



Stellhorn Shopping Center

5956 Stellhorn Rd
Fort Wayne, IN 46815



Retail Space Available

Retail space is available for lease on Stellhorn Road, benefiting from excellent visibility in a high-traffic area, with approximately 19,600 vehicles passing by on Stellhorn Road and 21,400 on Maplecrest Road each day. The shopping center features secondary access to a signalized intersection and convenient right-in/right-out access to Stellhorn Road.

Property Highlights

- ▶ 3,515 SF - Retail space available
- ▶ Strong retail hub in a growing community
- ▶ Surrounded by a variety of national and regional retailers
- ▶ Pylon and building signage offering great exposure
- ▶ **FOR LEASE: \$12.00/SF/YR NNN**

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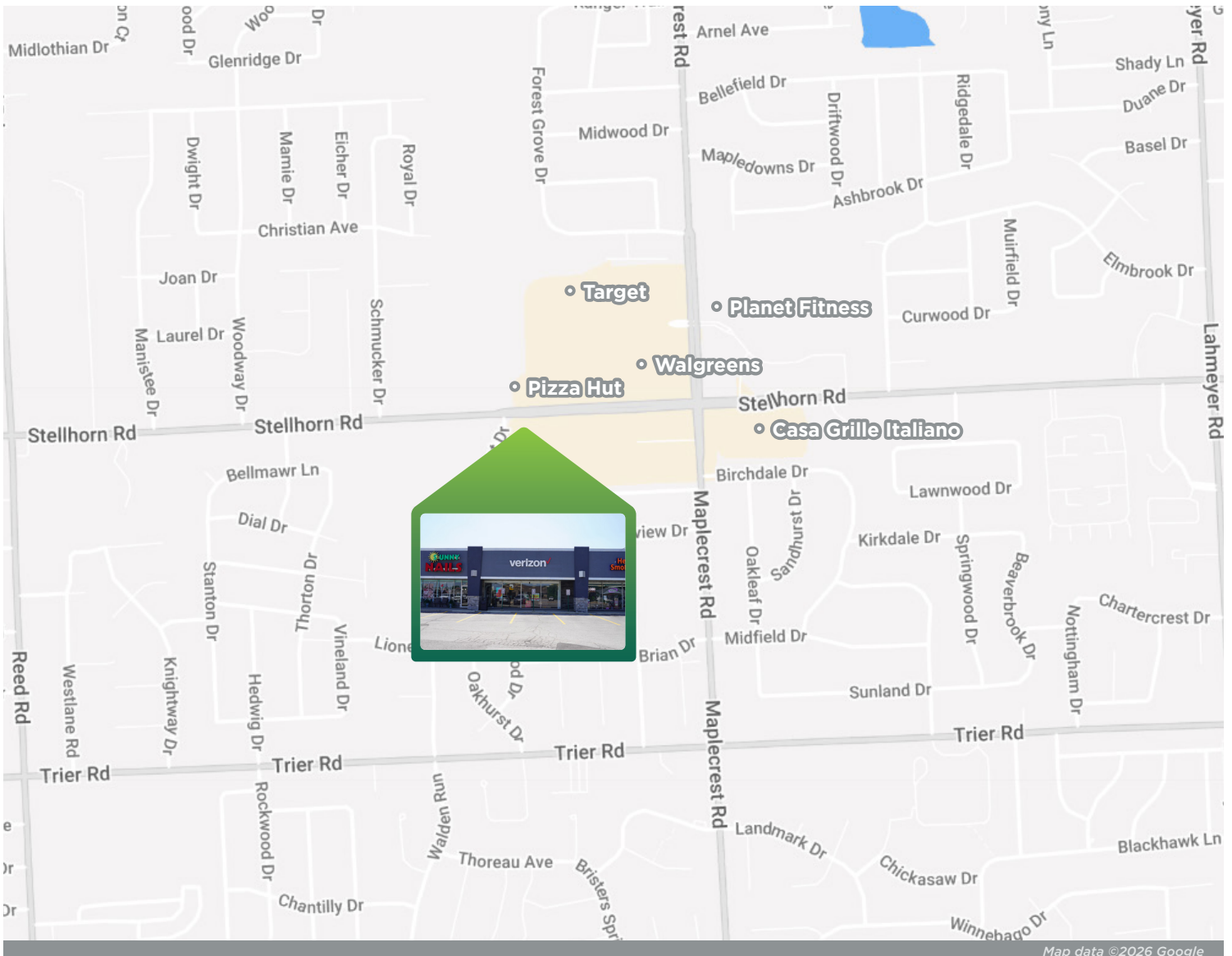
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Excellent Location

Located at 5956 Stellhorn Road, this property is less than a quarter-mile from the busy intersection of Maplecrest Road and Stellhorn Road. Major retailers in the area include Culver's, Target, Planet Fitness, McDonald's, and Walgreens. Additionally, neighboring businesses within the shopping center include Athletico Physical Therapy and Sunny Nails.

