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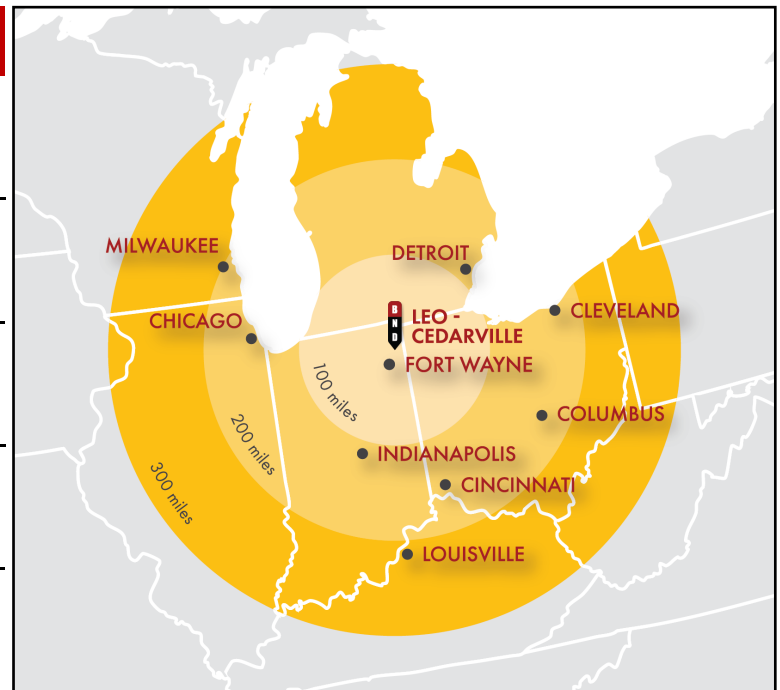
COMMERCIAL

**NEW CONSTRUCTION
RETAIL FOR LEASE
3,988 SQUARE FEET
LEO, INDIANA**



Highlights: 13837 Amstutz Road

- 3,988 Square Feet Available
- Can Be Divided $\pm$ 1,994 SF Each
- On-Site 24/7 Fitness Facility
- Finish-to-Suit Options Available
- Pricing Contingent on User's Specific Needs and Finished Specs



