



FOR **LEASE** RETAIL
PROPERTY



1201 W. State Blvd.
Fort Wayne, IN 46808

Space Available At West State Plaza

About The Property

- Kroger anchored shopping center
- Located at signalized intersection of W. State Blvd. and St. Mary's Ave.
- 3,182 SF freestanding bank with drive-thru off St. Mary's Ave.
- 3,000 SF medical/office with separate parking within plaza
- 5,000 SF recently vacated flex space
- 13,500 VPD
- Pylon signage available
- Close proximity to interstate
- Lease rate: \$6.00 - \$11.00 SF/yr NNN



the
Zacher
company

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

PROPERTY INFORMATION

SPACE AVAILABLE AT WEST STATE PLAZA

BUILDING LOCATION/SIZE/ZONING

Street Address	1201 W. State Blvd.
City, State, Zip	Fort Wayne, IN 46808
Total Building Size	94,924 SF
Site Acreage	8.3 Acres
Zoning	C2/Limited Commercial

BUILDING DATA

Date of Construction	1988
Site Frontage	636'
Site Depth	575'
Heat & A/C	Central
Fire Suppression	Fully Sprinklered

POPULATION DEMOGRAPHICS

1 Mile	12,533
3 Miles	69,815
5 Miles	167,870

TRANSPORTATION/PARKING

Traffic Counts	West State Plaza - 13,500 VPD
Distance to Interstate	Approx. 2.5 Miles - I-69
Parking Spaces	485

UTILITIES

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

NOTABLE TENANTS

Kroger	Pizza Hut
Rent A Center	
Dollar Tree	

PRICE/AVAILABILITY

Available Space	Size
Suite 3	5,000 SF
Suite 4	3,000 SF
2201 St. Mary's Ave. (Suite 6)	3,182 SF
Lease Rate	\$6.00 - 11.00 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

PROPERTY TAXES

Parcel Number	02-07-34-426-001.000-074
Assessment: Land	\$622,400
Improvements	\$4,257,100
Total Assessment	\$4,879,500
Annual Taxes	\$133,332.60 (\$1.40/SF)
Tax Year	2025 Payable 2026

AVAILABLE SPACE DESCRIPTIONS

2201 St. Mary's Ave. (Suite 6) - Former bank that includes a lobby area, several private offices, kitchenette, 2 drive-thru lanes, and dedicated parking
 Suite 3 - 5,000 SF in-line flex space with an (8' x 8') drive-in door, one restroom and one utility sink, 11'9" ceiling clear height, floor drains, and hanging gas heat
 Suite 4 - Waiting/reception area, 7 exam rooms, 3 offices, storage room, lab room, and 3 restrooms



