

1,500 TO 9,000 SQ. FT. RETAIL SPACE IN KROGER ANCHORED CENTER



6202-6214 St. Joe Center Rd., Fort Wayne, IN 46835

- Close proximity to the new Jackson R. Lehman Family YMCA
- Two 1,500 SF spaces & one 6,000 SF space
- End-cap unit with drive-thru available
- Traffic counts: 14,200 vpd (St. Joe Center Rd.) & 22,900 vpd (Maplecrest Rd.)
- Lease Rate: \$13.00/sf NNN



EVAN RUBIN
Broker Associate
erubin@zacherco.com
260.422.8474

JOY NEUENSCHWANDER, CPM
Broker Associate
joyn@zacherco.com
260.422.8474

PROPERTY INFORMATION

BUILDING LOCATION/ZONING/SIZE

Street Address	6202-6214 St. Joe Center Rd.
City, State, Zip	Fort Wayne, IN 46835
County/Township	Allen/St. Joseph
City Limits	Inside
Zoning	SC/Shopping Center
Total Building Size	10,500 SF

BUILDING DATA

Date of Construction	1999
Condition	Excellent
Type of Construction	Brick
Heat	Gas Forced Air
Air Conditioning	Central
Handicap Accessible	Yes
Restrooms	1 Per Suite
Signage	On Building

PARKING/TRANSPORTATION

Parking Lot	Asphalt
Major Road Nearest Site	St. Joe Center Rd.
Traffic Counts:	
St. Joe Center Rd.	14,200 vpd
Maplecrest Rd.	22,900 vpd

PROPERTY TAXES

Parcel Number	02-08-21-226-003.000-072
Assessment: Land	\$116,000
Improvements	\$507,900
Total Assessment	\$623,900
Tax Year	2018 payable 2019

PRICE/AVAILABILITY

Suite	Size	Base Rent
6204	1,500 SF	\$1,625.00
6208	6,000 SF	\$6,500.00
6214	1,500 SF	\$1,625.00
Lease Price/SF		\$13.00 SF/yr
Lease Type		NNN
Availability		Immediately

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes*	Tenant
Property Insurance*	Tenant
Common Area Maintenance*	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord

*Pro-rata share based on SF/area

UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne

OPERATING COSTS

	Cost (SF)
Taxes	\$2.48
Insurance	\$0.26
CAM	\$0.87
Total	\$3.61



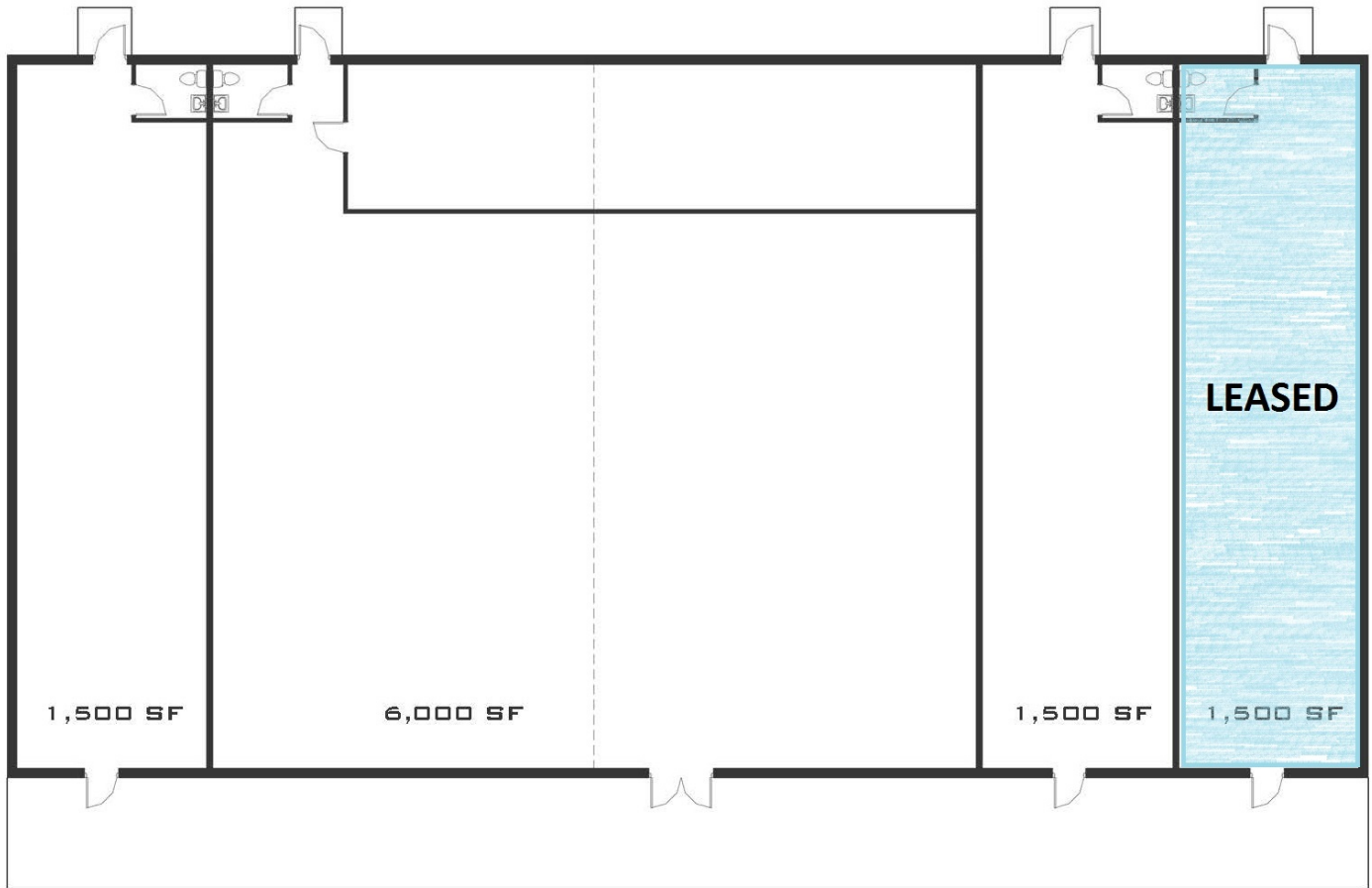
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ADDITIONAL PHOTOS



