

LEASE

RETAIL



DECATUR SHOPPES



519-625 N. 13TH STREET, DECATUR, IN 46733

PROPERTY HIGHLIGHTS

- Anchored by the Indiana Bureau of Motor Vehicles
- Shadow-anchored by Rural King
- Located 30 minutes southeast of Fort Wayne, Indiana's second-largest city by population
- Surrounded by various local, regional, and national retailers
- 4.67 Acres along Decatur's main retail corridor
- Most vacant suites are recently renovated
- Various points of ingress and egress from Nuttman Avenue and 13th Street

LEASE RATE

\$6.99 - 9.99 SF/YR (NNN)

Available SF:	1,200 - 5,000 SF
Suites May Be Combined:	Up to 14,400 SF Contiguous
Building Size:	30,300 SF
NNN Charges	\$2.52/SF/YR

LOCATION OVERVIEW

Discover the charm of Decatur, Indiana. Nestled in a thriving community, Decatur Shoppes offers a prime location for retail and strip center tenants. With easy access to local attractions like Adams Public Library, Decatur Sculpture Tour, and St. Mary of the Assumption Church, the area attracts a steady flow of foot traffic and visitors year-round. Nearby dining options like Back 40 Junction and Pizzeria are sure to draw in customers, while the picturesque parks and recreational facilities add to the appeal. Take advantage of this vibrant location to elevate your retail business.

BRADLEY COMPANY
127 W. Wayne St., Suite 400
Fort Wayne, IN 46802
260.423.4311

CHAD VOGLEWEDE
Senior Broker
260.423.4311
cvoglewede@bradleyco.com

CONNER CALL
Broker | Market Research Analyst
260.423.4311
ccall@bradleyco.com



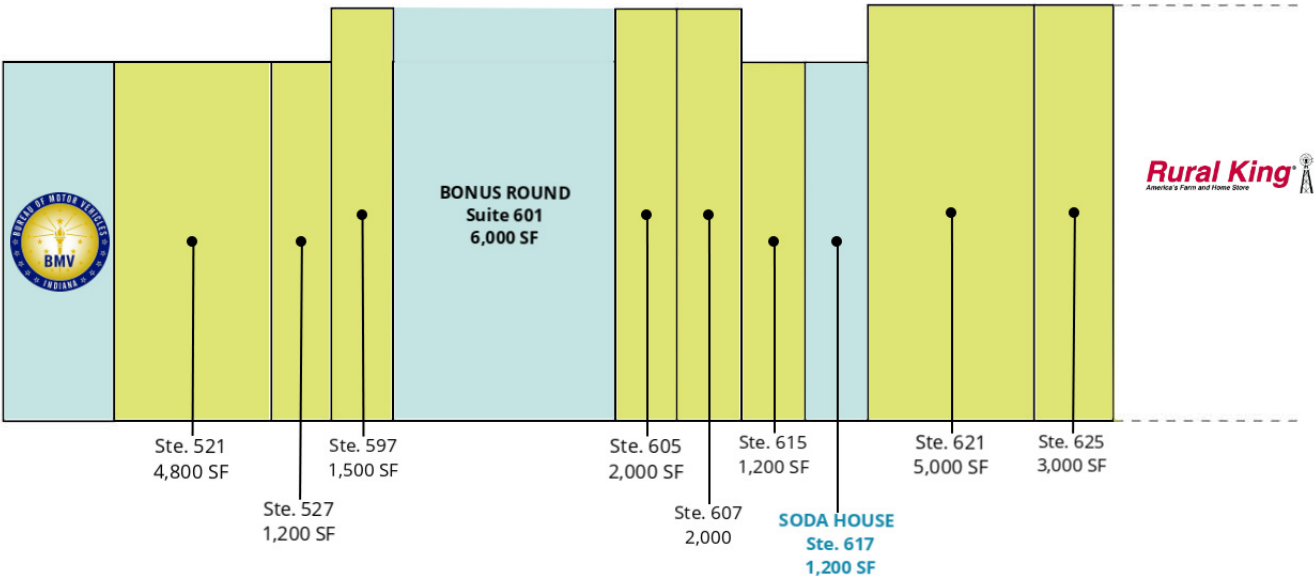
BRADLEYCO.COM



519-625 N. 13TH STREET, DECATUR, IN 46733

LEASE

RETAIL



AVAILABLE SPACES

	SUITE	SIZE	TYPE	RATE
■	Ste. 521	4,800 SF	NNN	\$6.99 - 9.99 SF/yr
■	Ste. 527	1,200 SF	NNN	\$6.99 - 9.99 SF/yr
■	Ste. 597	1,500 SF	NNN	\$6.99 - 9.99 SF/yr
■	Ste. 605	2,000 SF	NNN	\$6.99 - 9.99 SF/yr
■	Ste. 607	2,000 SF	NNN	\$6.99 - 9.99 SF/yr
■	Ste. 615	1,200 SF	NNN	\$6.99 - 9.99 SF/yr
■	Ste. 621	5,000 SF	NNN	\$6.99 - 9.99 SF/yr
■	Ste. 625	3,000 SF	NNN	\$6.99 - 9.99 SF/yr