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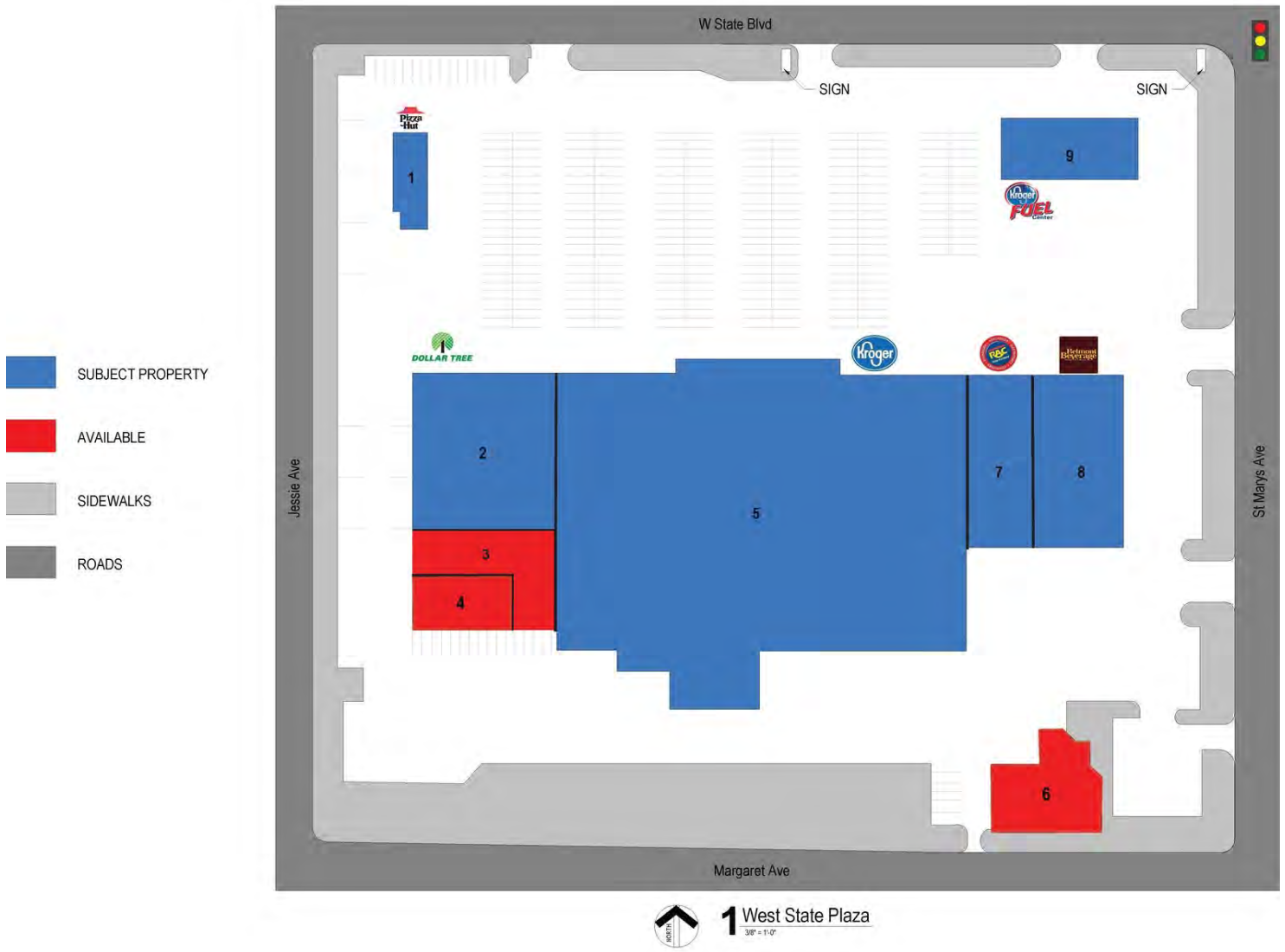
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SITE PLAN

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2201 ST. MARY'S AVE. (SUITE 6)

