

Dutch Mill Landing

370 N Main Street
Bluffton, IN 46714



RETAIL

FOR LEASE

Landmark Location in Bluffton, IN

Dutch Mill Landing is a mixed-use center at the north end of downtown Bluffton, IN. Surrounded by the Wabash River, walking trails, and Kehoe Park, the whole plaza has great visibility from both road and foot traffic. The center has a large parking lot with over 170 spaces and is a popular spot for city gatherings.

Property Highlights

- ▶ Two suites available
 - ▷ Suite A - 3,612 SF
 - ▷ Suite B - 2,021 SF
- ▶ Highly visible landmark location
- ▶ Easy access with traffic light entrance
- ▶ High traffic counts on Main Street
- ▶ New monument sign
- ▶ **FOR LEASE: \$10.00/SF/Yr NNN**

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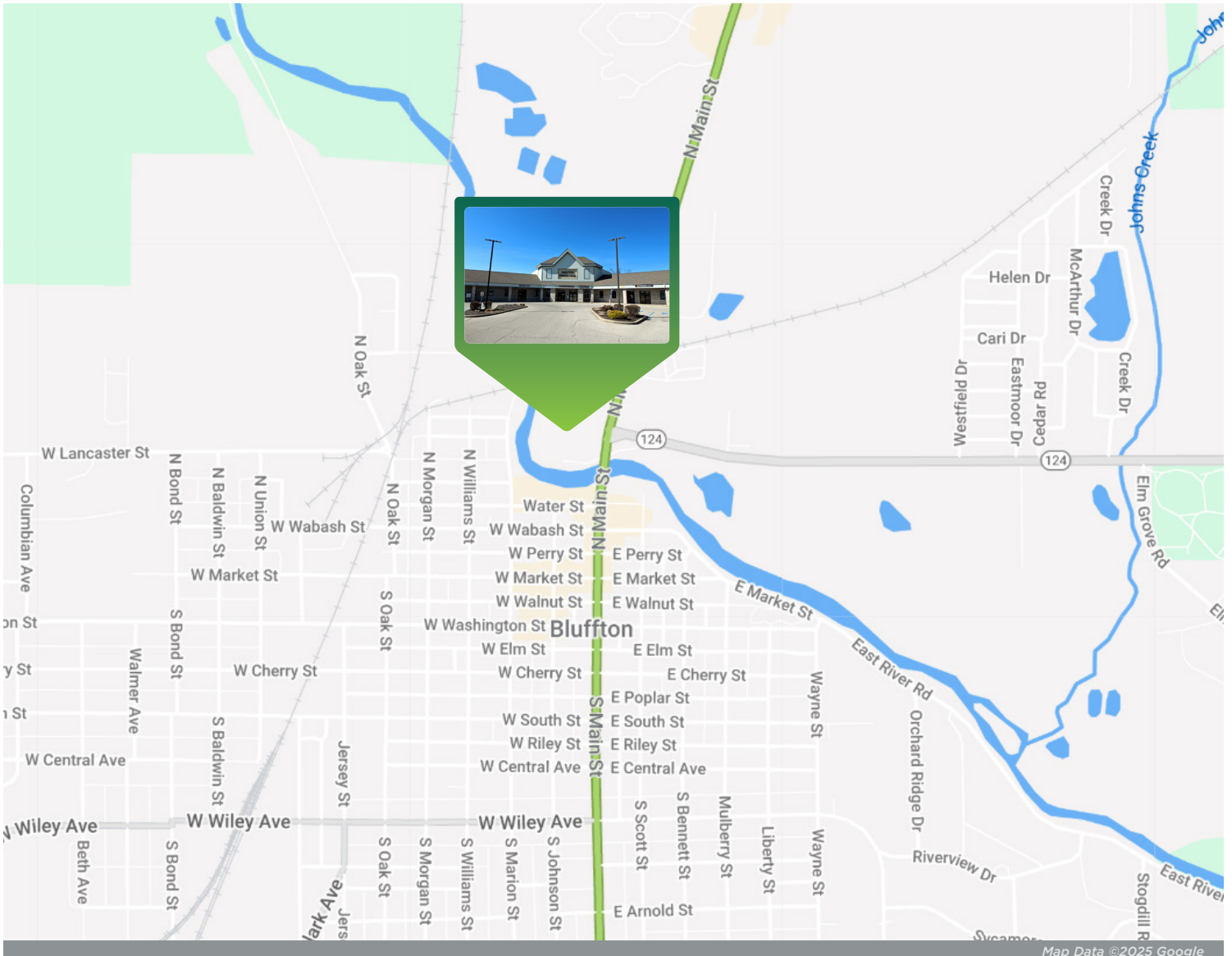
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Excellent Location

Bluffton, IN is located 25 miles south of Fort Wayne at SR 1 (Main Street) and SR 124, and 12 miles west of I-69. Dutch Mill Landing is less than half a mile from Bluffton Regional Hospital and the Bluffton City Government Building. Neighbors include a mixture of service, retail, and office users, including First Bank of Berne, Belle Vita Salon, Shelton Financial Group, PeopleLink Staffing Solutions, Mediacom Communications, and Engineering Resources, Inc. The property overlooks the Wabash River and is in the middle of many summer activities, including events sponsored by the Bluffton Parks Department.

