



AVAILABLE FOR LEASE

GEORGETOWN OUTLOT

6533 E STATE BLVD FORT
WAYNE, IN 46815

DENNIS CALLISON

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919 S Harrison Street

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

AVAILABLE 2,232 SF
LEASE RATE \$16.95 PSF (NNN)

PROPERTY HIGHLIGHTS

- Outlot in Georgetown Shopping Center
- Former restaurant with drive thru
- Equipment can be available upon request
- Well established residential area within the city
- High volumes of daily traffic
- Located near the Maplecrest extension to New Haven



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

TENANT OR LANDLORD EXPENSES

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



OFFERING SUMMARY

Lease Rate:	\$16.95 SF/yr (NNN)
Number of Units:	1
Available SF:	2,232 SF
Lot Size:	2.19 Acres
Building Size:	2,232 SF

SPACES	LEASE RATE	SPACE SIZE
6533 E State Blvd	\$16.95 SF/yr	2,232 SF

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RETAILER MAP



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PROPERTY DETAILS

LEASE RATE

\$16.95 SF/YR

LOCATION INFORMATION

Building Name	Georgetown Outlot
Street Address	6533 E State Blvd
City, State, Zip	Fort Wayne, IN 46815
County/Township	Allen
Side Of Street	North
Signal Intersection	Yes
Road Type	2-Track
Market Type	Large
Retail Clientele	General

BUILDING INFORMATION

Building Size	2,232 SF
Price / SF	-
Year Built	1981
Tenancy	Single
Number Of Floors	1
Load Factor	Yes
Free Standing	Yes

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Strip Center
Zoning	NC (Neighborhood Center)
Lot Size	2.19 Acres
APN#	02-08-34-105-007.000-072
Lot Frontage	160
Lot Depth	185
Corner Property	Yes
Traffic Count Street	E State Blvd - 17,500 VPD & Maplecrest Rd - 15,200 VPD

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Description	Ample parking

UTILITIES & AMENITIES

Utilities Description	Electric - AEP Gas - NIPSCO Water/Sewer - City of Fort Wayne
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