

WEST STATE PLAZA

1201 W STATE BLVD, FORT WAYNE, IN 46808



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$5.00 - 10.00 SF/yr (NNN)
Building Size:	90,613 SF
Available SF:	2,607 - 3,000 SF
Lot Size:	8.3 Acres
Number of Units:	2
Year Built:	1987
Zoning:	C-2 (Commercial)

PROPERTY OVERVIEW

Discover prime lease opportunities at West State Plaza! This Kroger-anchored shopping center draws over 1.4 million annual visitors with a high daily traffic count of 14,000 vehicles. With leasing incentives available for qualified tenants, join the national tenant mix of Dollar Tree, Belmont Beverage, Pizza Hut, and Rent-A-Center. West State Plaza has experienced consistent increase in visitor trends year-over-year with the average dwelling time is over 21 minutes. Being the anchor for the dense surrounding residential and the only grocery-anchored center for Downtown, ease of access via State Blvd given access to the city's major areas.

PROPERTY HIGHLIGHTS

- Join West State Plaza, a Kroger anchored shopping center along W State Blvd, with other tenants Dollar Tree, Rent-A-Center, Belmont Beverage, and Pizza Hut.
- Over 1.4 million visitors patronize this popular shopping center annually with consistent increase in use annually.
- Suite 4 - 3,000 SF medical office includes private entrance, 7 exam rooms, 3 offices, 3 restrooms, file room, lab area, and waiting/reception.
- Former Bank - 2,607 SF includes large lobby, private offices, 2 drive-thru lanes, kitchenette, and large parking field.

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PLAZA PHOTOS



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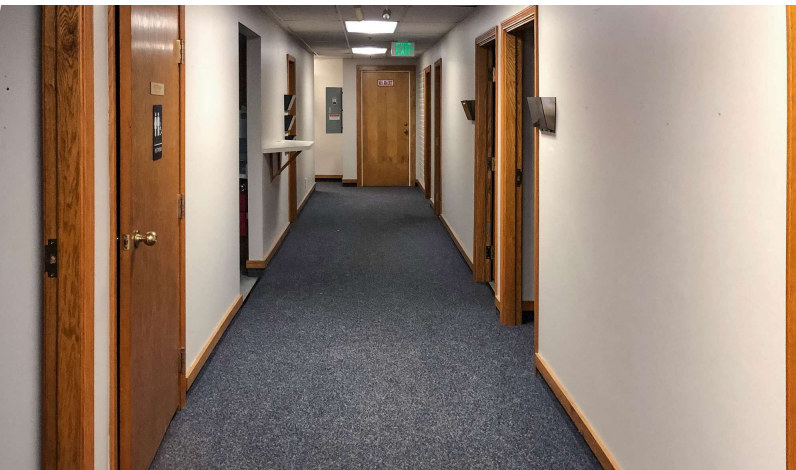
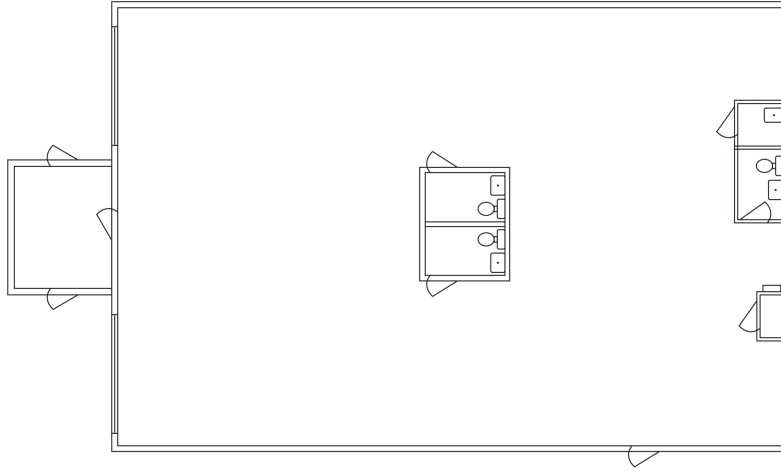
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SUITE 4 | 3,000 SF AVAILABLE



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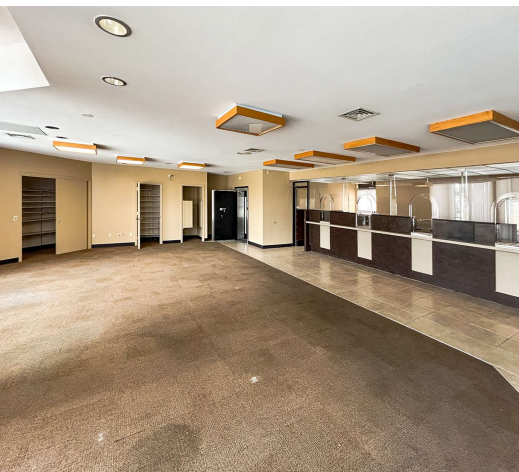
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2201 ST. MARY'S AVE | 2,607 SF AVAILABLE



