

## End Cap Unit with Drive Thru



## Washington Square

5925-6131 N. Clinton Street, Fort Wayne, IN 46825

### Property Features

Claim your space in one of north Fort Wayne's popular shopping centers along a busy retail corridor. Located on the northwest corner of Washington Center and North Clinton, this center boasts easy access from three entrances, high visibility, strong demographics, and competitive lease rates.

- Excluded uses: Barber Shop, Vape/Smoke Shop, Tattoo
- National Tenants include: Chase Bank, Dollar General, H&R Block & State Farm.
- Great location, close proximity to residential areas, schools and high traffic counts on North Clinton Street and Washington Center Road 24,069 VPD combined.

BUILDING SIZE: 78,225 SF

AVAILABLE: UNIT 5925 - 2,600 SF

ZONING: C-2

LEASE RATE: \$17.00 PSF NNN

200 E. Main Street, Suite 580  
Fort Wayne, IN 46802 USA  
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[www.naihb.com](http://www.naihb.com)

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## General Property Information

<b>Name</b>	Washington Square	<b>Parcel Number</b>	02-07-13-476-002.000-073
<b>Address</b>	5925-6131 N. Clinton St.	<b>Total Building SF</b>	78,225 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46825	<b>Acreage</b>	9.36 AC
<b>County</b>	Allen	<b>Year Built</b>	1971
<b>Township</b>	Washington	<b>Zoning</b>	C-2
<b>Parking</b>	Asphalt	<b>Parking Spaces</b>	+/- 400 Striped spaces

## Property Features

<b>Construction Type</b>	Steel frame / block / brick	<b>Number of Floors</b>	One
<b>Roof</b>	Flat	<b>Foundation</b>	Slab
<b>Lighting</b>	Fluorescent	<b>Sprinklers</b>	No
<b>Electrical</b>	Standard	<b>Restrooms</b>	At least one in every unit
<b>Heating</b>	Gas forced air	<b>Central Air</b>	Central Air
<b>Signage</b>	Pylon / Store front		

## Utilities

<b>Electric</b>	AEP
<b>Gas</b>	NIPSCO
<b>Water/Sewer</b>	City of Fort Wayne

## Major Roads

<b>Nearest Interstate</b>	I-69—approx. 2 miles
<b>Nearest Highway</b>	SR 930—approx. 2 miles

## Lease Information

Unit #	Square Feet	Lease Rate	Term
1 (5925)	2,600 SF (available 1/1/26)	\$17.00/SF NNN	3-5 Years

## Expenses

Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
<b>CAM / Ins. / Taxes</b>	\$2.23/PSF	Tenant
<b>Maint./Repairs</b>		Tenant
<b>Utilities</b>		Tenant
<b>Roof /Structure</b>		Landlord