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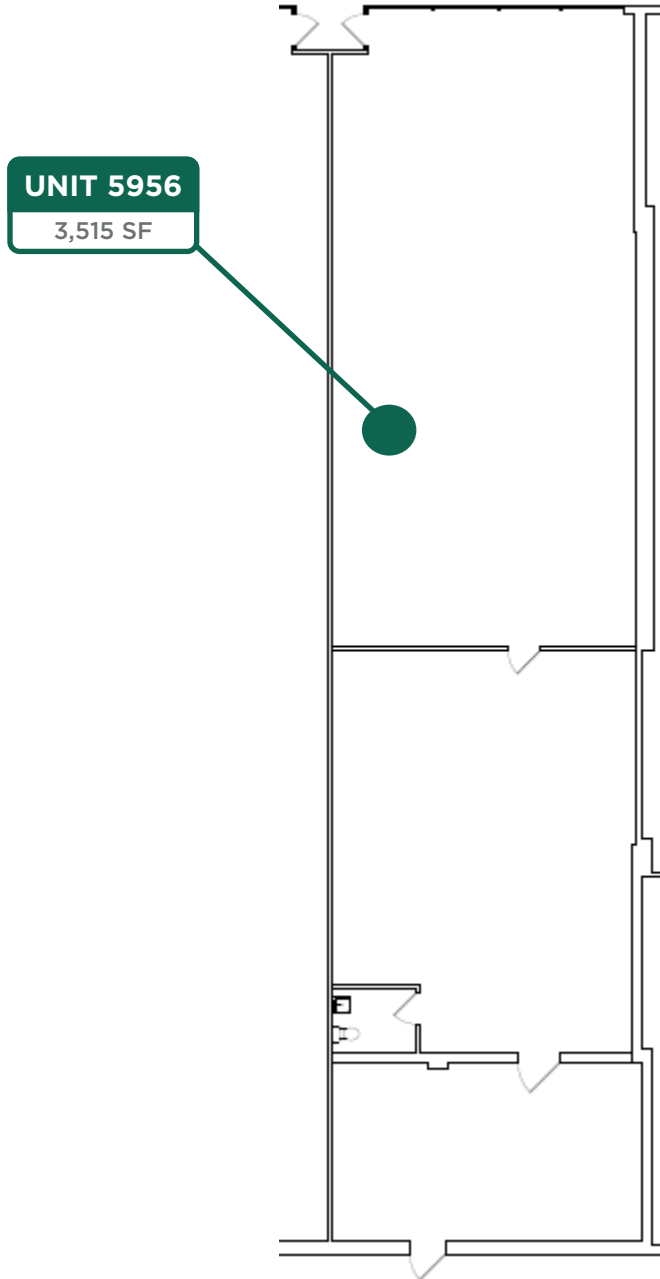
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Available Unit



Floor plan may not be to scale.
Contact broker for detailed floor plan.

