

Dutch Mill Landing

370 N Main Street
Bluffton, IN 46714



RETAIL

FOR LEASE

Landmark Location in Bluffton, IN

Dutch Mill Landing is a mixed-use center at the north-end of downtown Bluffton, IN. Surrounded by the Wabash River, walking trails, and Kehoe Park, the whole plaza has great visibility from both road and foot traffic. The center has a large parking lot with over 170 spaces, and is a popular spot for city gatherings.

Property Highlights

- ▶ Two suites ranging from 2,021 SF to 3,941 SF
- ▶ Highly visible landmark location
- ▶ Easy access with traffic light entrance
- ▶ High traffic counts on Main Street
- ▶ New monument sign
- ▶ **FOR LEASE: \$10.00/SF/Yr NNN**

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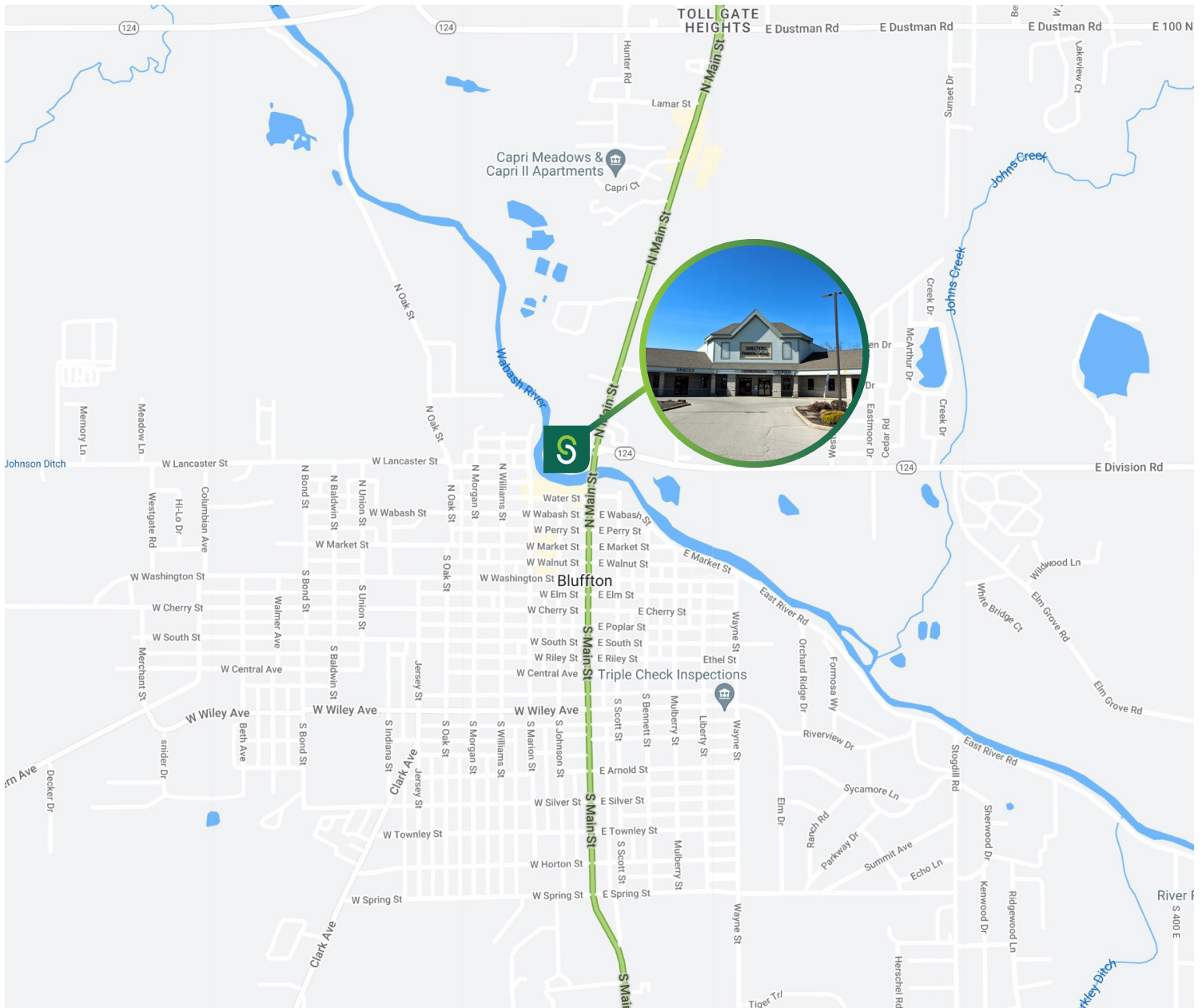
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Excellent Location