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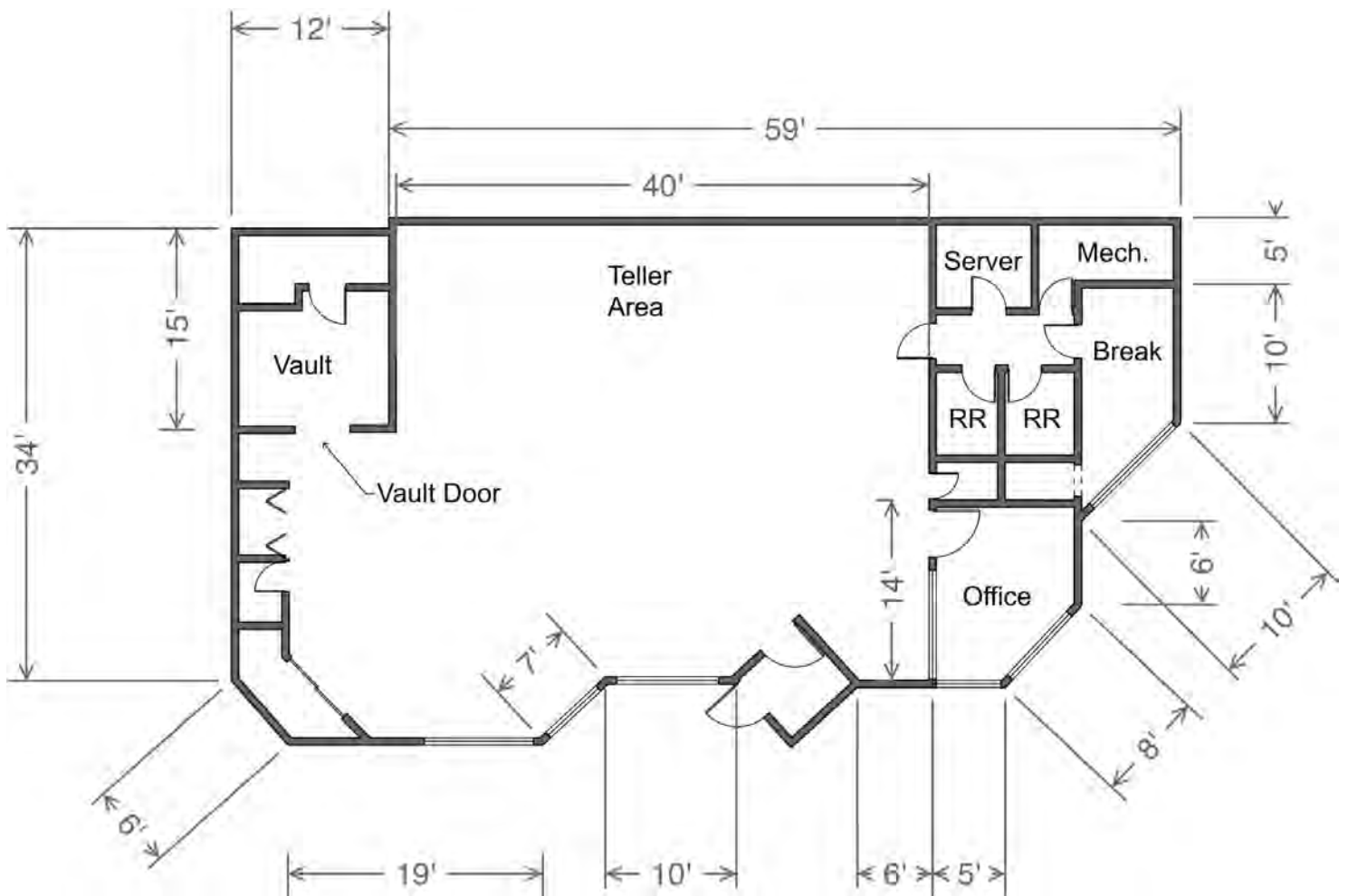
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2201 ST. MARY'S AVE. FLOOR PLAN

