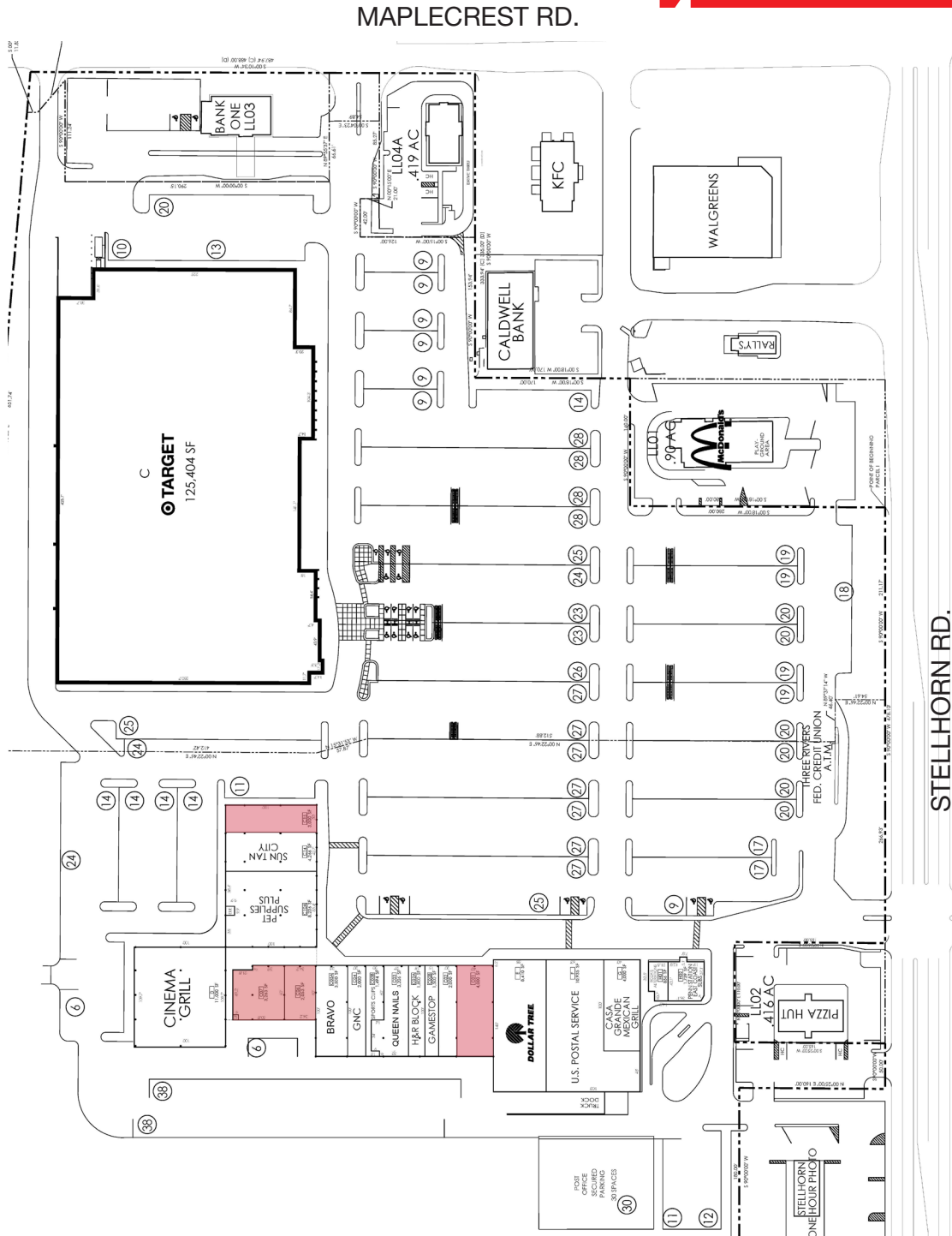
General Property Information			
<b>Name</b>	Northwood Plaza	<b>Parcel Number</b>	02-08-21-478-002.000-072
<b>Address</b>	6047-6069 Stellhorn Road	<b>Total Building SF</b>	63,710 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46815	<b>Acreage</b>	12.42 AC
<b>County</b>	Allen	<b>Year Built</b>	1970
<b>Township</b>	St. Joseph	<b>Zoning</b>	C-2 Limited Commercial
<b>Parking</b>	Asphalt Lot	<b>Parking Spaces</b>	1,096 Spaces
Utilities		Major Roads	
<b>Electric</b>	AEP	<b>Nearest Interstate</b>	I-469
<b>Gas</b>	NIPSCO	<b>Distance</b>	Approximately 2.5 Miles
<b>Water/Sewer</b>	City of Fort Wayne	<b>Nearest Highway</b>	
		<b>Distance</b>	
		<b>Traffic Count</b>	Stellhorn Rd—23,000 VPD Maplecrest Rd—22,000 VPD
Lease Information			
<b>Available SF</b>	Suite 6045—4,000 SF—Negotiable Restaurant ready, available July 2020 Suite 6061—2,053 SF—\$10.00/PSF/NNN Suite 6063—3,263 SF—\$8.00/PSF/NNN Suite 6103—3,000 SF—Negotiable	<b>Lease Type</b>	Triple Net
Expenses			
<b>Type</b>	<b>Price per SF (estimate)</b>	<b>Responsible Party (Landlord/Tenant)</b>	
<b>Taxes</b>	\$1.96 PSF	Tenant (Landlord to reimburse)	
<b>CAM Fee</b>	\$2.93 PSF	Tenant (Landlord to reimburse)	
<b>Insurance</b>	Included in CAM	Tenant (Landlord to reimburse)	
<b>Maint./Repairs</b>		Tenant	
<b>Roof /Structure</b>		Landlord	
<b>Utilities</b>		Tenant	
<b>Total Expenses</b>	\$4.89 PSF		
Additional Information			
<ul style="list-style-type: none"> <li>• Excellent location along the busy Stellhorn/Maplecrest retail corridor.</li> <li>• Perfect for restaurant users.</li> <li>• Close to residential, retail, banking and schools.</li> <li>• Attractive center with national tenants.</li> <li>• Rent abatement &amp; tenant improvements are negotiable.</li> </ul>			