Bluffton, IN is located 25 miles south of Fort Wayne at SR 1 (Main Street) and SR 124, and 12 miles west of I-69. Dutch Mill Landing is less than half-mile from Bluffton Regional Hospital and the Bluffton City Government Building. Neighbors include a mixture of service, retail, and office users, including First Bank of Berne, Belle Vita Salon, Clear Choice Chiropractic, Shelton Financial Group, PeopleLink Staffing Solutions, and Mediacom Communications. The plaza overlooks the Wabash River and is in the middle of many summer activities, including events sponsored by the Bluffton Parks Department.

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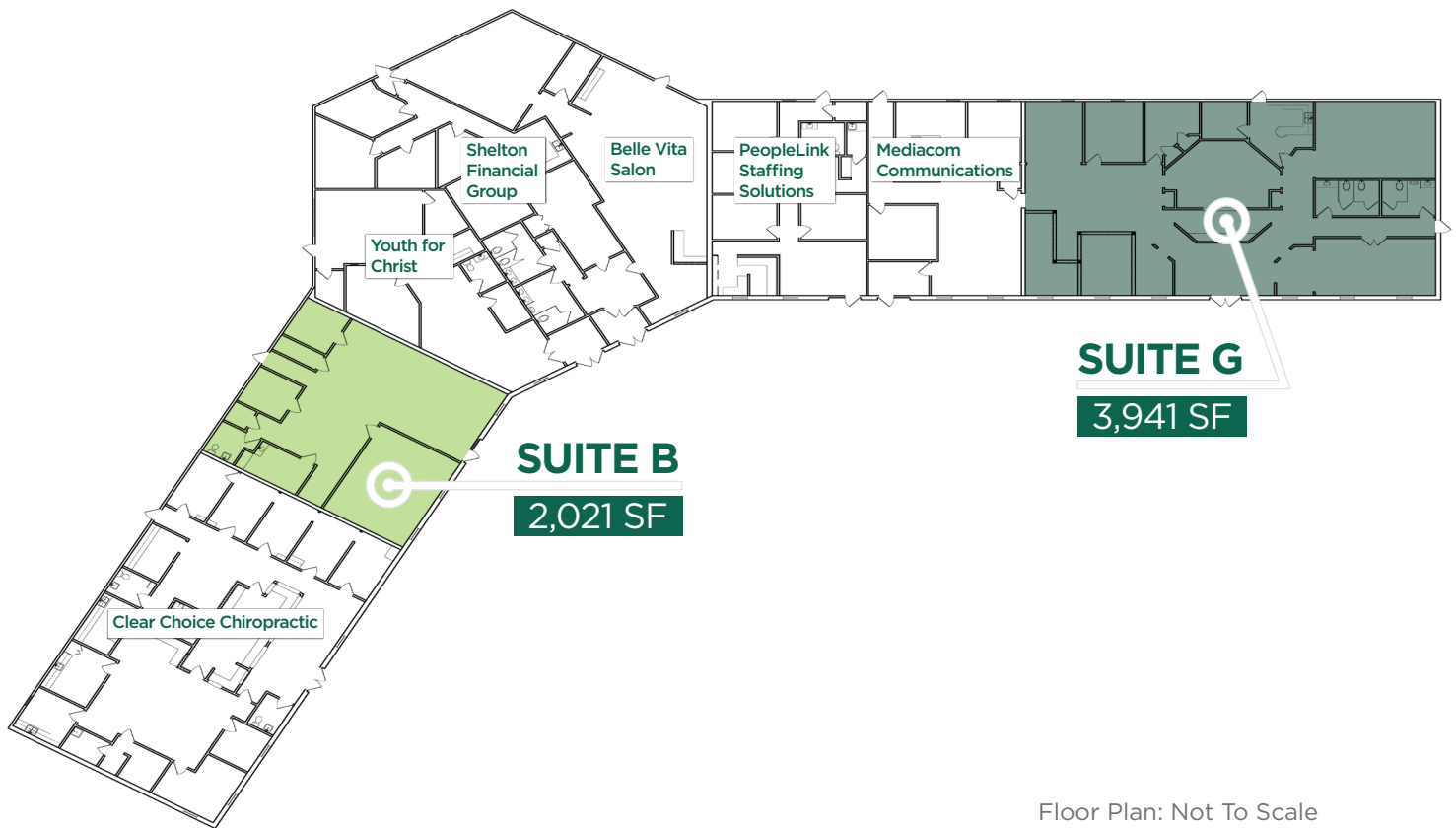


