

For Lease/Sale



Multi-Tenant Retail Available for Lease | Retail Lots Available for Sale



Shops at Copper Creek 1955 Copper Mine Passage

Fort Wayne, IN, 46845

Highlights

- Hometown is the 3rd fastest-growing municipality in Indiana
- Population increased 73% since 2010
- Over 2,500 residential lots proposed or approved to be built
- Coppermine Passage access to 1,200 new homes
- 300+ apartments proposed behind the Shops at Copper Creek.
- Northwest Allen County Schools (NACS) supports growth with 8 elementary scheduled to open in 2026
- High traffic counts: 23,321 VPD; median household income of \$142,893
- Lots #2 & #4 available for sale & Build-to-suit

Available SF For Lease 1,500 - 15,000 SF

Lease Rate Contact Broker

Sale Price Contact Broker

Build-to-Suit Sites Lot 2- 1 AC

Lot 4 & 5 - 1.4 AC



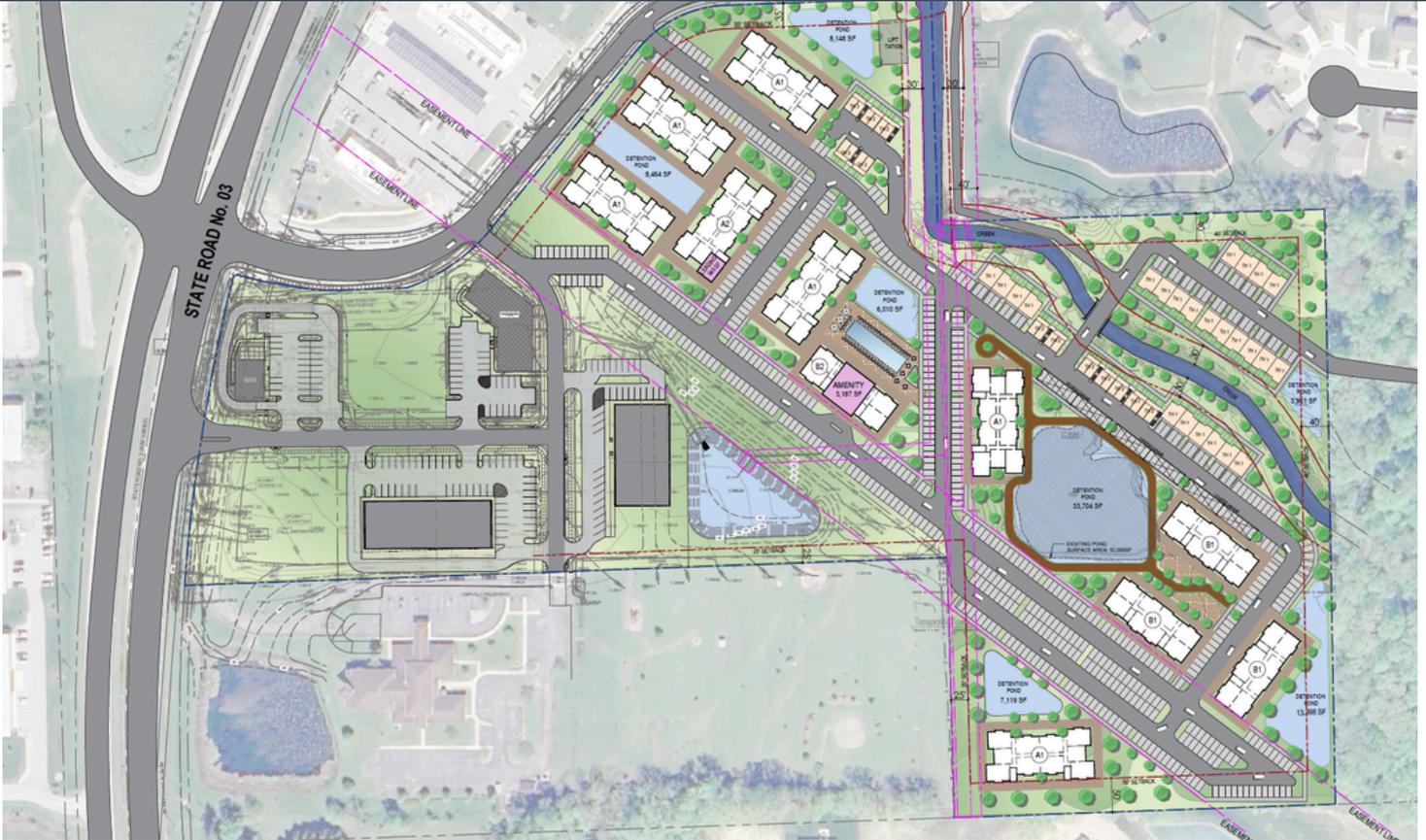
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Site Plan

1955 Copper Mine Passage, Fort Wayne, IN 46845



East of Shops at Copper Creek



Shops at Copper Creek newest site plan; includes additional vacant lots available for sale. Contact Broker.