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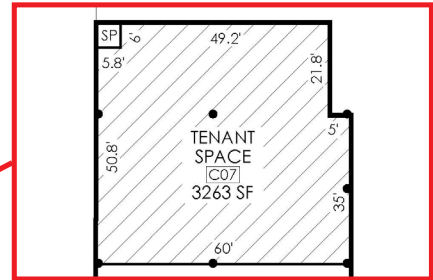
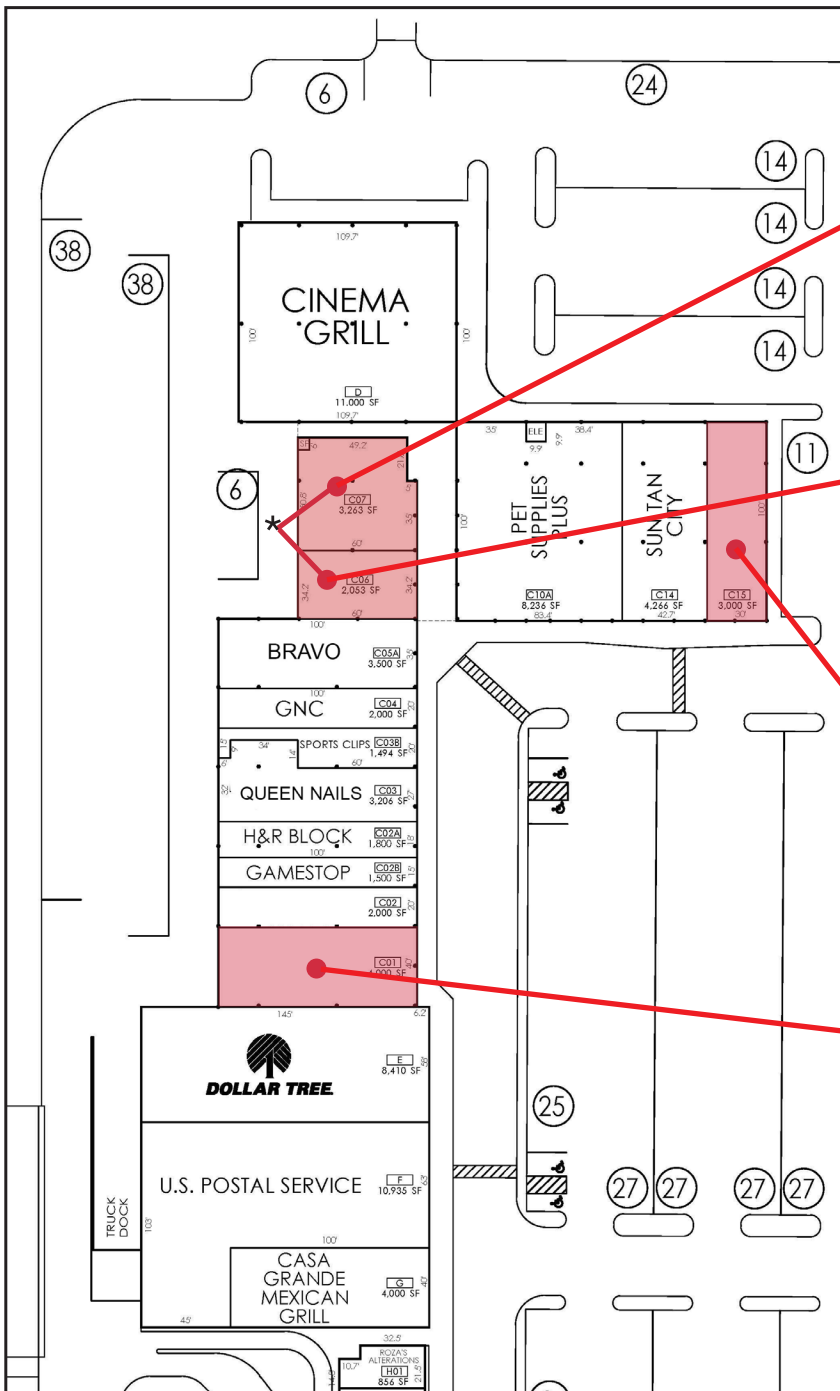