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Units Available - Contact Broker for Detailed Floor Plan

UNIT	TENANT	SF	UNIT DETAILS
A	Clear Choice Chiropractic	Leased	
B	AVAILABLE	2,021 SF	Two private offices, large conference/training room, breakroom, open area for cubicles, and IT room.
C	Youth for Christ	Leased	
D1	Shelton Financial Group	Leased	
D2	Belle Vita Salon	Leased	
E	PeopleLink	Leased	
F	Mediacom Communications	Leased	
G	AVAILABLE	3,941 SF	Formerly a retail location with large reception area, four private offices, and two large rooms that could be used for showroom or training.



Floor Plan: Not To Scale

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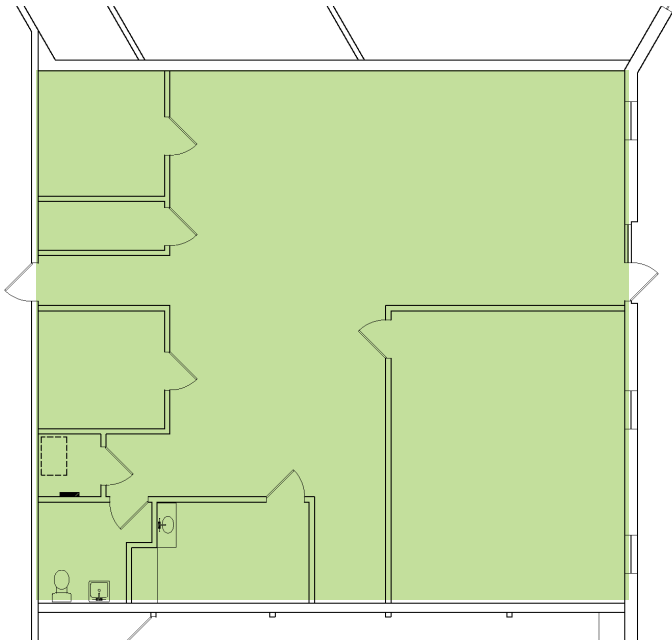
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Units Available - Contact Broker for Detailed Floor Plans
Floor Plans: Not To Scale