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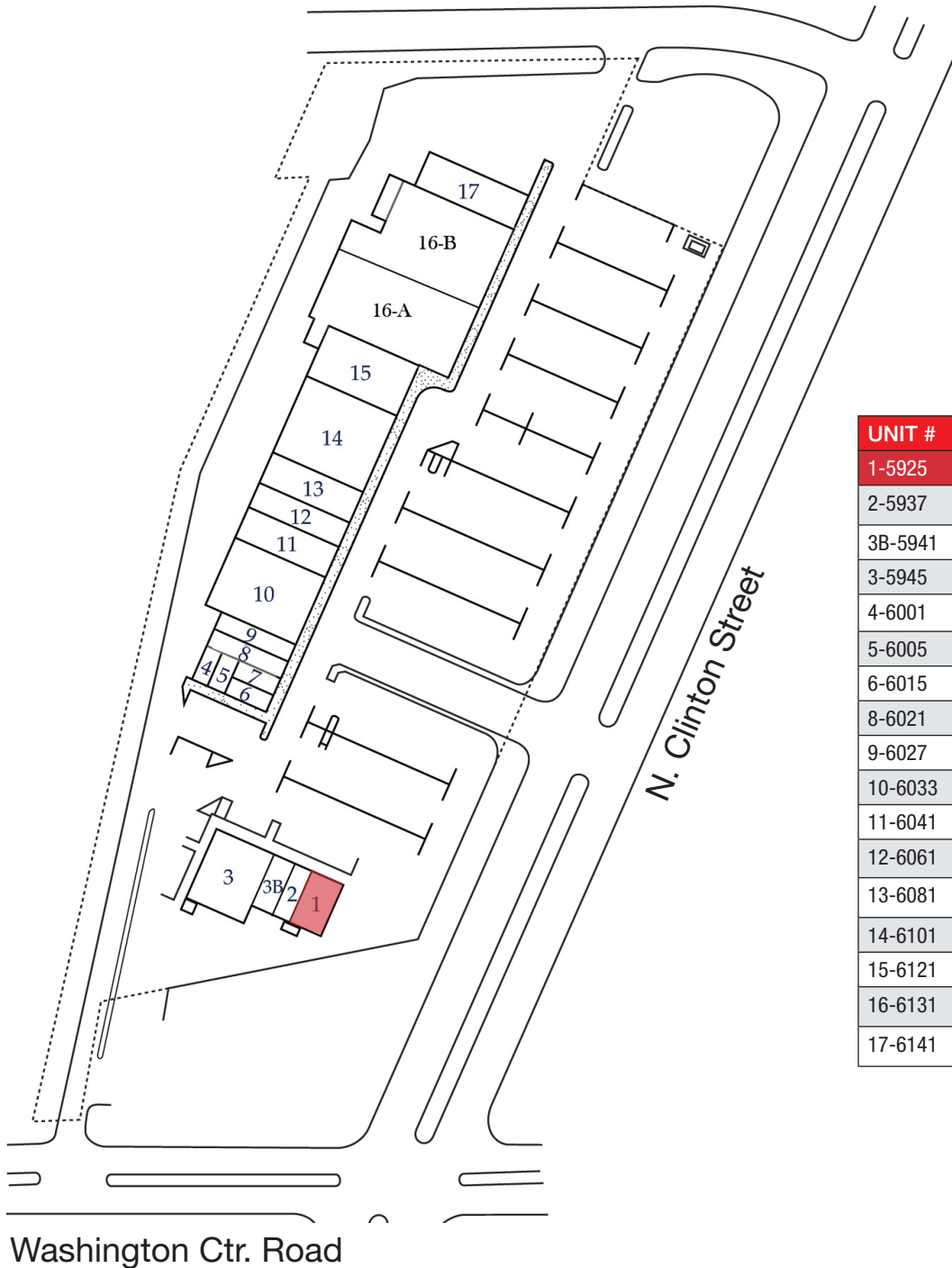
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UNIT #	TENANT	SF
1-5925	AVAILABLE	2,400
2-5937	H&R Block	1,200
3B-5941	A Bark Above	1,200
3-5945	Magadoo Asian Grocery	5,600
4-6001	Cornerstone Insurance	800
5-6005	Sisters Studio	800
6-6015	Paradise Time Service	800
8-6021	Stephen Shannon Jewelers	2,400
9-6027	Uptown Hair	1,600
10-6033	LabCorp	8,505
11-6041	Basche Martial Arts	3,703
12-6061	Corbett Insurance	2,520
13-6081	Gigi's Playhouse	4,172
14-6101	Dollar General Corp.	9,450
15-6121	Jalapenos	6,300
16-6131	Children's Autism Center	18,975
17-6141	Total Quality Logistics	7,800