Austin Hoskins
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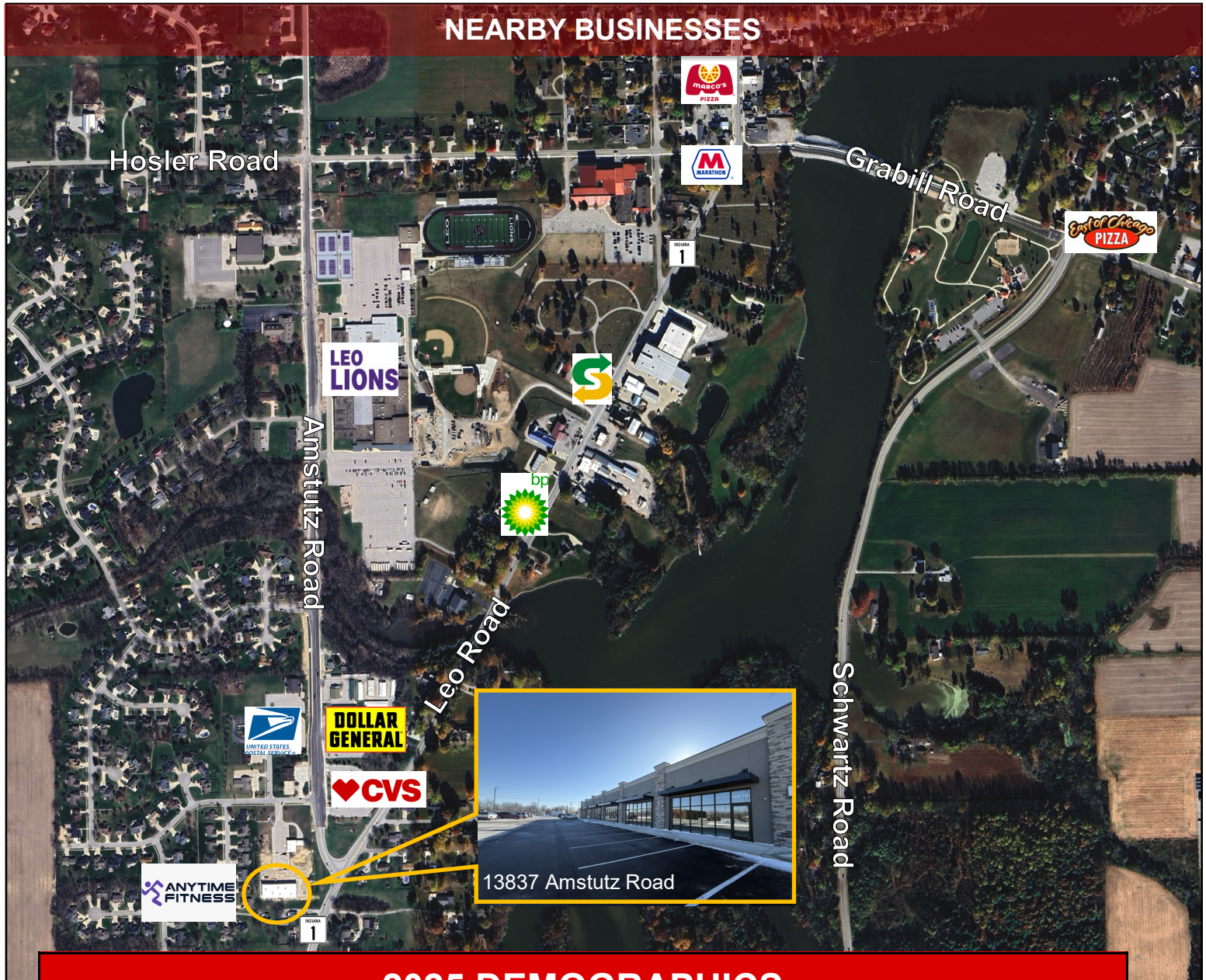
1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net

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NEARBY BUSINESSES



2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,707	11,259	39,002
Avg. H/H Income	\$152,185	\$139,944	\$133,708