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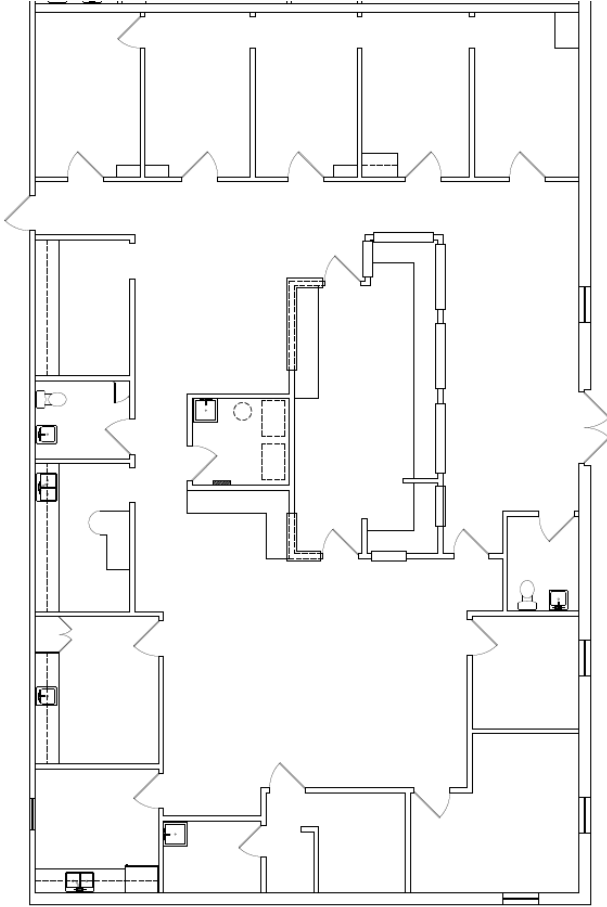
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Suite A - 3,612 SF



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



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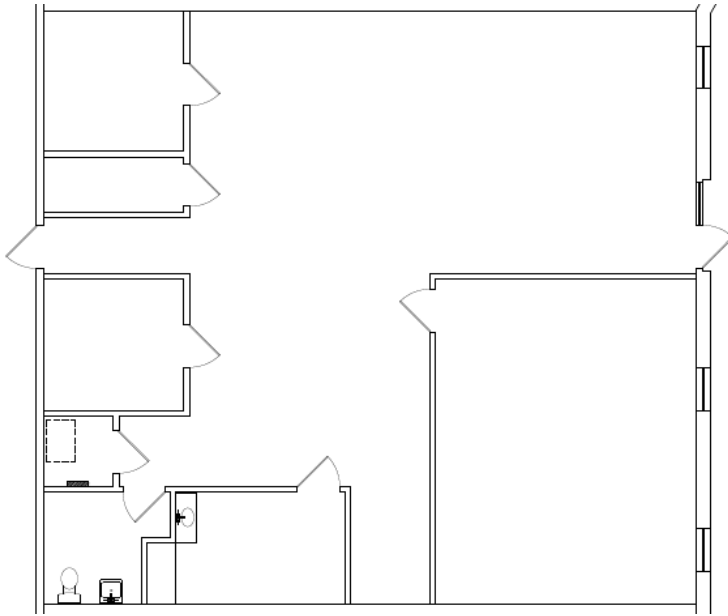
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Suite B - 2,021 SF