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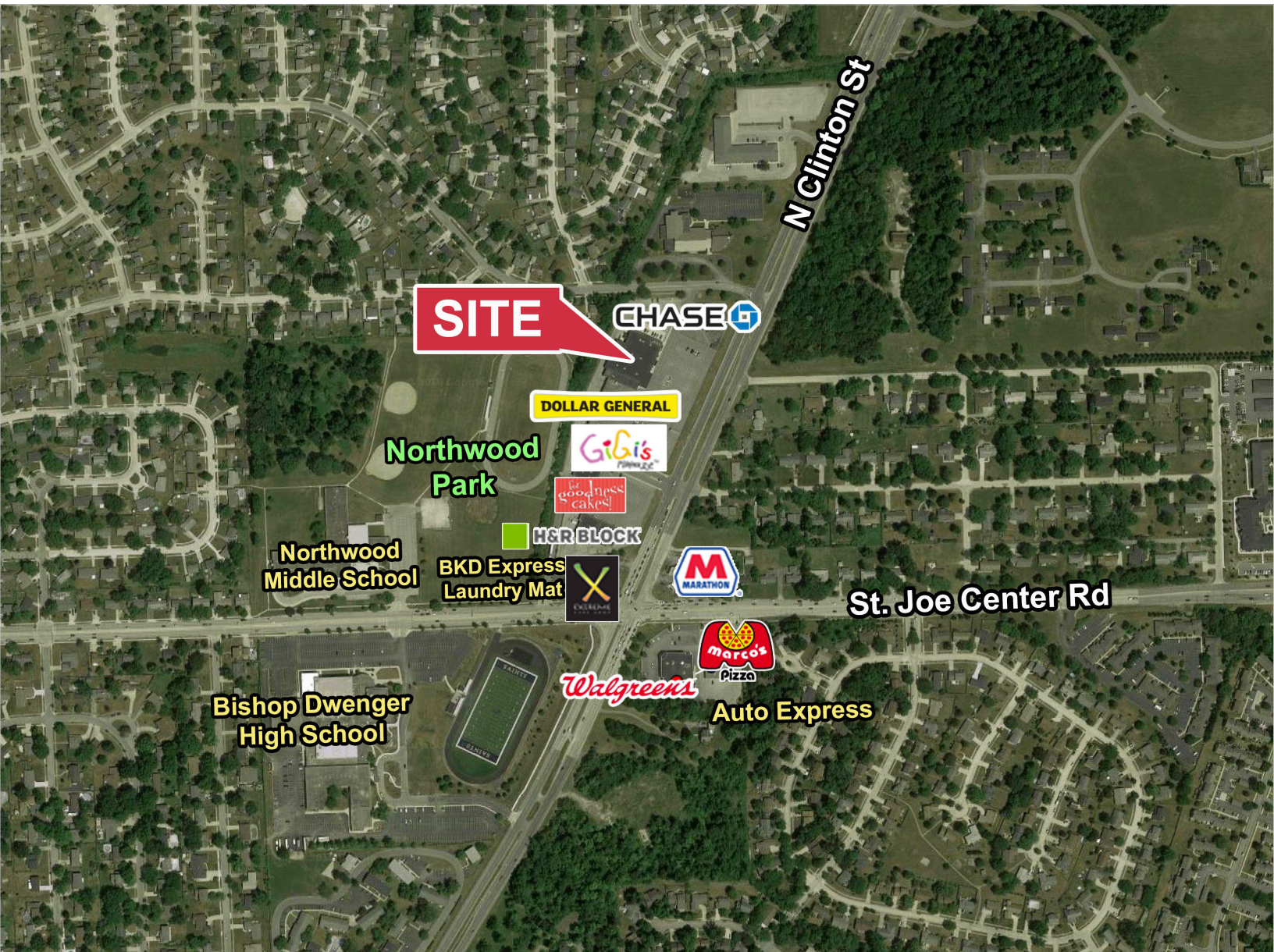
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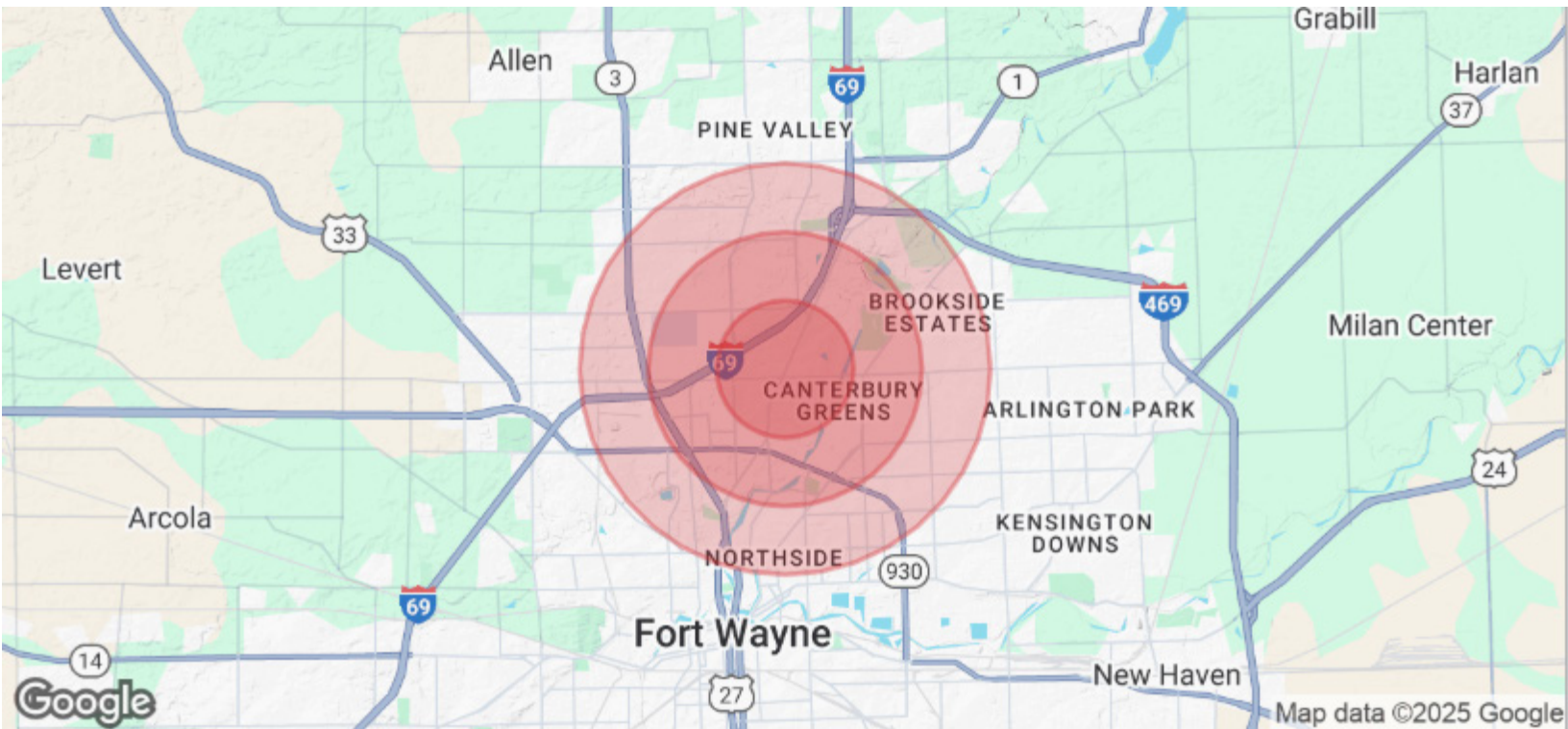
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## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	10,221	30,691	70,285
Average Age	38	38	39
Average Age (Male)	36	36	38
Average Age (Female)	39	39	40

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	4,566	13,225	30,151
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$70,324	\$75,209	\$79,644
Average House Value	\$153,090	\$178,128	\$186,083

Demographics data derived from AlphaMap

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