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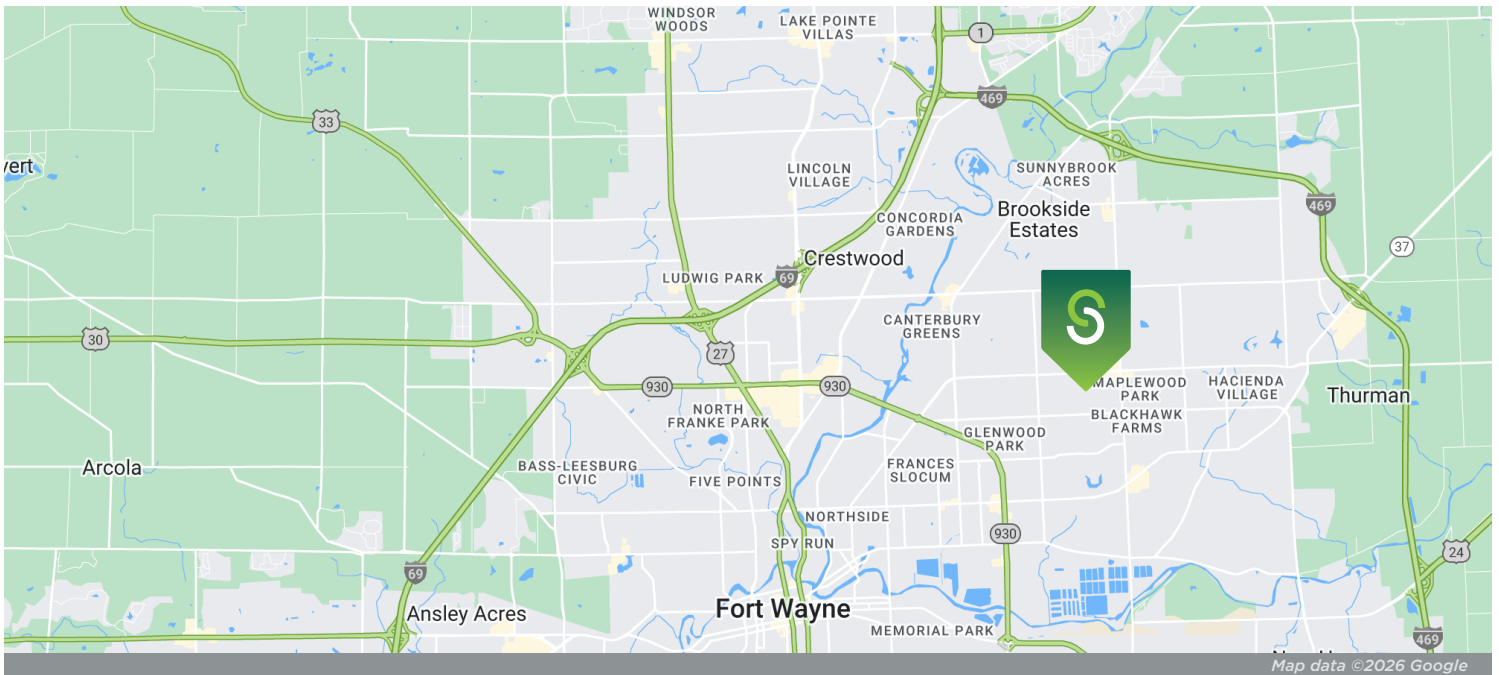
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PROPERTY INFORMATION

Address	5956 Stellhorn Rd
City, State, Zip	Fort Wayne, IN 46815
County	Allen
Township	St. Joseph
Parcel Number	02-08-28-226-001.000-072
2025 Tax/Payable 2026	\$37,445.62



LEASE INFORMATION

Lease Rate & Type	\$12.00/SF/Yr NNN
Terms	3 year minimum
Availability	Immediate

AVAILABLE UNITS

Total Building Area	13,854 SF	
Total Available	3,515 SF	
Max Contiguous	3,515 SF	
Units Available	RSF	Monthly Rate
• 5956	3,515	\$3,515.00

UTILITIES

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

SITE DATA

Site Acreage	1.10 AC	Interstate	I-469, 2.4 mi
Zoning	C2	Flood Zone	None
Parking	Surface	Parking Ct	Ample

RESPONSIBLE PARTIES

Utilities	Tenant	
Lawn & Snow	Tenant	
Property Taxes	Tenant	\$2.70/SF
Property Insurance	Tenant	\$0.46/SF
Maintenance & Repairs	Tenant	
Common Area	Tenant	\$2.27/SF
Roof & Structure	Landlord	
Janitorial	Tenant	

BUILDING INFORMATION

Property Type	Commercial/retail
Year Built	1957
# of Stories	1
Construction Type	Cinder block
Roof	Membrane
Heating	RTU
A/C	RTU
Sprinkler	No
ADA Compliant	Yes
Power	120/208 Volt/400 Amp/3 Phase
Signage	Storefront/monument

ADDITIONAL INFORMATION

- One space for lease
- Excellent access and visibility
- High traffic counts on Stellhorn and Maplecrest Roads

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