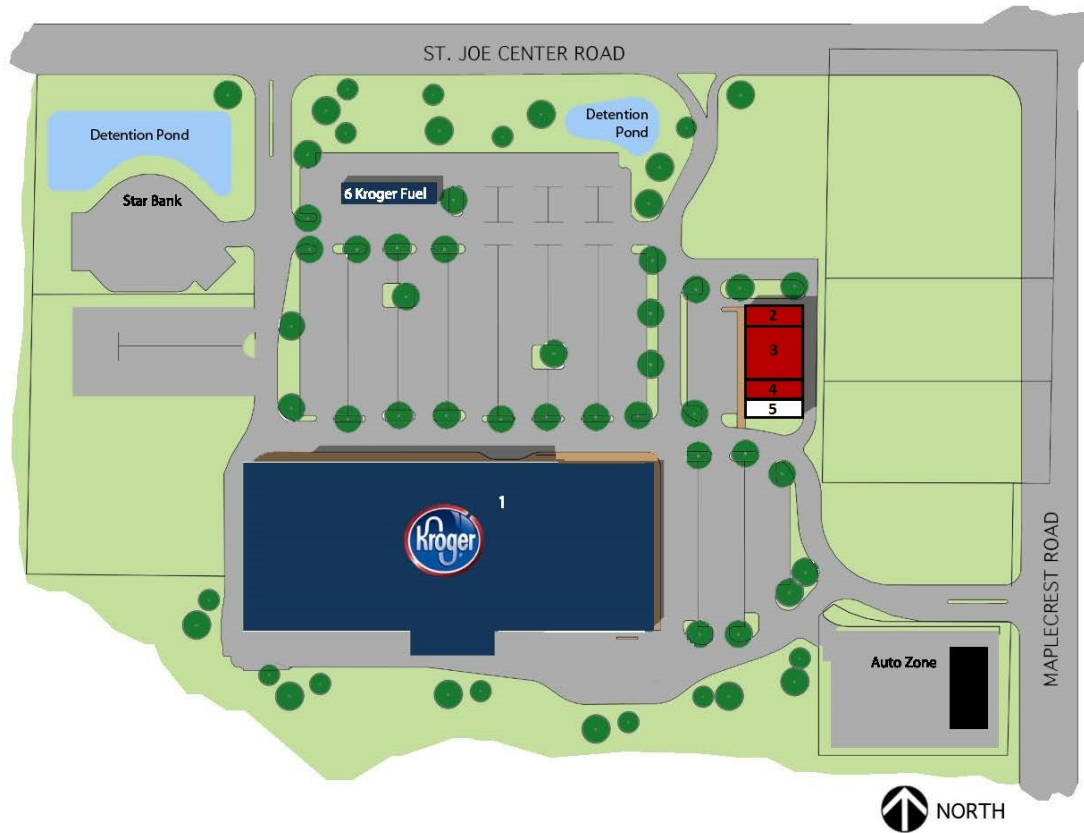
FLOOR PLAN



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SITE PLAN



ST. JOE VILLAGE

St. Joe Center Road
Ft. Wayne, IN

CENTER DETAILS

Size: 123,680 SQ. FT

1	Kroger	113,180 SQ. FT.
2	Available	1,500 SQ. FT.
3	Available	6,000 SQ. FT.
4	Available	1,500 SQ. FT.
