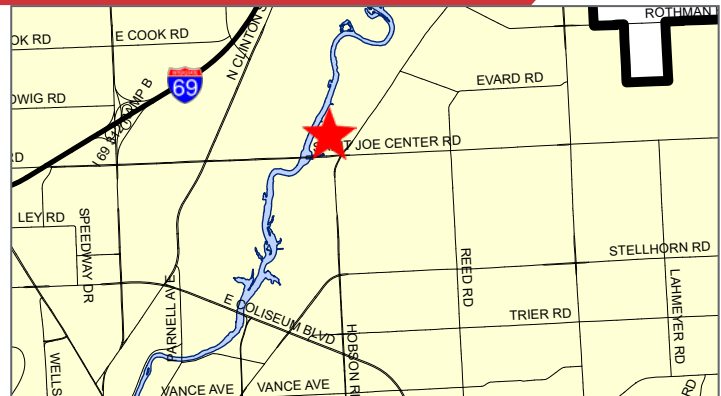




Marketplace of Canterbury

5629-5753 St. Joe Road, Fort Wayne, IN 46835

- Ideal for office or retail users
- Unit 5723 is a former barber shop
- Located at the southwest corner of St. Joe Center Road and St. Joe Road with one main entrance from each
- High demographics and traffic counts of 22,530 VPD
- **ATM land for lease**



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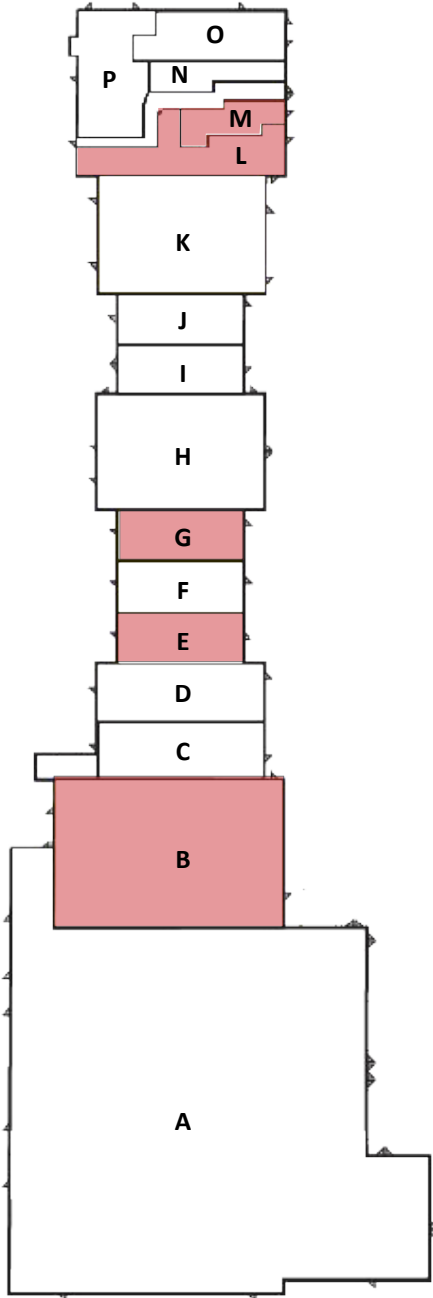
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General Property Information			
Name	Marketplace of Canterbury	Parcel Number	02-08-19-226-004.000-072 02-08-19-227-009.000-072 02-08-19-227-010.000-072 02-08-19-227-011.000-072
Address	5629-5753 St. Joe Road	Total Building SF	89,650 SF
City, State, Zip	Fort Wayne, IN 46835	Acreage	12.43 AC
County	Allen	Year Built	1972
Township	St. Joseph	Zoning	NC
Parking	Paved surface	Parking Spaces	Ample
Property Features			
Construction Type	Wood frame	Number of Floors	1
Restrooms	In every unit	Sprinklers	Select units
Heating	Gas forced	Air Conditioning	Central
Signage	Pylon, store front		
Utilities		Major Roads	
Electric	I&M	Nearest Interstate	I-69— 2 miles
Gas	NIPSCO	Nearest Highway	SR 930— 1.7 miles
Water/Sewer	City of Fort Wayne		
Lease Information			
Unit	Square Feet	Lease Rate	Lease Type & Length
5655	7,655 SF	\$8.00/SF/YR	NNN 3-5 years
5715	1,375 SF	\$13.50/SF/YR	NNN 3-5 years
5723	1,475 SF (former barber shop)	\$13.50/SF/YR	NNN 3-5 years
5749*	1,000 SF	\$1,500/MO	Full Service 3-5 years
5751-D*	900 SF (available 12/1/24)	\$1,500/MO	Full Service 3-5 years
ATM	0.46 AC	\$1,500/MO + utilities	3-5 years
*Units 5749 & 5751-D can be combined for 1,900 SF			
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
CAM/Tax/Ins.	\$2.25/SF	Tenant	
Maint/Repairs		Tenant	
Roof/Structure		Landlord	
Utilities	Separately metered	Tenant	
Total Expenses	\$2.25/SF		