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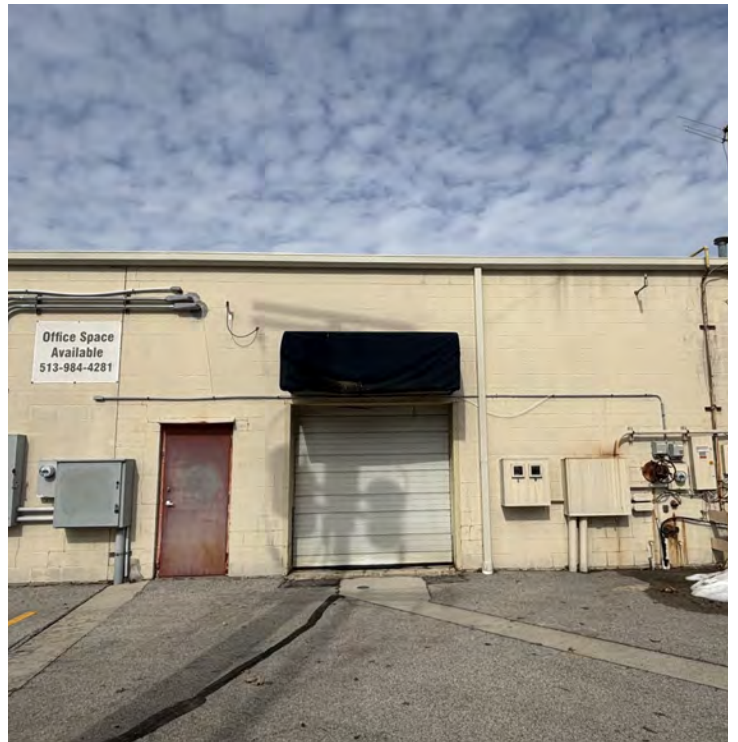
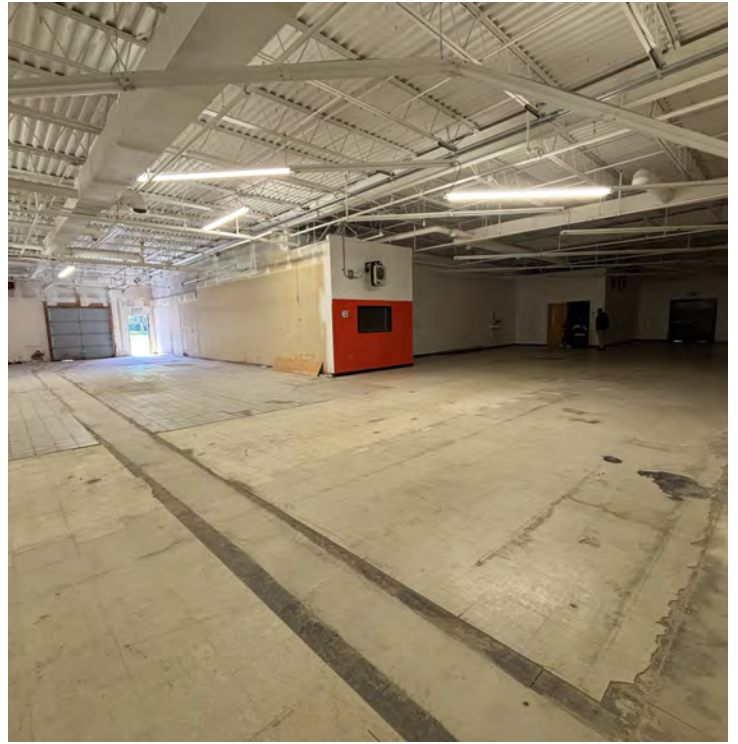
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SUITE 3

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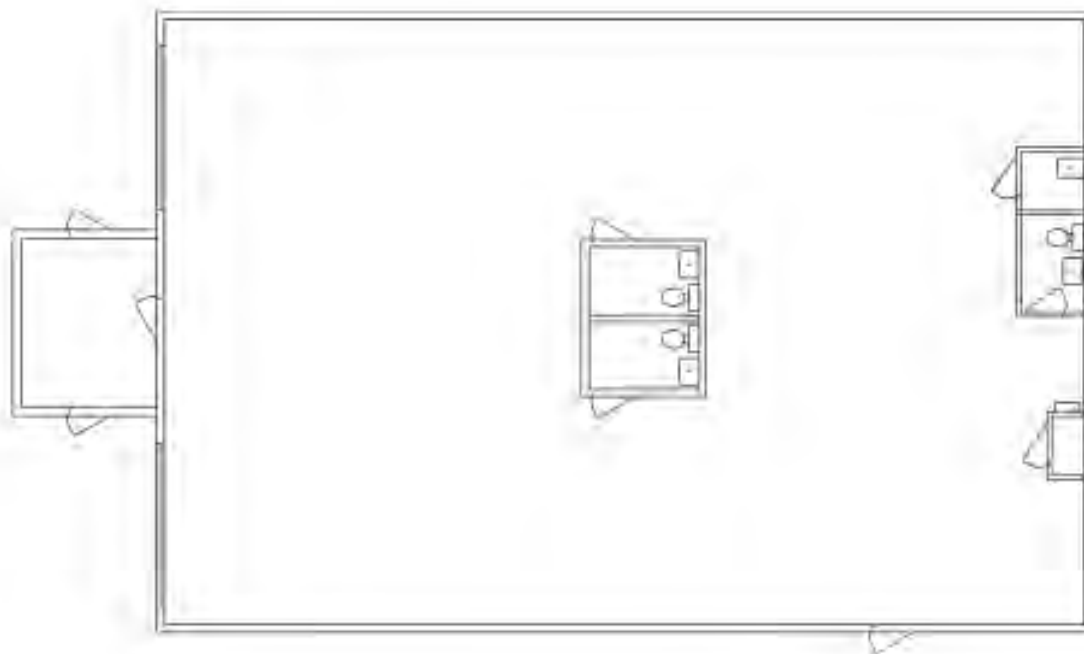
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SUITE 4

