

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

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

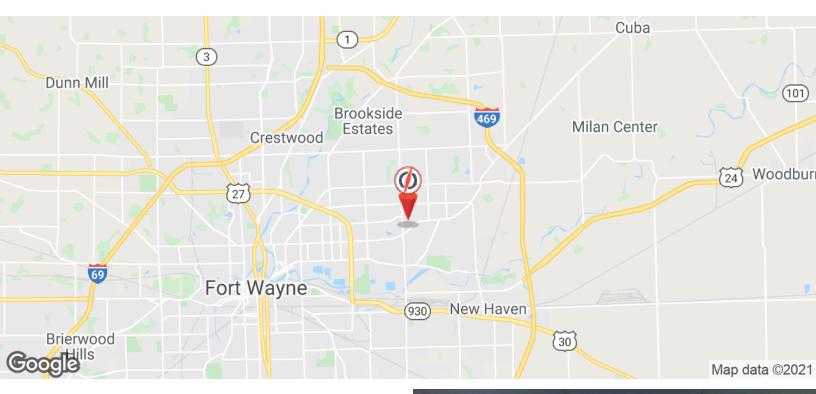


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PROPERTY SUMMARY



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
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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 Load Factor Yes Free Standing Yes

PROPERTY DETAILS

Property Type Retail Property Subtype Strip Center Zonina 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

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

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