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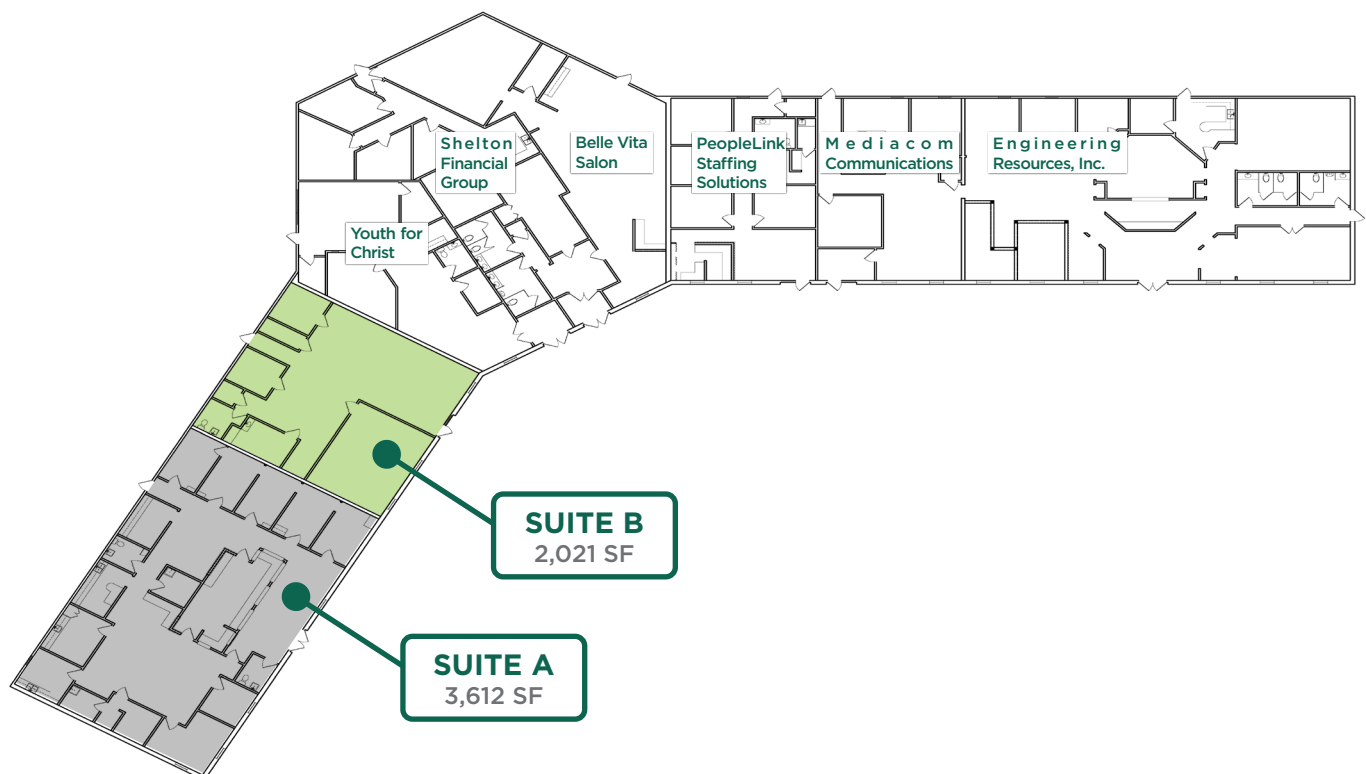


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Unit Available

UNIT	TENANT	SF	UNIT DETAILS
A	Available	3,612 SF	Six exam rooms, large reception area, and two rooms sinks. This space was formerly a chiropractors office.
B	Available	2,021 SF	Two private offices, large conference/training room, breakroom, open area for cubicles, and IT room.
C	Youth for Christ	Leased	
D1	Shelton Financial Group	Leased	
D2	Belle Vita Salon	Leased	
E	PeopleLink	Leased	
F	Mediacom Communications	Leased	