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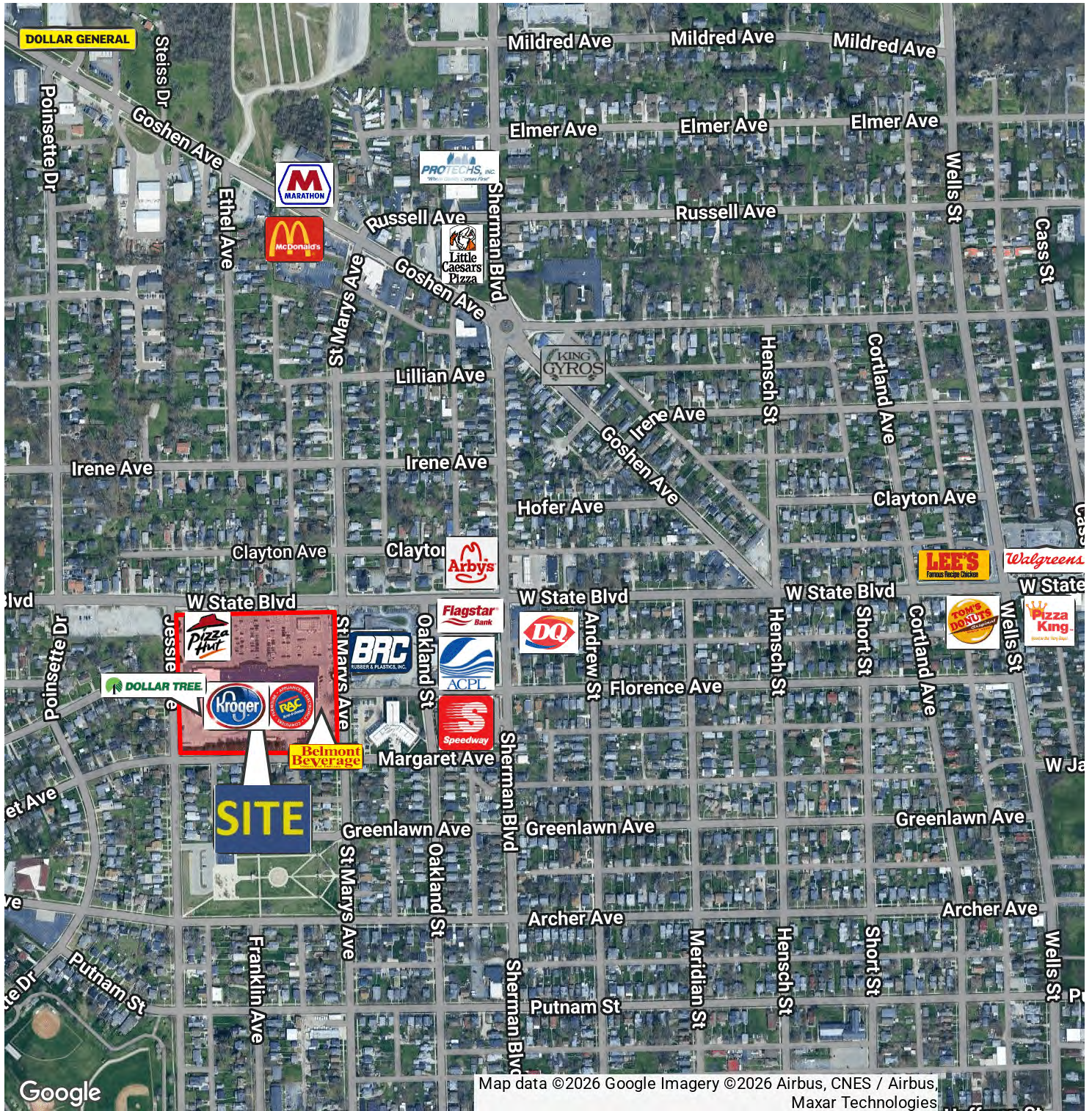
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RETAILER MAP