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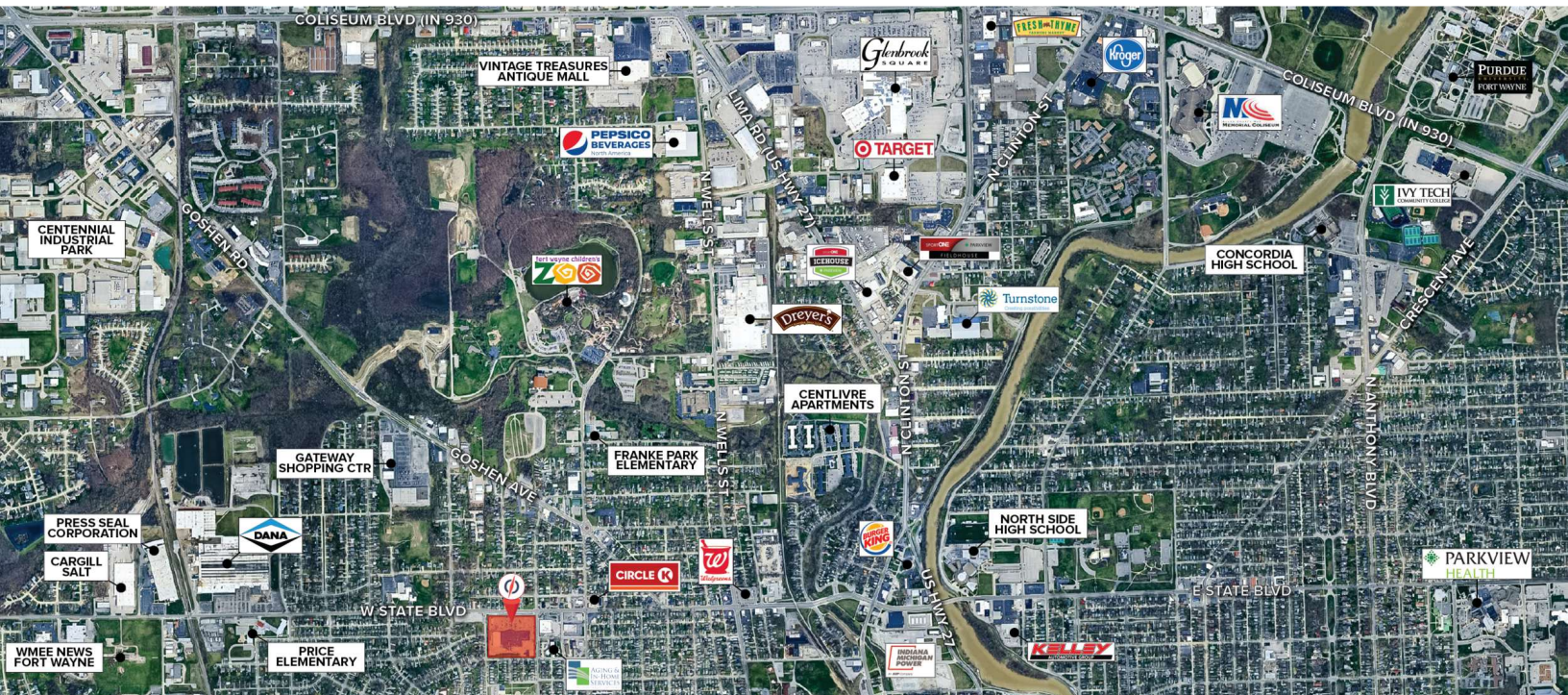
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RETAILER MAP



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PROPERTY DETAILS

LEASE RATE \$5.00 - 10.00 SF/YR
LEASE TYPE TRIPLE NET

LOCATION INFORMATION

Building Name	West State Plaza
Street Address	1201 W State Blvd
City, State, Zip	Fort Wayne, IN 46808
County/Township	Allen/Wayne
Side Of Street	South

BUILDING INFORMATION

Property Type	Neighborhood Shopping Center
Zoning	C-2 (Commercial)
Year Built	1987
Lot Size	8.3 Acres
Tenancy	Multiple
Traffic Count	W State Blvd - 14,047 VPD St. Mary's Ave - 2,701 VPD Jessie Ave - 193 VPD

2201 ST. MARY'S AVE

Use	FORMER BANK
Lease Rate	\$10.00 SF/YR
Space Available	2,607 SF
Private Office	One (1)
Lobby Teller	Seven (7)
Restroom	One (1)
Safe	One (1)
Kitchenette	One (1)
Drive-Thru Lanes	Two (2)

SUITE 4

Use Type	MEDICAL OFFICE
Lease Rate	\$5.00 SF/YR
Space Available	3,000 SF
Exam Rooms	Seven (7)
Private Offices	Three (3)
Restrooms	Three (3)
File Room	Yes
Lab Area	Yes
Waiting Room / Reception	Yes