

LEASE



RETAIL

SHOPS AT COPPER CREEK



1955 COPPER MINE PASSAGE, FORT WAYNE, IN 46845

PROPERTY OVERVIEW

This new multi-tenant retail development will break ground in Q1 2025 and be available for tenant finish by Q3. The development brings high visibility and ease of access to a high growth/income trade corridor in the Huntertown State Rd. 3 (Lima Rd.) area. The center will provide a drive thru on the east endcap. Above average household income and above average education attainment make this an attractive area for additional retail growth.

LOCATION HIGHLIGHTS

- Huntertown's population more than doubled from 2010 to 2020, with over 1,500 single-family homes planned within two years.
- Strong median household income of \$142,893
- \$178M expansion by Northwest Allen County Schools, including a new middle school, to accommodate 600+ projected new students in five years.
- Signalized intersection / High traffic counts: 23,321 VPD
- Build-to-suit lots #2 & #4 available

LEASE RATE \$36.00 SF/YR (NNN)

Available SF:	15,000 SF
Build-to-Suit Sites	Available



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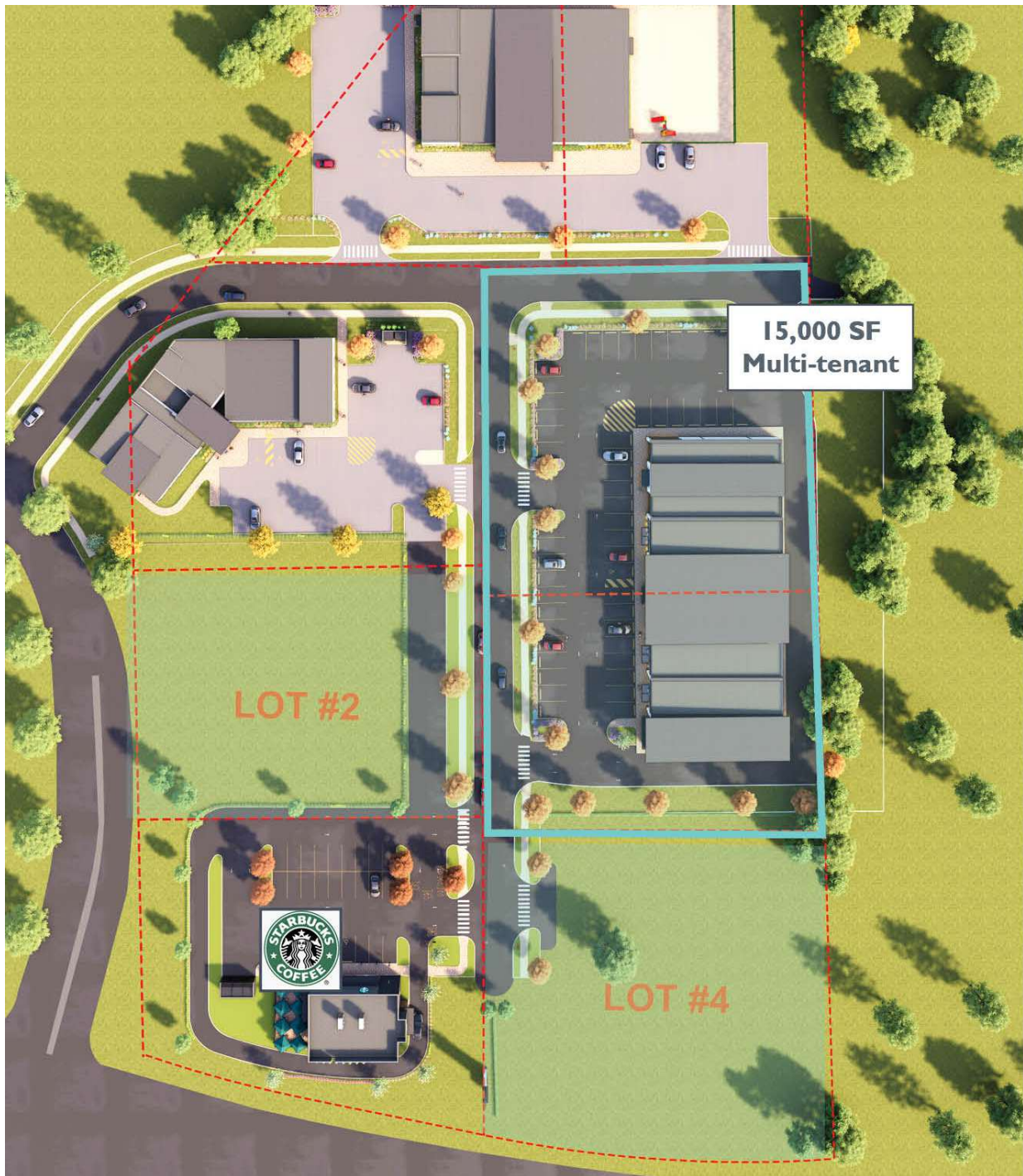
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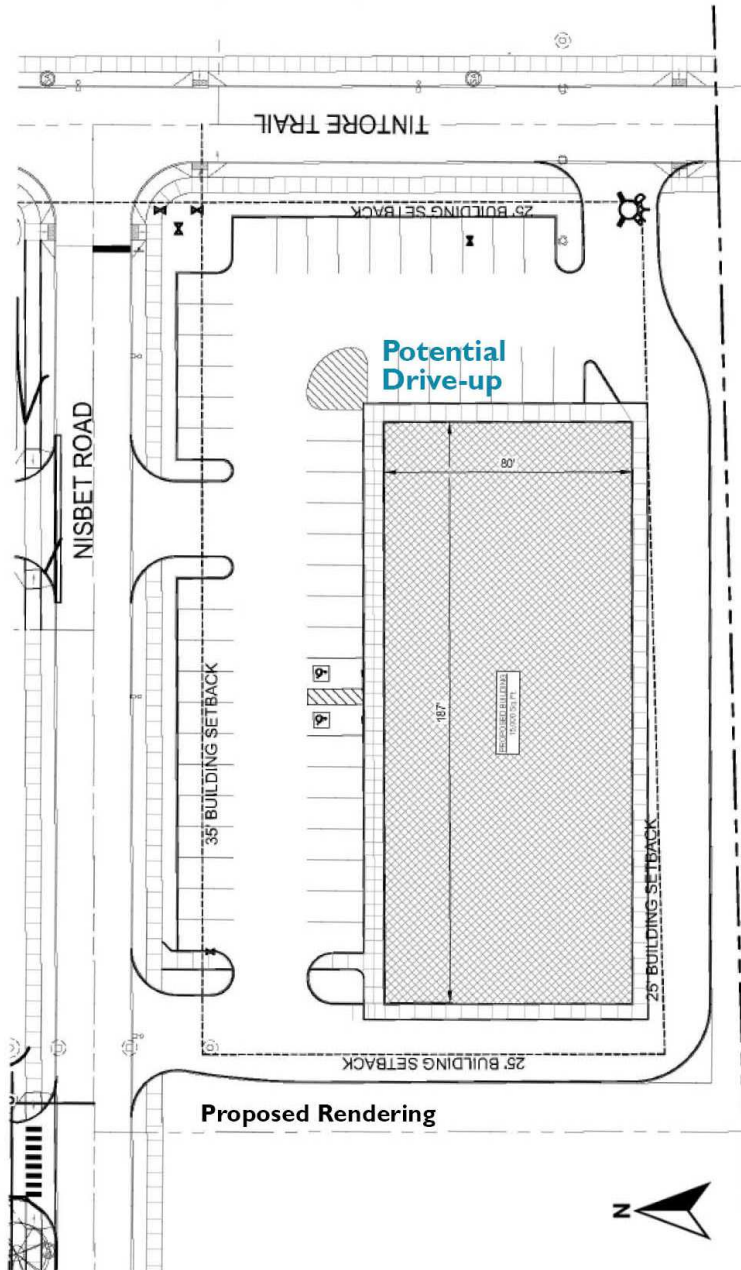


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PROPERTY INFORMATION

Property Type	Retail Center
Property Subtype	Multi-tenant
Site Status	Completion Q3 2025
Zoning	C-3
Development Size - Phase I	10 Acres
APN #	02-02-20-100-011.001-057
Site Condition	Level
Site Accessibility	Excellent
Anchor Tenant	Starbucks
Traffic Count	23,800 VPD / Lima Rd. (SR 3)

BUILDING INFORMATION

Building Size	15,000 SF
Building Class	A
Tenancy	Multiple
Number of Floors	1
Construction Status	Available for Tenant Finishes Q3 2025
Framing	Brick & Wood Frame
Floor	4" Concrete
Drive-Thru Capable	East End-cap
A/C	RTV

PARKING & SIGNAGE

Parking Type	Ample spaces
Signage	Pylon on Lima Rd.



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