



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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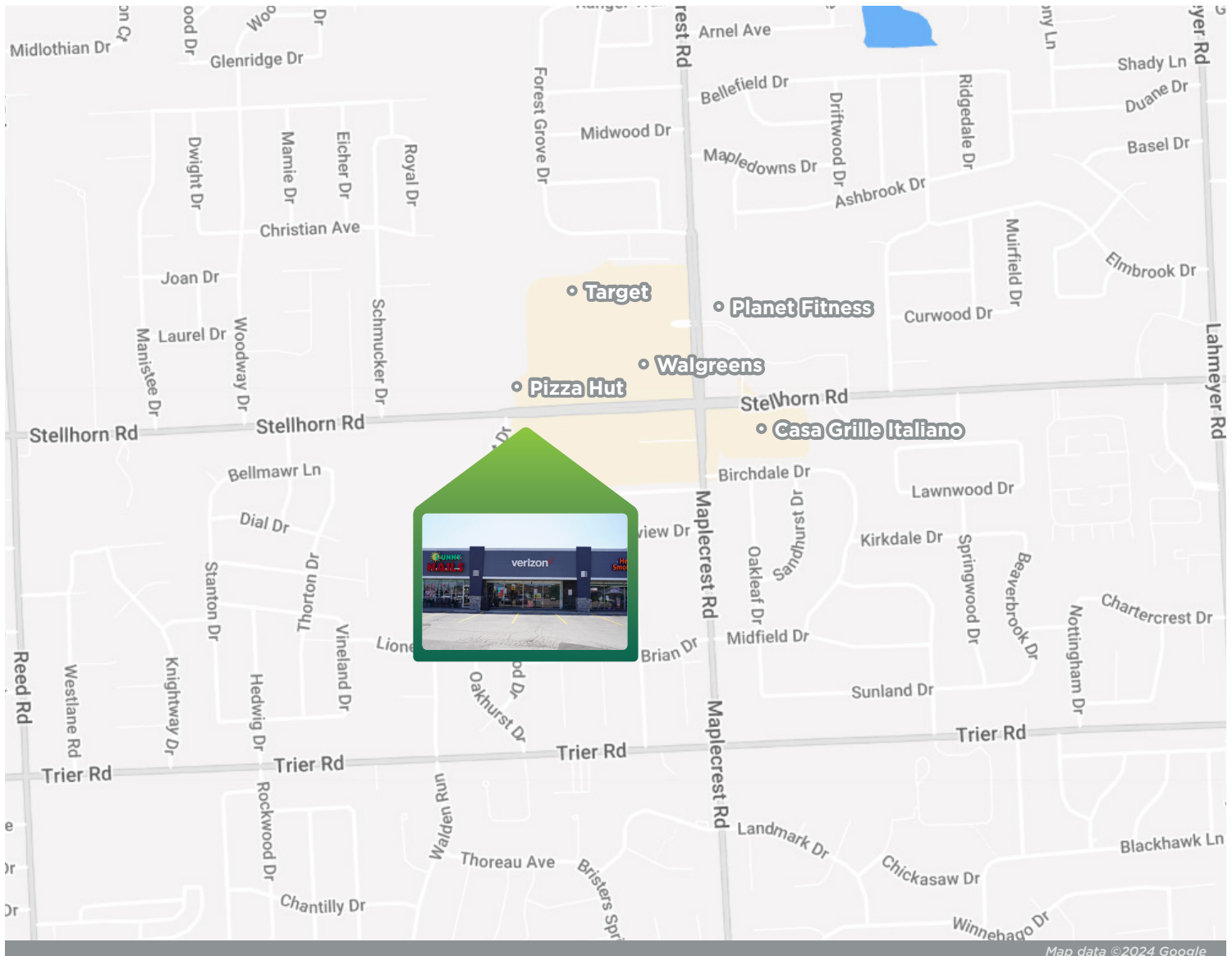
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Map data ©2024 Google