CHAD VOGLEWEDE
Senior Broker
260.423.4311
cvoglewede@bradleyco.com

CONNER CALL
Broker | Market Research Analyst
260.423.4311
ccall@bradleyco.com



EXTERIOR PHOTOS

519-625 N. 13TH STREET, DECATUR, IN 46733

LEASE

RETAIL



CHAD VOGLEWEDE
Senior Broker
260.423.4311
cvoglewede@bradleyco.com

CONNER CALL
Broker | Market Research Analyst
260.423.4311
ccall@bradleyco.com

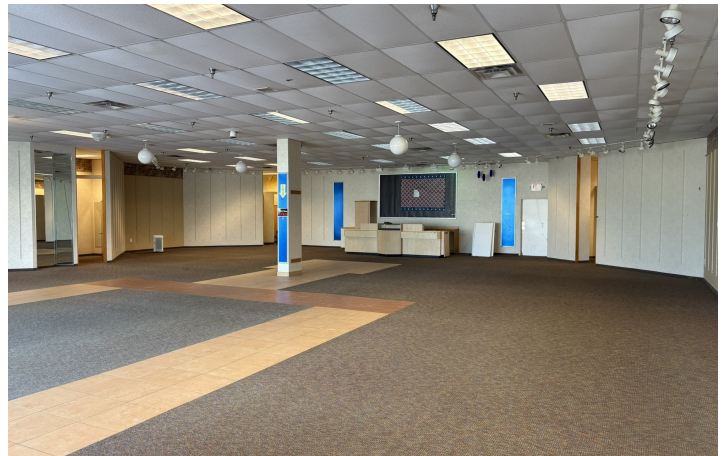


SUITE PHOTOS

519-625 N. 13TH STREET, DECATUR, IN 46733

LEASE

RETAIL



CHAD VOGLEWEDE
Senior Broker
260.423.4311
cvoglewede@bradleyco.com

CONNER CALL
Broker | Market Research Analyst
260.423.4311
ccall@bradleyco.com



RETAILER MAP

519-625 N. 13TH STREET, DECATUR, IN 46733

LEASE

RETAIL



CHAD VOGLEWEDE
Senior Broker
260.423.4311
cvoglewede@bradleyco.com

CONNER CALL
Broker | Market Research Analyst
260.423.4311
ccall@bradleyco.com



519-625 N. 13TH STREET, DECATUR, IN 46733

LEASE

RETAIL

Lease Rate

\$6.99 - 9.99 SF/YR

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	Commercial
Lot Size	4.67 Acres
APN #	01-02-33-400-005.000-014; 01-02-33-400-006.000-014

LOCATION INFORMATION

Building Name	Decatur Shoppes
Street Address	519-625 N. 13th Street
City, State, Zip	Decatur, IN 46733
County	Adams

BUILDING INFORMATION

Building Size	30,300 SF
Year Built	1996
Year Last Renovated	2025
Ceiling Heights	To tiles: 9'-8" To bottom of bar joints: 12'-4" To bottom of roof deck: 14'-10"

CHAD VOGLEWEDE

Senior Broker
260.423.4311
cvoglewede@bradleyco.com

CONNER CALL

Broker | Market Research Analyst
260.423.4311
ccall@bradleyco.com



DEMOGRAPHICS MAP & REPORT

519-625 N. 13TH STREET, DECATUR, IN 46733

LEASE

RETAIL



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,729	12,140	15,036
Average Age	41	41	41
Average Age (Male)	39	40	40
Average Age (Female)	42	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,501	5,141	6,182
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$59,032	\$67,382	\$73,586
Average House Value	\$165,748	\$175,574	\$192,372

Demographics data derived from AlphaMap

CHAD VOGLEWEDE
Senior Broker
260.423.4311
cvoglewede@bradleyco.com

CONNER CALL
Broker | Market Research Analyst
260.423.4311
ccall@bradleyco.com