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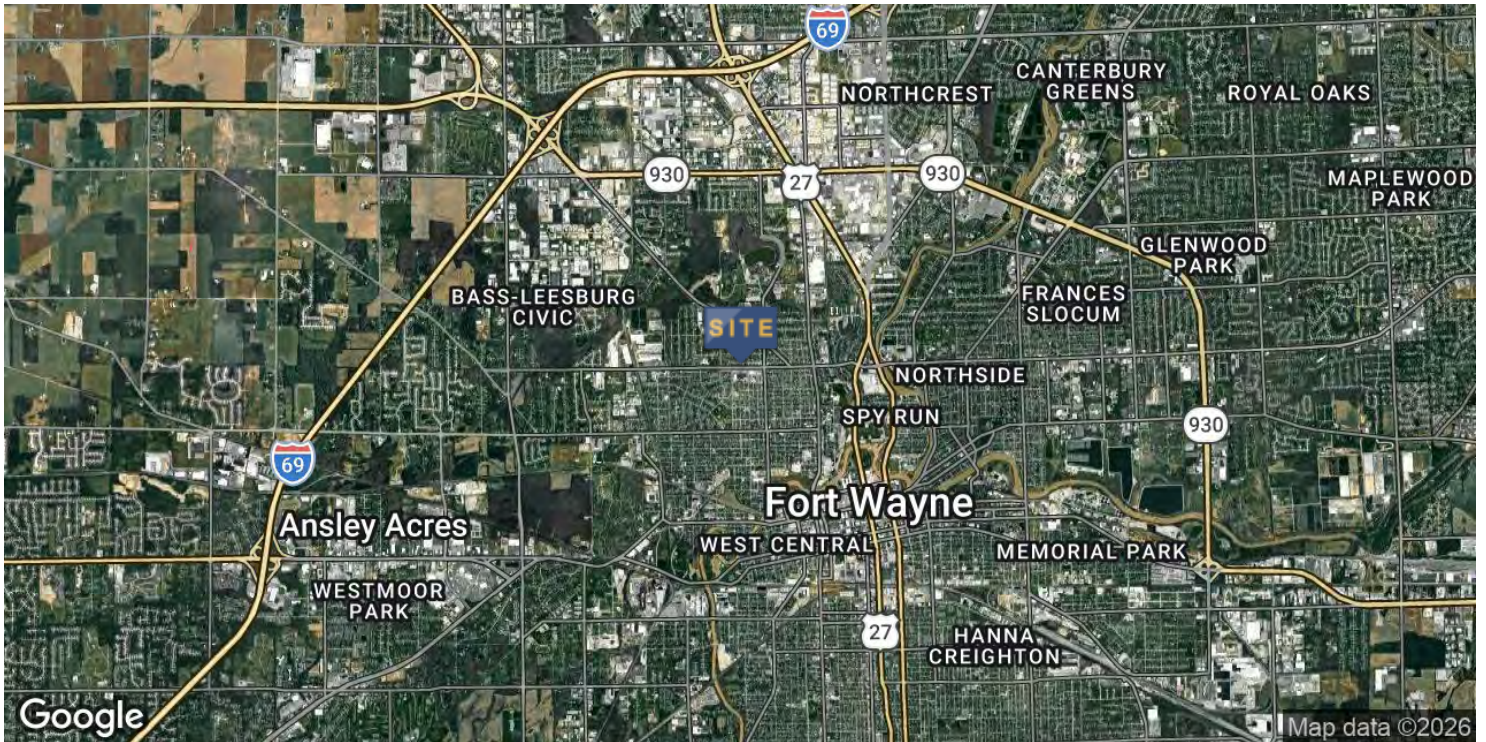
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LOCATION MAP