5	Tip N Toe Nails	1,500 SQ. FT.
6	Kroger Fuel Center	

Drawing Key

- Available
- Anchor
- Leased
- Not Available
- Not Included

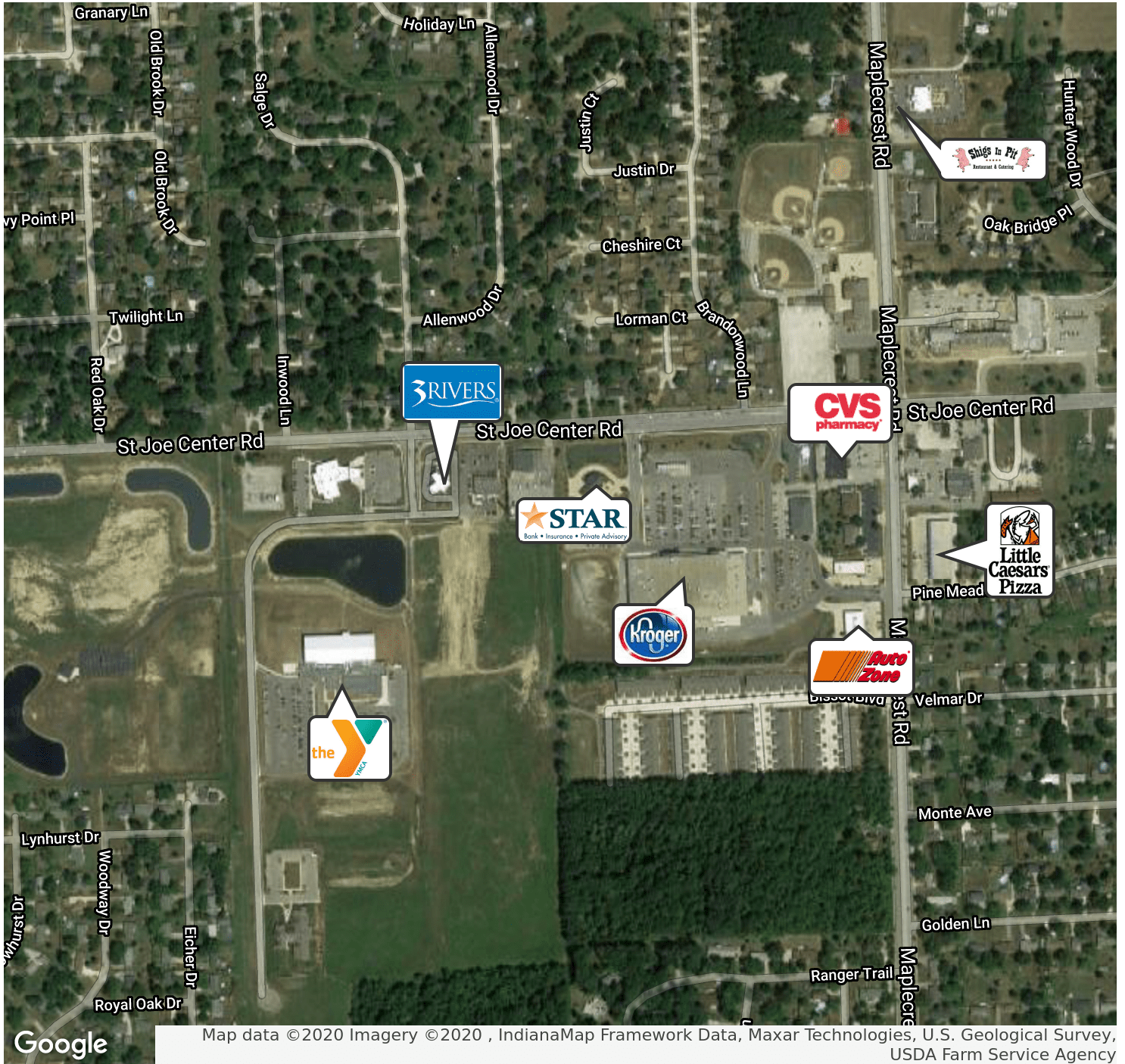
This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord or any governmental agency may direct or determine in their absolute discretion.