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SPACE	UNIT	TENANT
A	5629	Piere's
B	5655	AVAILABLE - 7,655 SF
C	5703	Nessma Hooka & Coffee Lounge
D	5709	Mexican Restaurant
E	5715	AVAILABLE - 1,375 SF
F	5719	Bodi Language
G	5723	AVAILABLE - 1,475 SF
H	5731	Peanuts Food & Spirits
I	5731	Peanuts Food & Spirits
J	5741	Pullers Pub
K	5745	Magik Sing Karaoke Bar
L	5749	AVAILABLE - 1,000 SF
M	5751-D	AVAILABLE - 900 SF
N	5751-A	Studio 405 Hair Design
O	5759	Subway
P	5755	Halal Eats
ATM Land	0.46 AC	AVAILABLE - 0.46 AC

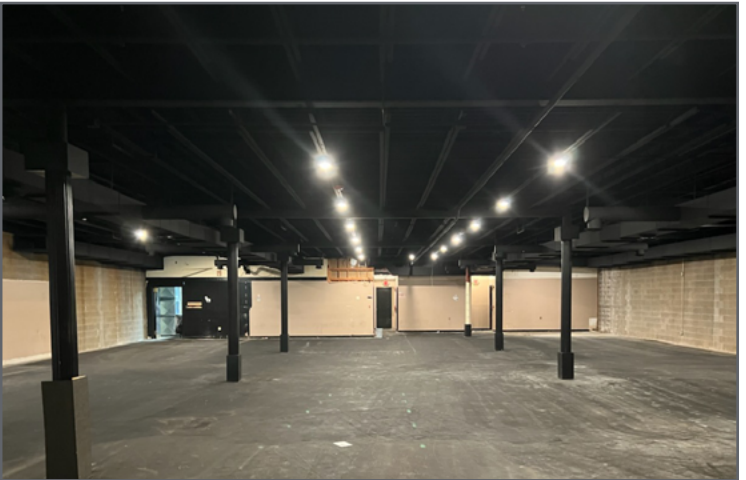
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Unit 5655
7,655 SF



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Unit 5715 - 1,375 Rentable SF

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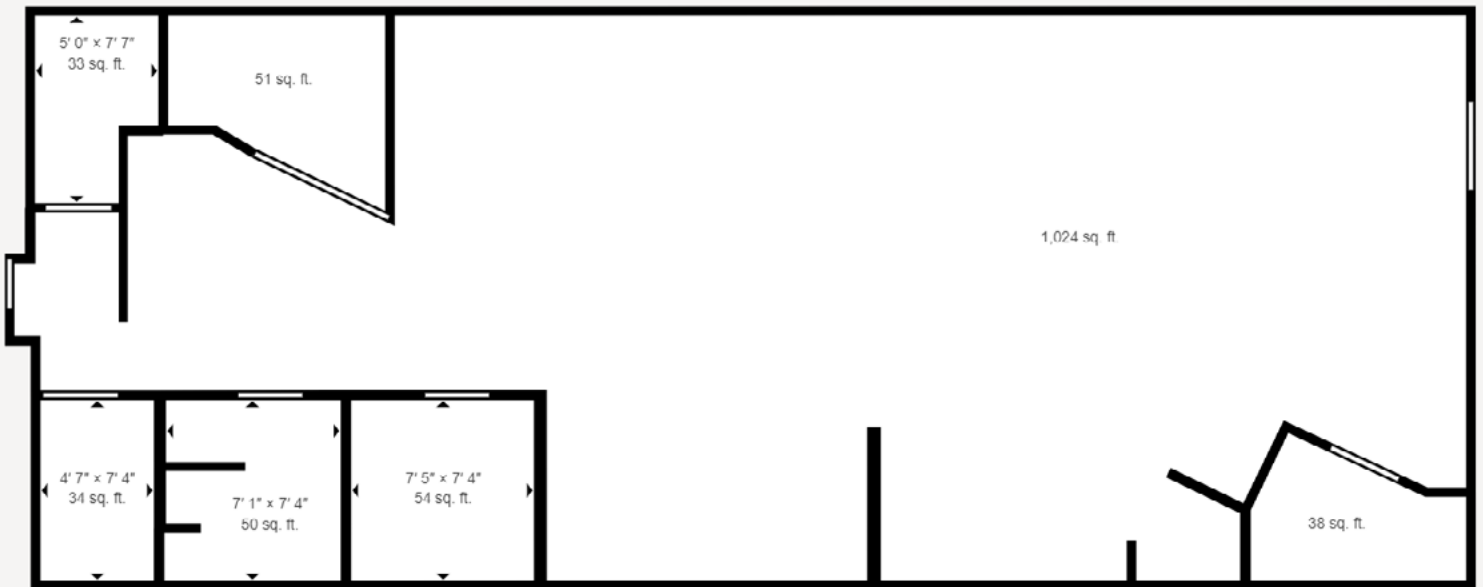
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Unit 5723 - 1,475 Rentable SF