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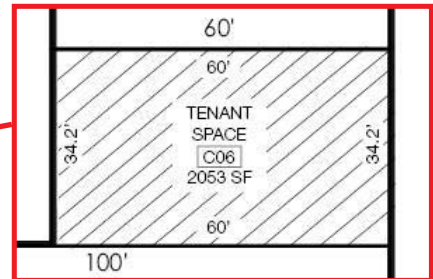
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Broker

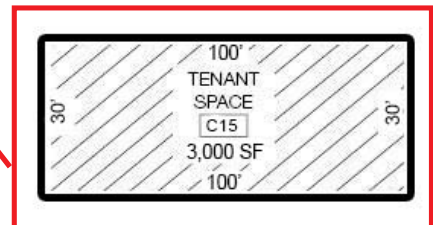
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Suite 6063\*



Suite 6061\*



Suite 6103



Suite 6045

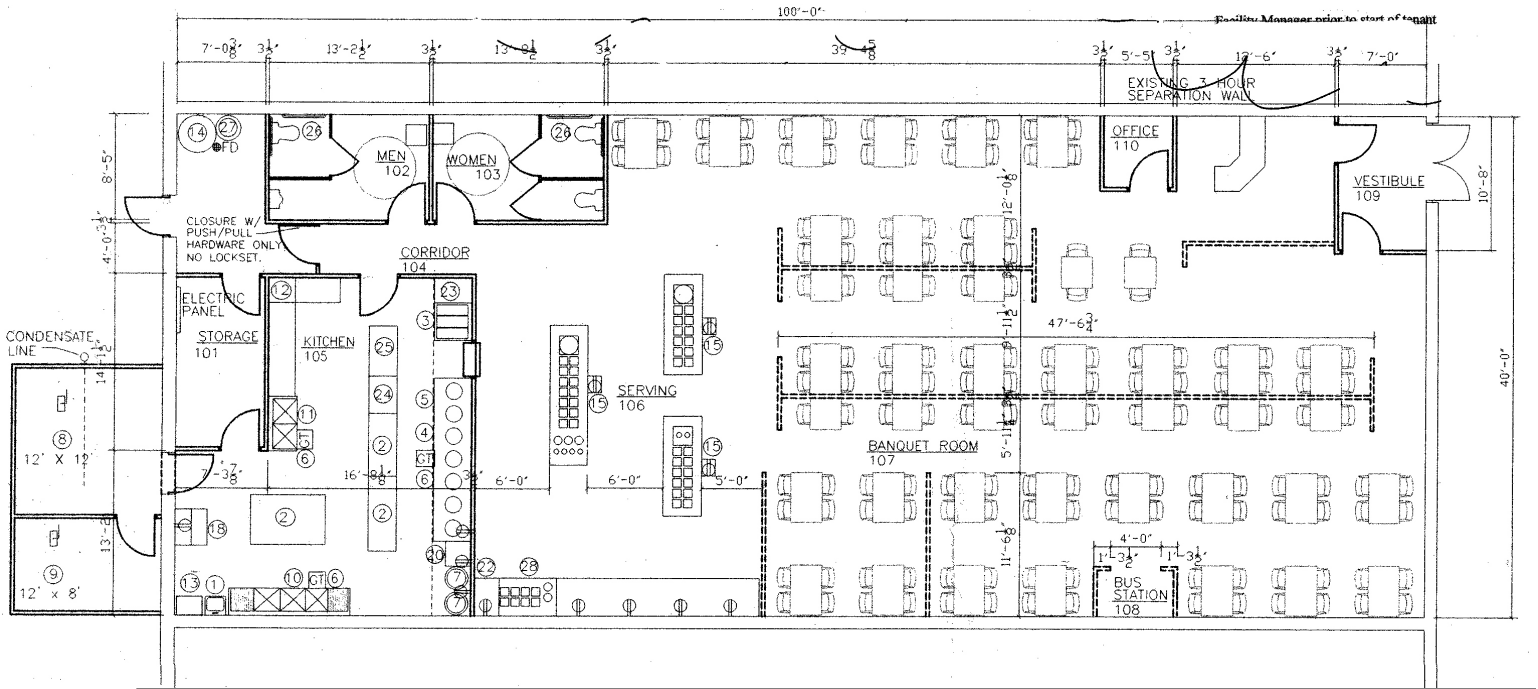
\*Suites 6061 and 6063 can be combined for a total of 5,316 SF.

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## Suite 6045 - 4,000 SF Restaurant Floor Plan



