



AVAILABLE FOR LEASE

NORTH GEORGETOWN SHOPPING CENTER

6505 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 2,000 - 2,520 SF
LEASE RATE \$11.00 SF/YR (NNN)

PROPERTY HIGHLIGHTS

- Tenants include St. Joseph Hospital, Great Clips, and Wrigley Field Bar & Grill
- Traffic count: 17,500 VPD
- Located near the Maplecrest extension to New Haven
- Well established center with high visibility
- Across from Georgetown Square and surrounded by banks, retail & restaurants
- Professionally managed

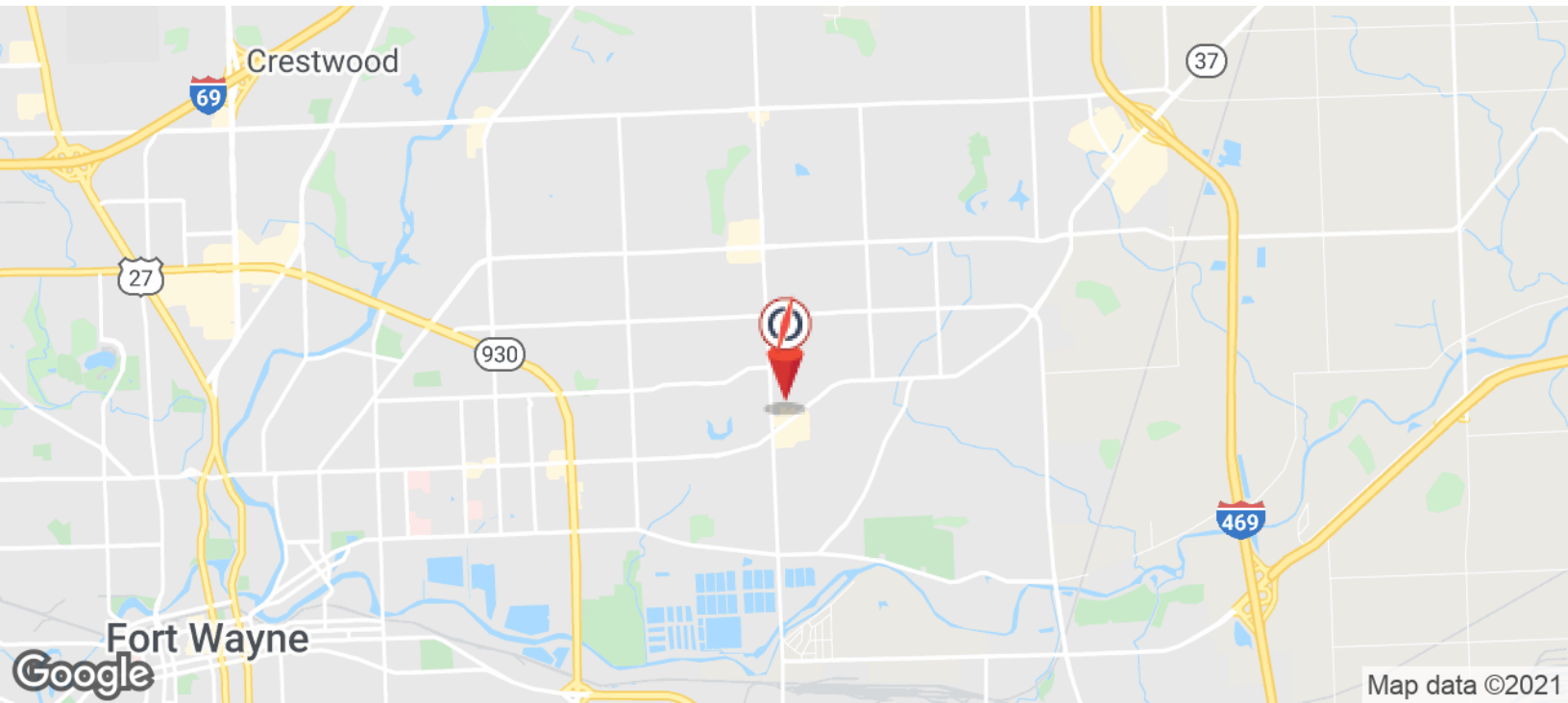


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PROPERTY SUMMARY



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:	\$11.00 SF/yr (NNN)
Available SF:	2,000 - 2,520 SF
Lot Size:	2.04 Acres
Building Size:	29,452 SF

SPACES	LEASE RATE	SPACE SIZE
6515 E. State Blvd	\$11.00 SF/yr	2,000 SF
6521 E. State Blvd	\$11.00 SF/yr	2,520 SF