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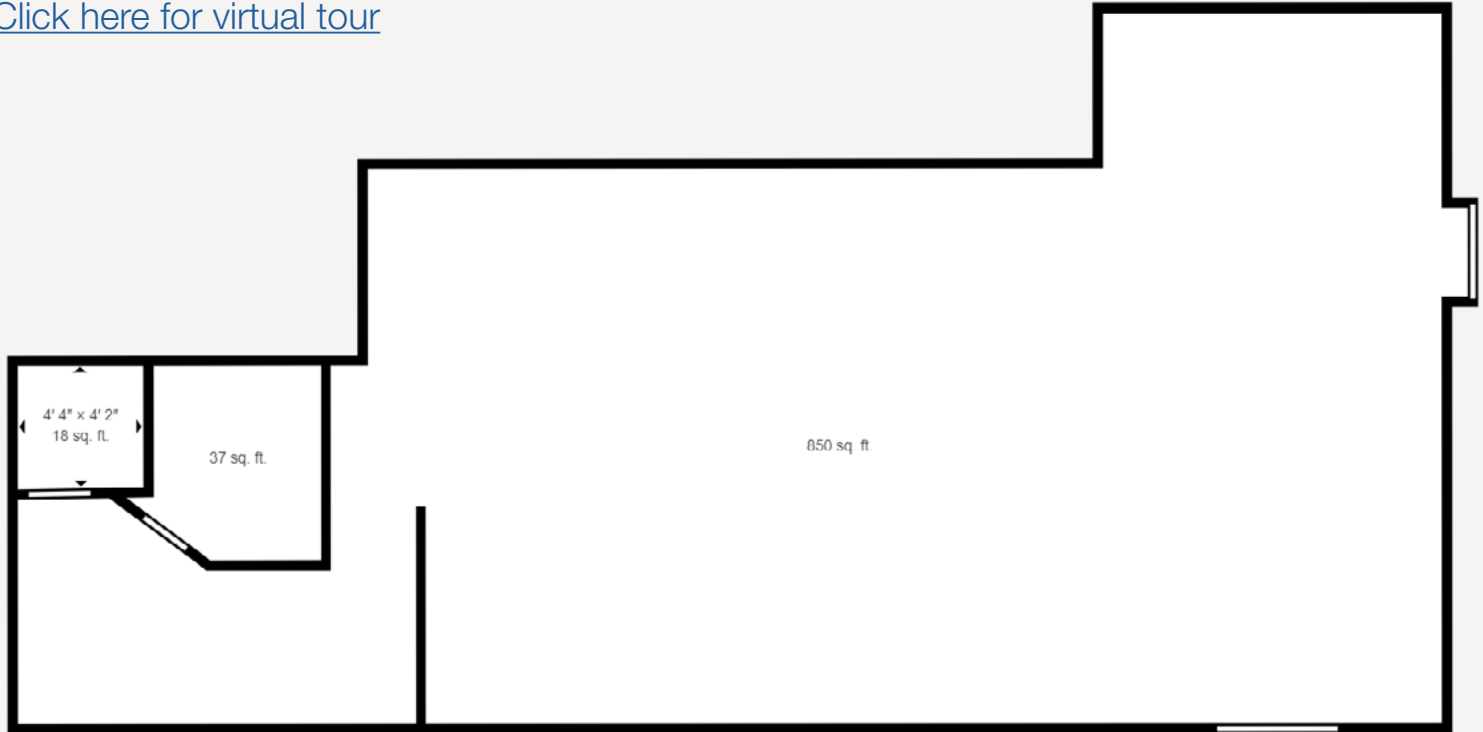
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Unit 5749 - 1,000 Rentable SF