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RETAILER MAP



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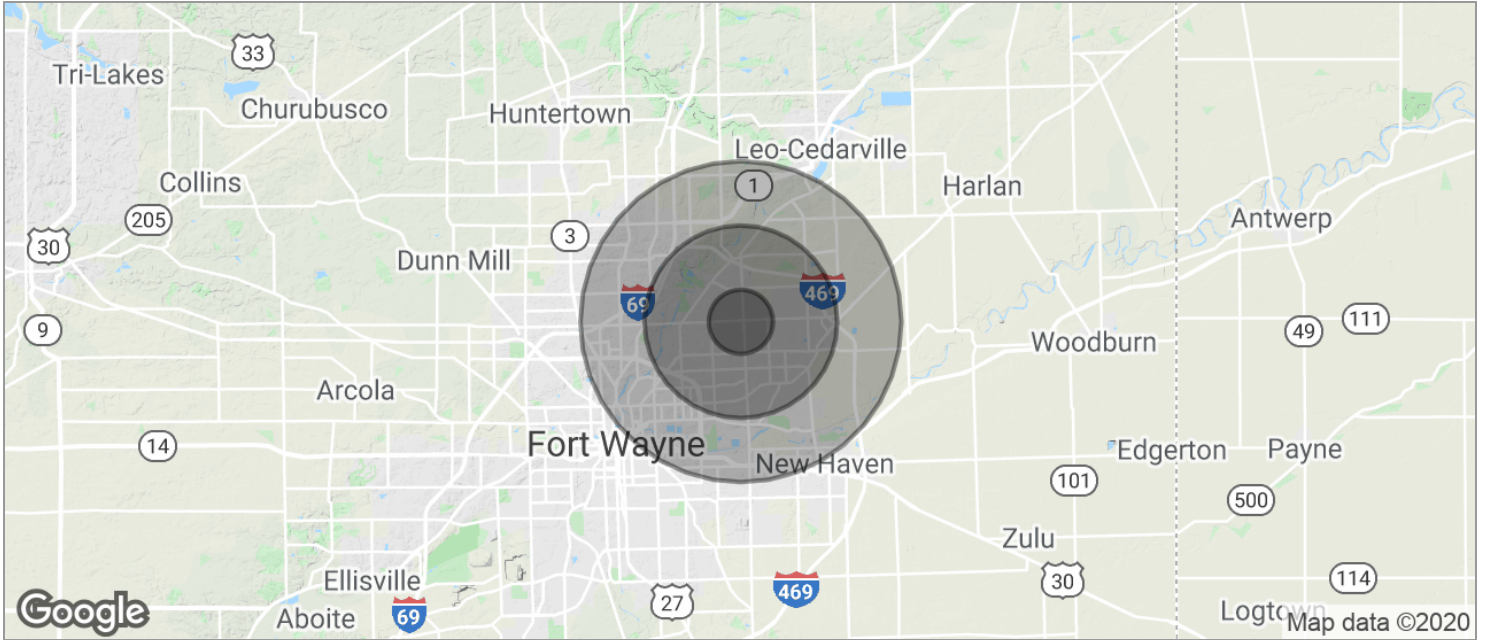
LOCATION MAPS



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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,802	67,701	131,594
MEDIAN AGE	38.2	37.3	36.7
MEDIAN AGE (MALE)	36.9	34.4	34.0
MEDIAN AGE (FEMALE)	39.5	38.0	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,977	27,543	53,300
# OF PERSONS PER HH	2.46	2.42	2.42
AVERAGE HH INCOME	\$74,967	\$72,535	\$68,038
AVERAGE HOUSE VALUE	\$120,648	\$142,883	\$145,310

* Demographic data derived from 2010 US Census



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