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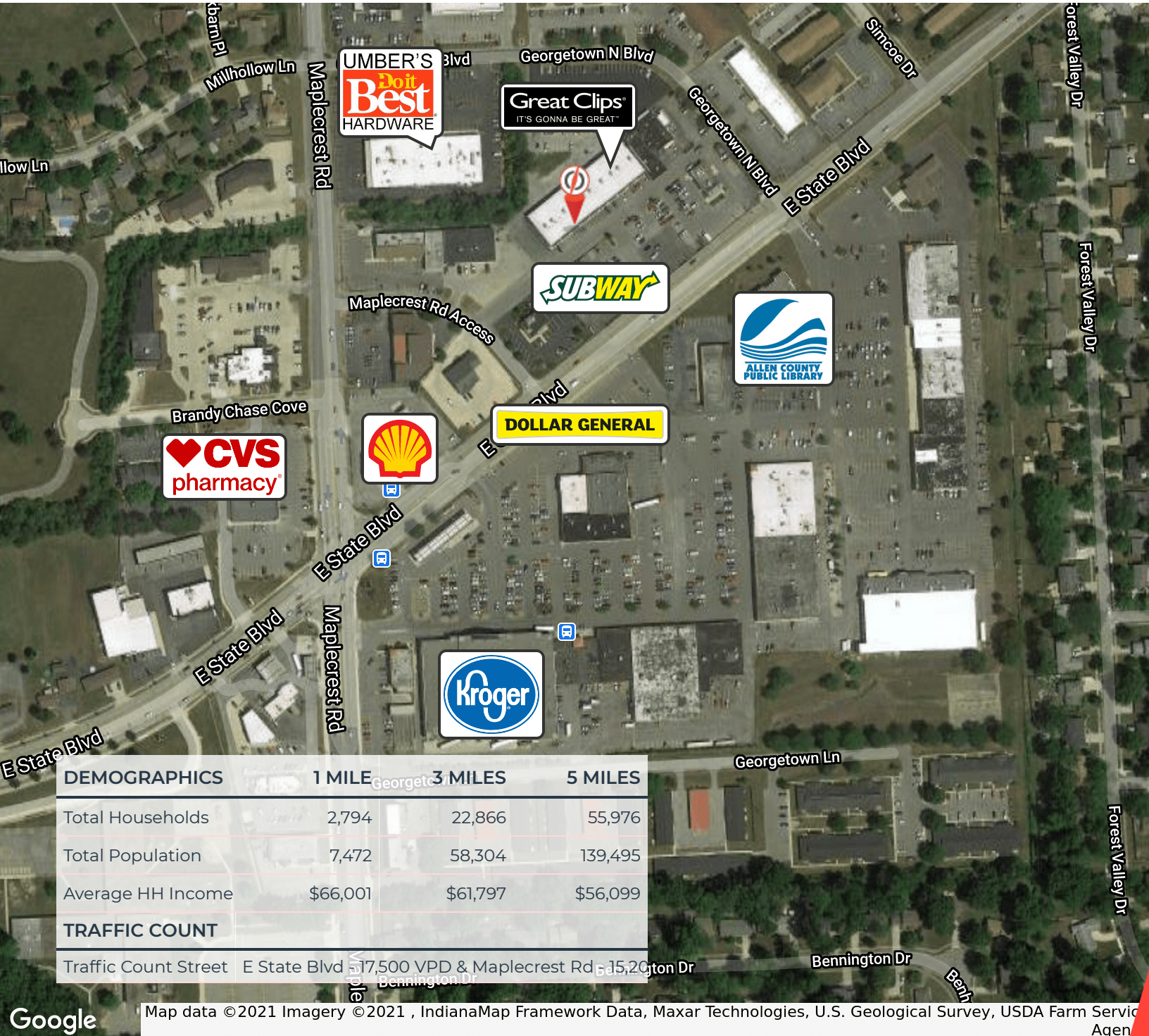
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RETAILER MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,794	22,866	55,976
Total Population	7,472	58,304	139,495
Average HH Income	\$66,001	\$61,797	\$56,099
TRAFFIC COUNT			
Traffic Count Street	E State Blvd	17,500 VPD & Maplecrest Rd	5,152

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

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PROPERTY DETAILS

LEASE RATE **\$11.00 SF/YR (NNN)**

LOCATION INFORMATION

Building Name	North Georgetown Shopping Center
Street Address	6505 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	29,452 SF
Price / SF	\$11.00
Lease Terms	NNN
Year Built	1981
Tenancy	Multiple
Number Of Floors	1
Free Standing	Yes

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Strip Center
Zoning	SC-2
Lot Size	2.04 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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