Suite B - 2,021 SF



Monument sign at Dutch Mill Landing



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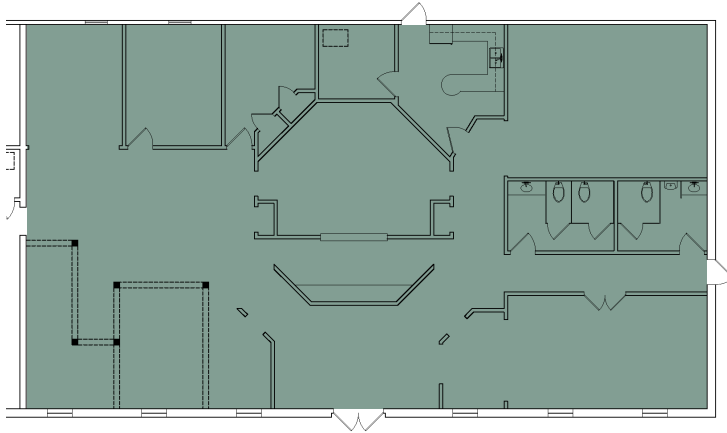
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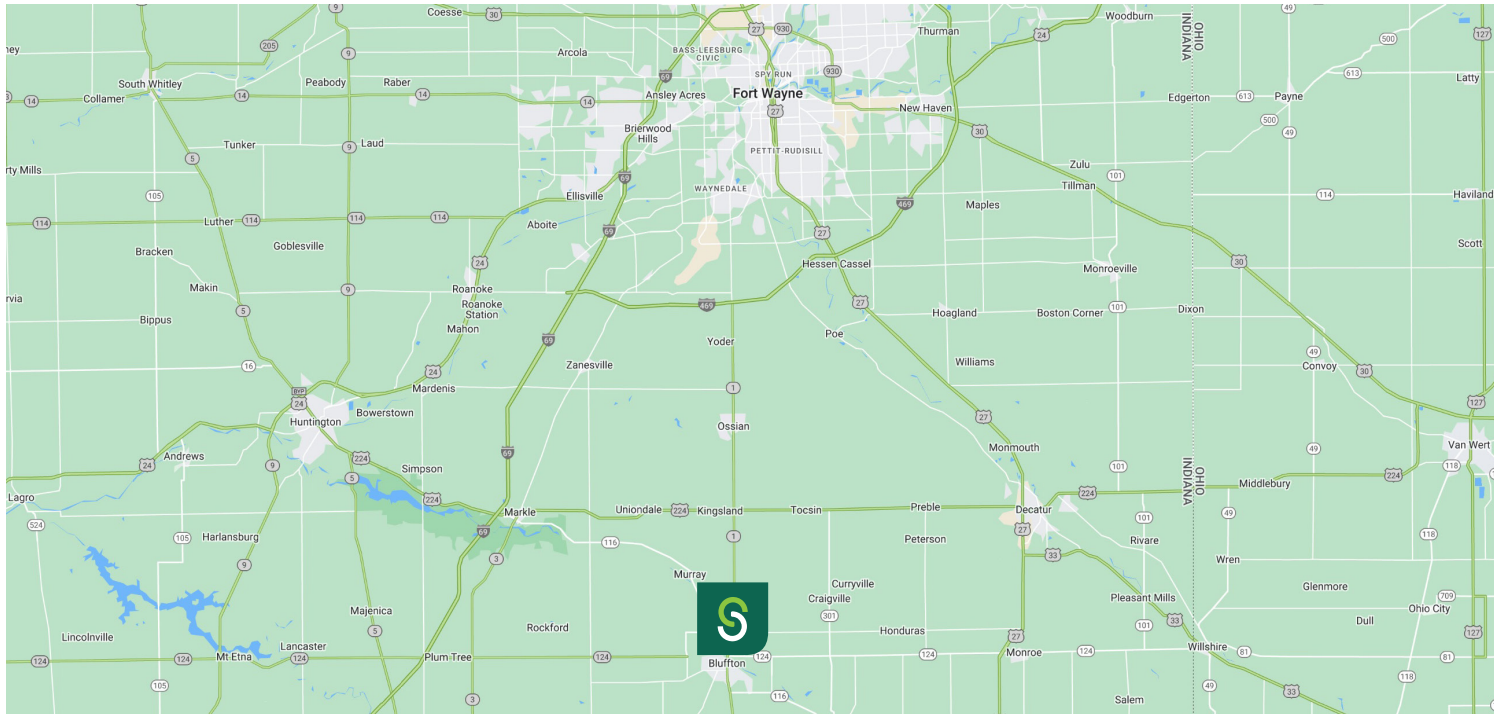
Units Available - Contact Broker for Detailed Floor Plans
Floor Plans: Not To Scale



Suite G - 3,941 SF



Kehoe Park, walking trails, and amphitheater behind Dutch Mill Landing along the Wabash River



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COMMERCIAL IMPROVED FOR LEASE

Property Name	Dutch Mill Landing
Address	307 North Main Street
City, State, Zip	Bluffton, IN 46714
County	Wells
Township	Lancaster
Parcel No.	90-05-33-400-055.000-011



LEASE INFORMATION

Lease Rate	\$10.00/SF
Lease Type	NNN
Terms	3 Yr Minimum
Availability	Immediate

RESPONSIBLE PARTIES

Utilities	Tenant	
Lawn & Snow	Tenant	
Property Taxes	Tenant	\$1.06/SF
Property Insurance	Tenant	\$0.52/SF
Maintenance & Repairs	Tenant	
Common Area	Tenant	\$0.85/SF
Roof & Structure	Landlord	
Janitorial	Tenant	

AVAILABLE SUITES

Total Building Area	17,962 SF	
Total Available	5,962 RSF	
Max. Contiguous Available	3,941 RSF	
Suites Available	RSF	Monthly Rate
- Suite B	2,021	\$1,684.17
- Suite G	3,941	\$3,284.17

BUILDING INFORMATION

Property Type	Commercial Office/Retail
Year Built	2002
No. of Stories	One
Construction Type	Wood Frame
Roof	Asphalt Shingle
Heating	Natural Gas Forced Air
A/C	Central
Sprinklered	No
ADA Compliant	Yes
Signage	Building/Possible Monument

SITE DATA

Site Acreage	2.7 acres
Zoning & Description	Commercial
Parking Description	Asphalt Paved
Parking Count	170 space, 3 handicap
Traffic Count	19,149 VDP

UTILITIES

Electric Supplier	City of Bluffton
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Bluffton

ADDITIONAL INFORMATION

- 2 suites available from 2,021 SF - 3,941 SF
- Highly visible landmark location
- Easy access with traffic light entrance

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