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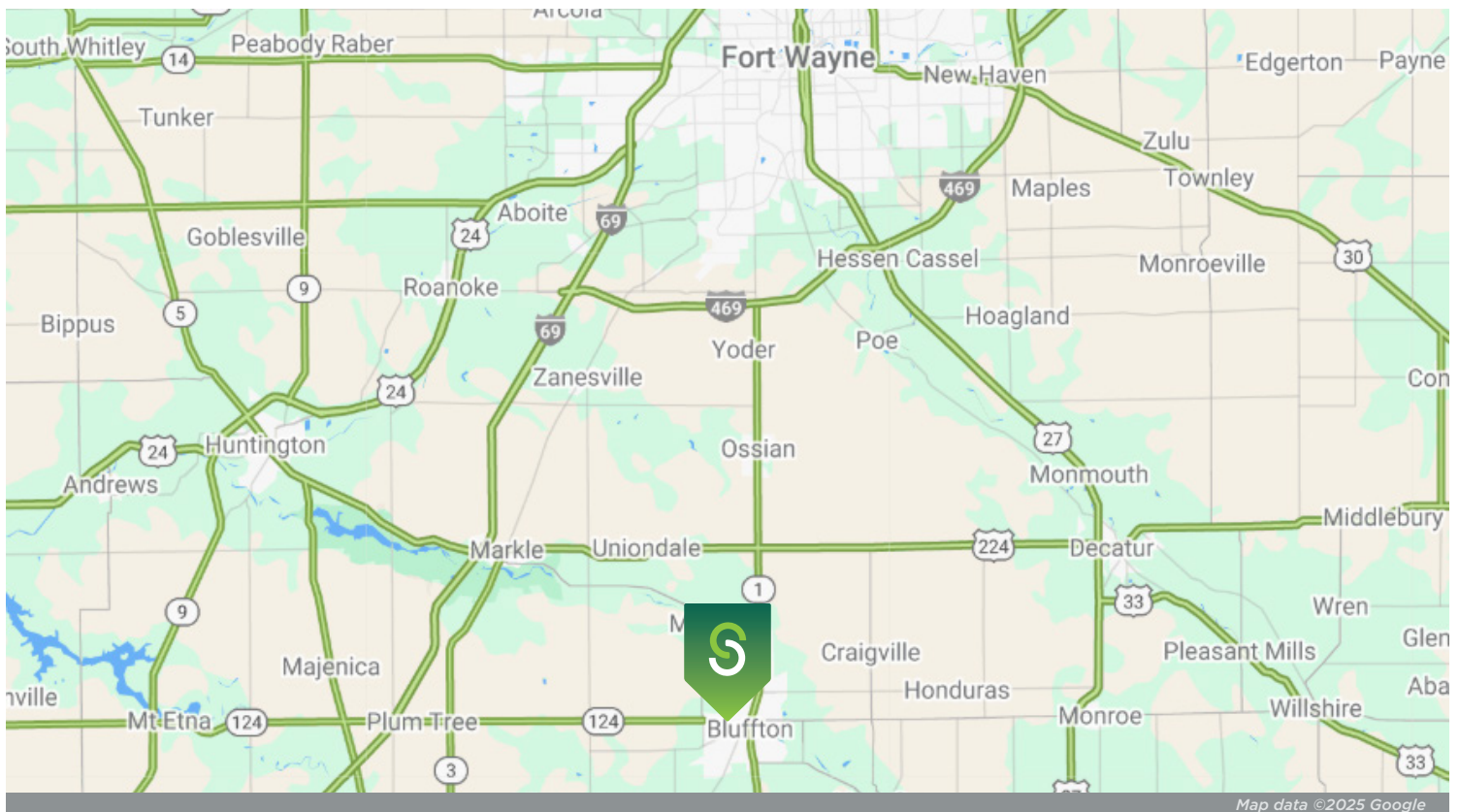


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Kehoe Park, walking trails, and amphitheater behind Dutch Mill Landing along the Wabash River.



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PROPERTY INFORMATION

Address	370 N Main St.
City, State, Zip	Bluffton, IN 46714
County	Wells
Township	Lancaster
Parcel Number	90-05-33-400-055.000-011



LEASE INFORMATION

Lease Rate & Type	\$10.00/SF NNN
Terms	3 Yr Minimum
Availability	Immediate

AVAILABLE UNITS

Total Building Area	17,962 SF	
Total Available	2,021 SF	
Max Contiguous	2,021 SF	
Units Available	SF	Monthly Rate
• Suite A	3,612	\$3,010.00
• Suite B	2,021	\$1,684.17

UTILITIES

Electric Provider	City of Bluffton
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Bluffton
High Speed Data	Available

SITE DATA

Site Acreage	2.7 AC	Interstate	1-69, 12 mi
Zoning	Commercial	Flood Zone	AE
Parking	Asphalt	Parking Ct	170

RESPONSIBLE PARTIES

Utilities	Tenant	
Lawn & Snow	Tenant	
Property Taxes	Tenant	\$1.18/SF
Property Insurance	Tenant	\$0.47/SF
Maintenance & Repairs	Tenant	
Common Area	Tenant	\$0.94/SF
Roof & Structure	Landlord	
Janitorial	Tenant	

BUILDING INFORMATION

Property Type	Commercial/retail
Year Built	2002
# of Stories	1
Construction Type	Wood frame
Roof	Asphalt shingle
Heating	Natural gas forced air
A/C	Central
Sprinkler	No
ADA Compliant	Yes
Signage	Building/possible monument

ADDITIONAL INFORMATION

- Two suites available
- Highly visible landmark location
- Easy access with traffic light entrance

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About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

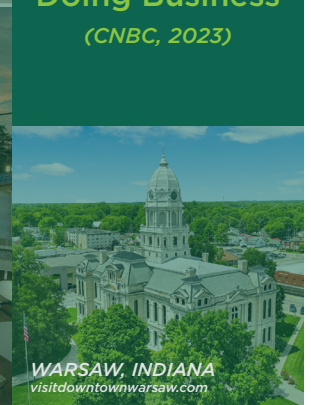
Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



#13
Top States for
Doing Business
(CNBC, 2023)



7.5
Million
Annual
Visitors



\$2B
in Capital
Investment





Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



Bill Cupp
Senior Broker



Neal Bowman, SIOR
Senior Broker



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Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

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TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

260 426 9800

SturgesDevelopment.com

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