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

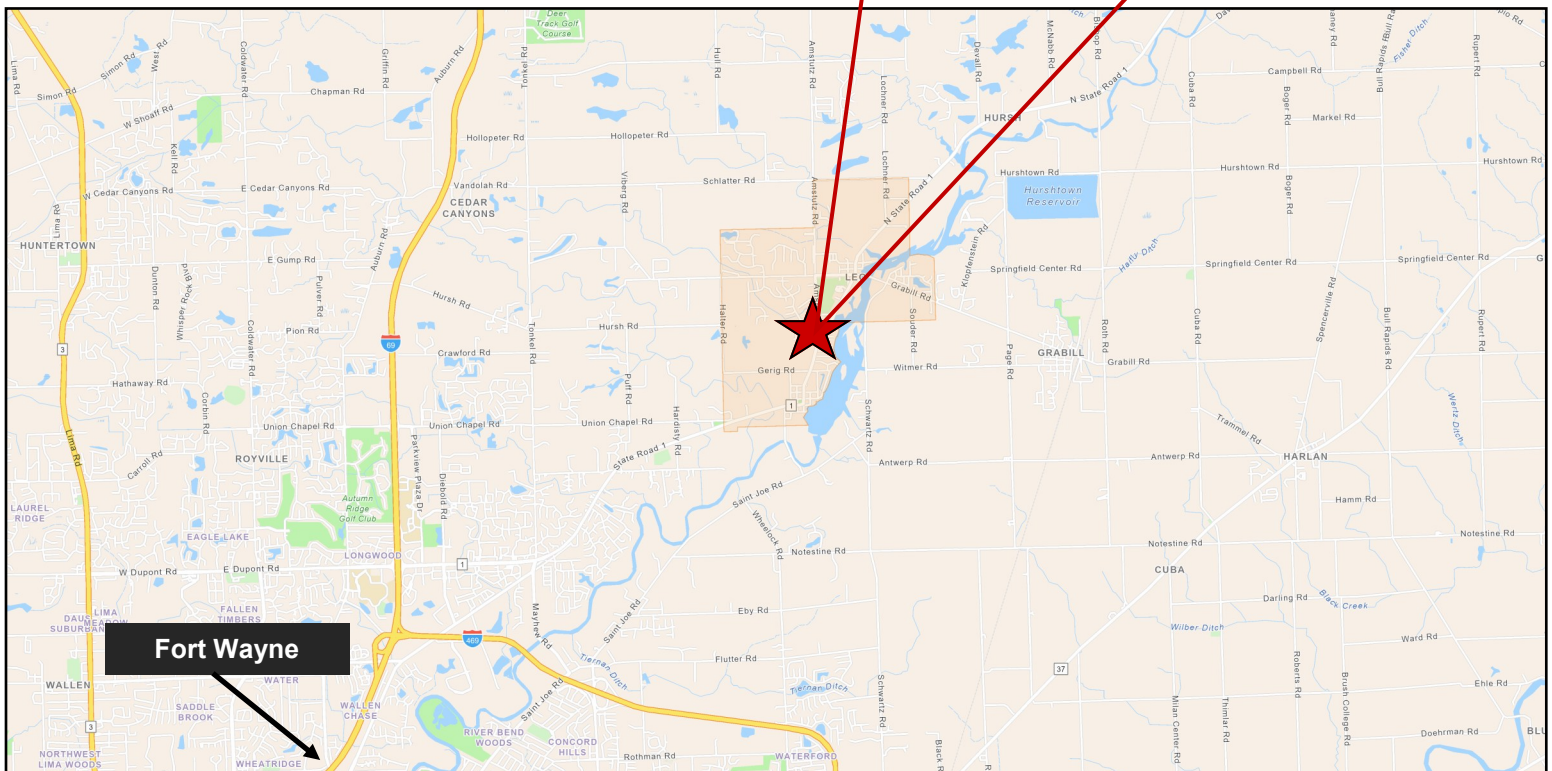
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Property Highlights

Parcel Number	02-03-21-431-011.000-082
Address	13837 Amstutz Road
City / State / Zip	Leo / IN / 46765
Sale / Lease	For Lease
Total Building Size	11,832 Square Feet
Available Space	3,988 Square Feet
Land Size	2.46 Acres
Zoning	OC - Office Commercial
Traffic Count	4,024 VPD - SR 1
Parking	Paved Front-Door Parking
Availability	Immediate

Building Information

Construction Type	Steel Frame, Brick Exterior
Construction Year	2025
Number of Floors	One
Roof	Metal
Foundation	Reinforced Concrete
Lighting	LED
Heating System	Gas-Forced Air
Electric	Standard
Air Conditioning	Yes
Sprinkler System	No
Restrooms	Yes
Ceiling Height	15'

Additional finishes can be added to meet user's specific needs, either amortized over the life of the lease as additional rent or paid by the Tenant.

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Lease Information

Lease Rate RSF / Year	\$18.00 / SF / Year (Pricing Contingent on User's Specific Needs and Finished Specs)
Term of Lease	5-10 Years
Type of Lease	Triple Net

Building Expenses

	Responsible Party (Landlord / Tenant)	Yearly Estimated Expense
Utilities	Tenant	User Specific
Property Tax	Tenant	TBD
Building Insurance	Tenant	TBD
Roof / Structure	Landlord	
Int. Maintenance	Tenant	TBD
Exterior Maintenance	Tenant	TBD

Utilities

	Company	Estimated Expense / Year
Gas	NIPSCO	User Specific
Electric	I&M Power	User Specific
Water	Pioneer Water	User Specific
Sewer	Leo-Cedarville Sewer District	User Specific

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