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# **NAI**Hanning & Bean

For Lease  
**Retail Space**  
Northwood Plaza



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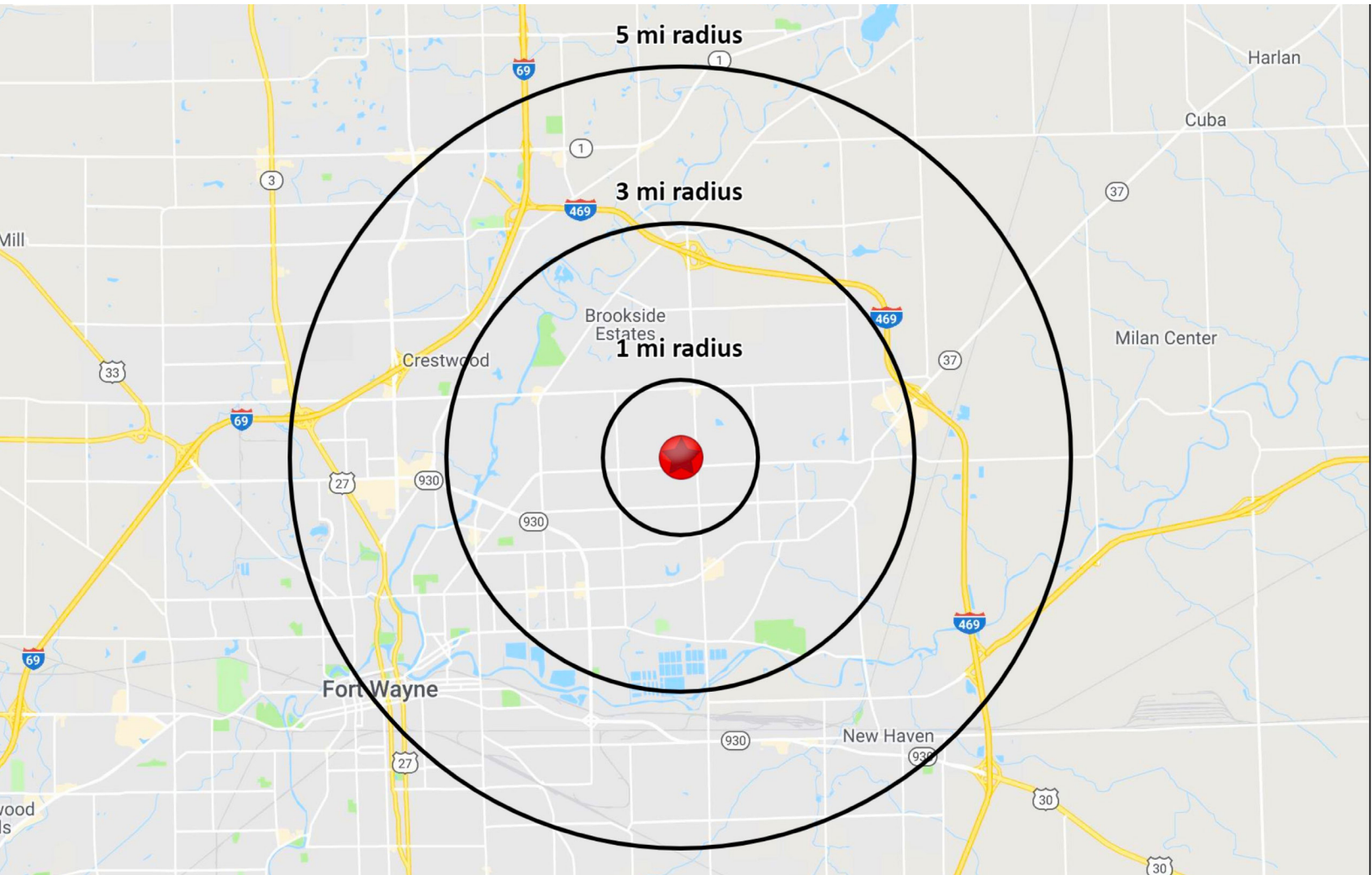
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2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	9,917	73,444	145,311
NUMBER OF HOUSEHOLDS	4,016	31,663	60,910
AVERAGE HOUSEHOLD INCOME	\$72,106	\$66,307	\$62,215
MEDIAN HOME VALUE	\$121,435	\$130,588	\$124,974
TRAFFIC COUNT	Stellhorn Road Maplecrest Road		23,000 VPD 22,000 VPD

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