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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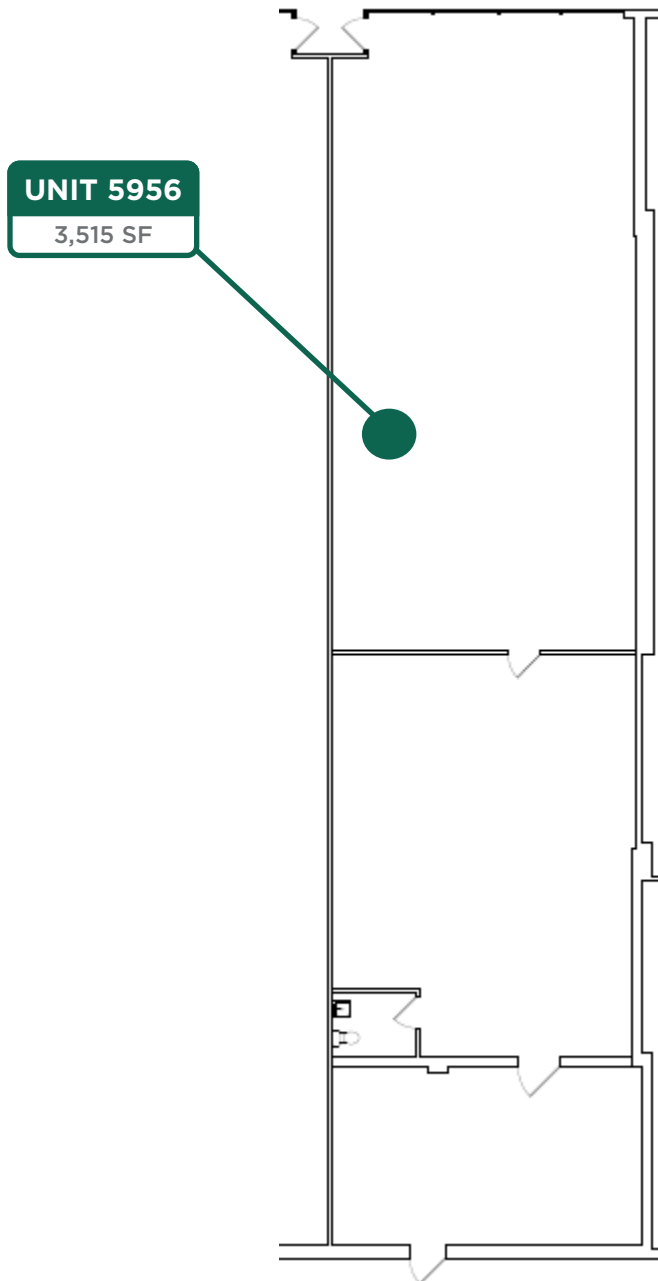
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Available Unit