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Photos coming soon

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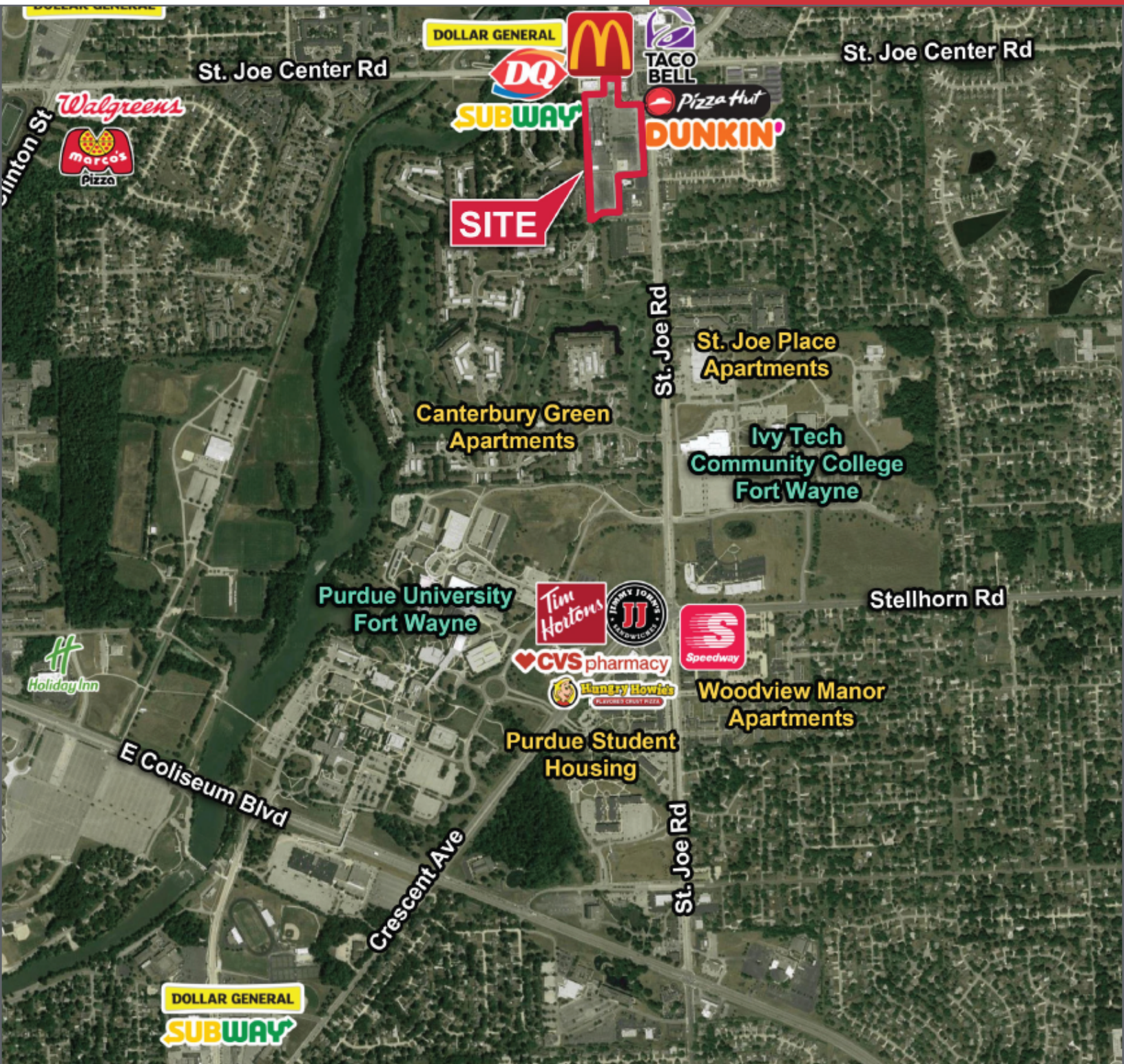
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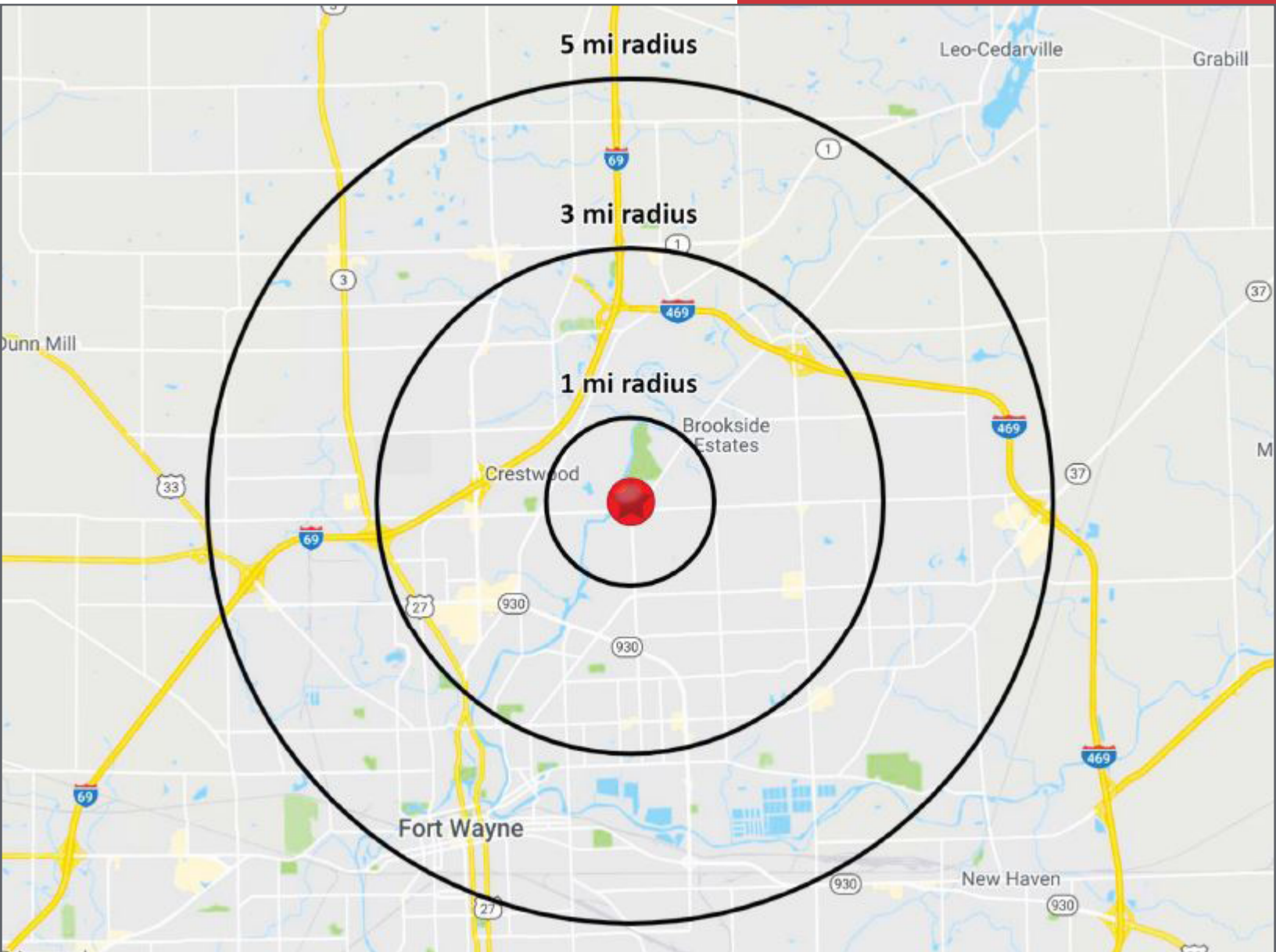
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Demographics	1 Mile	3 Miles	5 Miles
Population	10,761	77,232	174,341
Households	5,381	32,912	72,253
Average Household Income	\$50,884	\$63,168	\$68,651
Average Daily Traffic Count	22,530 VPD - St. Joe Center and St. Joe Roads		

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