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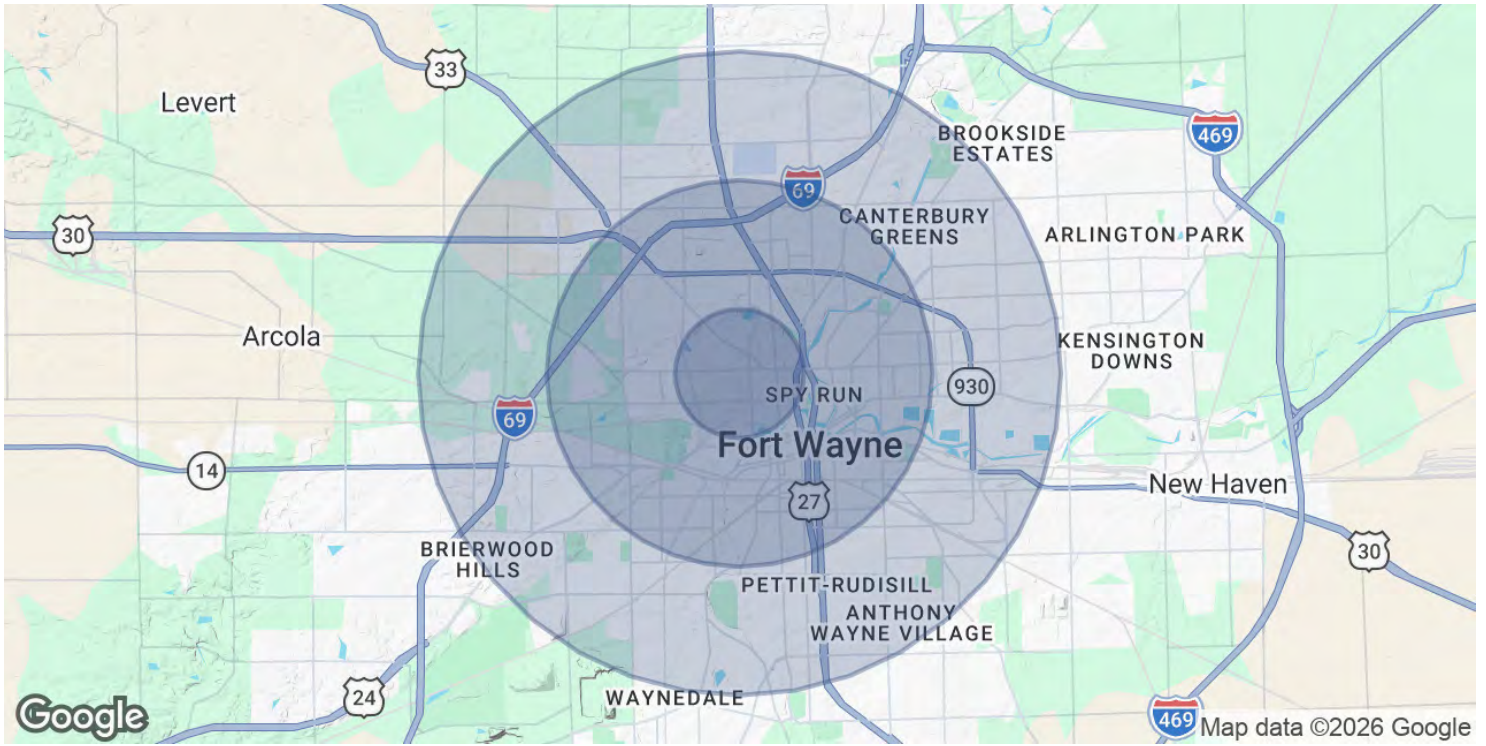
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,533	69,815	167,870
Average Age	36	37	37
Average Age (Male)	36	36	36
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,329	29,999	69,458
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$57,918	\$62,421	\$67,849
Average House Value	\$122,851	\$154,746	\$160,880

2020 American Community Survey (ACS)



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