Renderings

1955 Copper Mine Passage, Fort Wayne, IN 46845



Rendering of retail exterior, Shops at Copper Creek



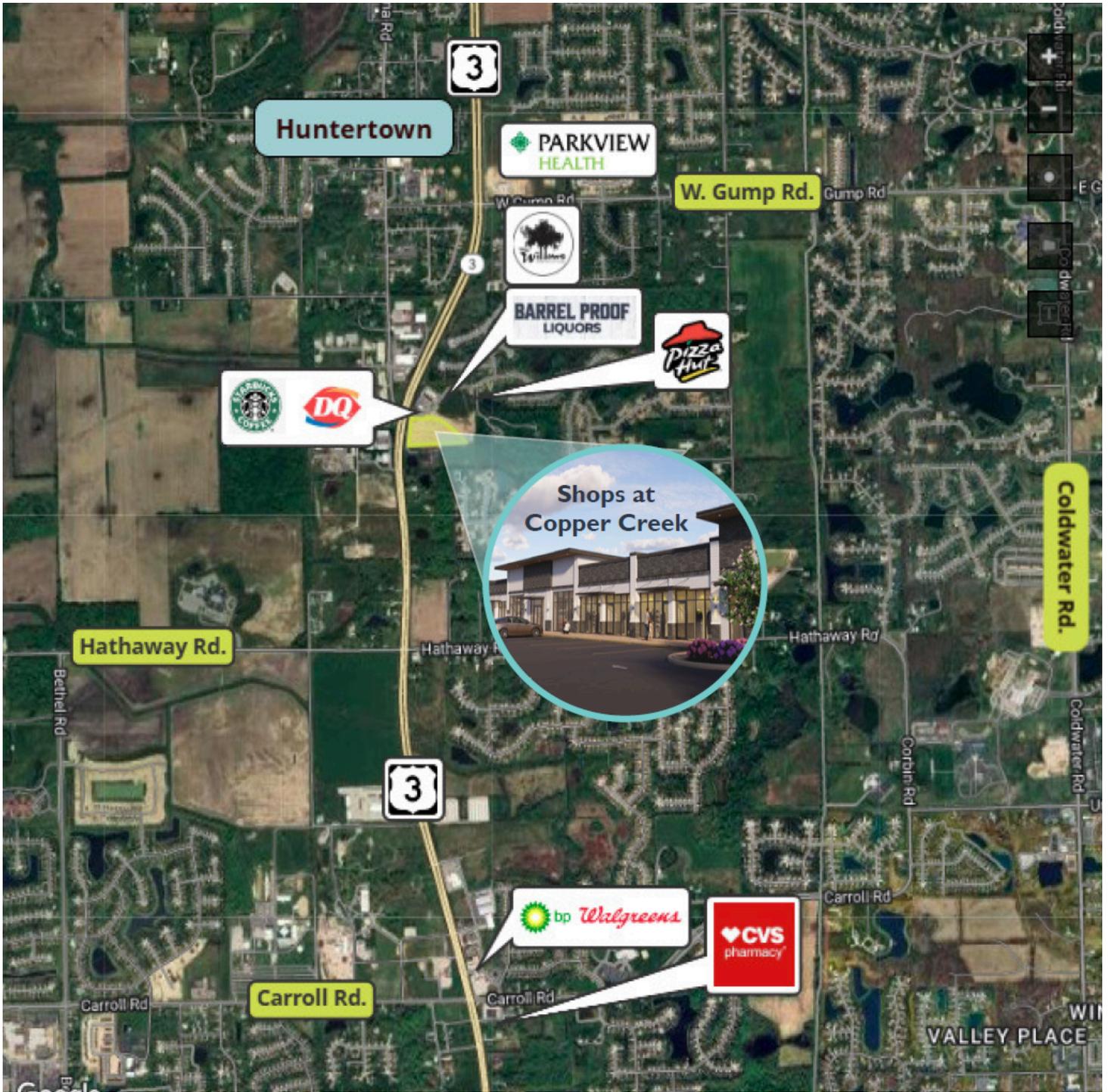
Rendering of retail exterior, Shops at Copper Creek

Development Overview

This new multi-tenant retail development offers high visibility and convenient access within a high-growth, high-income trade corridor along Huntertown's State Rd. 3 (Lima Rd.). The center will feature a drive-thru on the east endcap and serve an area with above-average household income and educational attainment, making it attractive for continued retail expansion. Development requires 50% pre-leasing of the total 15,000 SF, with suites available from 1,500 – 15,000 SF for lease.

Area Map

1955 Copper Mine Passage, Fort Wayne, IN 46845



Property Details

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Property Information

Property Type	Retail Center
Property Subtype	Multi-tenant
Status	Required 50% Pre-Leasing
Zoning	C-3
Development Size	10 Acres
APN #	02-02-20-100-011.001-057
Site Condition	Development ready
Traffic Count	23,800 VPD / Lima Rd (SR 3)

Building Information

Building Size	15,000 SF
Building Class	Class A
Year Built	2025
Number of Floors	1
Construction Status	Available for Tenant finishes Q3, 2025
Floor	4" Concrete
Drive-thru Capability	Both End-caps available

Parking & Signage

Parking Type	Surface
# of Parking Spots	Ample Spaces
Signage	Pylon on Lima Road, Copper Creek Passage and on building



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