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

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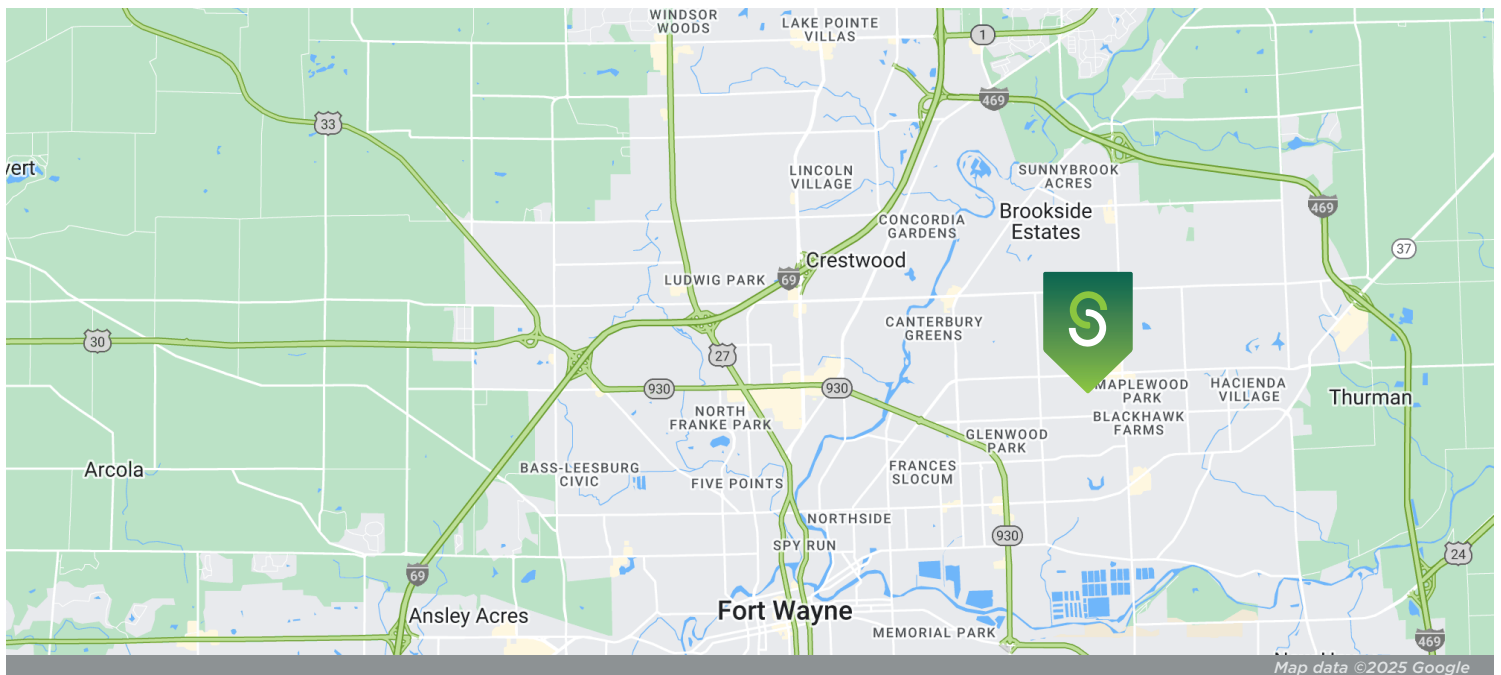
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PROPERTY INFORMATION

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
2023 Tax/Payable 2024	\$35,530.64



LEASE INFORMATION

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

RESPONSIBLE PARTIES

Utilities	Tenant	
Lawn & Snow	Tenant	
Property Taxes	Tenant	\$2.61/SF
Property Insurance	Tenant	\$0.33/SF
Maintenance & Repairs	Tenant	
Common Area	Tenant	\$2.08/SF
Roof & Structure	Landlord	
Janitorial	Tenant	

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

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

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

ADDITIONAL INFORMATION

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

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About Fort Wayne

As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, Indiana has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent **unemployment rate under 3%**.

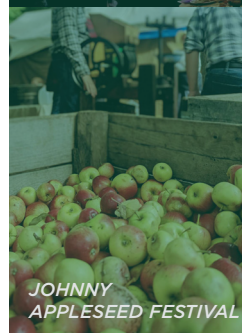
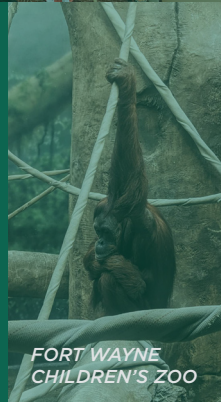
The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

With its **low cost of living and idyllic neighborhoods**, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.





Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



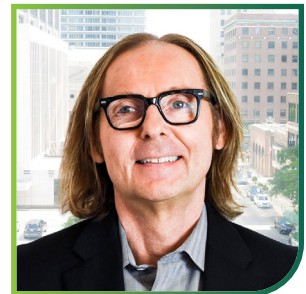
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Maintenance Management

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.



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TI-Source.com

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Sturges Development

260 426 9800

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