



## Riviera Plaza

3201 St. Joe Center Road, Ft. Wayne, IN 46835

### Property Features

- 2,000 SF & 5,010 SF units available, plus 250 SF kiosk available
- National and local tenant mix
- Close proximity to Purdue University of Fort Wayne & Ivy Tech Community College, and Canterbury Green Apartments.
- Located at a highly traveled intersection: St. Joe Center Road & St. Joe Road with 29,900 VPD.



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## General Property Information

<b>Name</b>	Riviera Plaza	<b>Parcel Number</b>	02-08-17-354-013.000-072
<b>Address</b>	3201 Saint Joe Center Rd	<b>Total Building SF</b>	63,543 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46835	<b>Acreage</b>	8.03 AC
<b>County</b>	Allen	<b>Year Built</b>	1969
<b>Township</b>	St. Joseph	<b>Zoning</b>	NC
<b>Parking</b>	Asphalt	<b>Parking Spaces</b>	253

## Property Features

<b>Construction Type</b>	Steel frame / block / brick	<b>Number of Floors</b>	One / Two
<b>Roof</b>	Built-up	<b>Foundation</b>	Slab
<b>Lighting</b>	Fluorescent	<b>Sprinklers</b>	TBD
<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	<b>Ceiling Height</b>	10'

## Utilities

<b>Electric</b>	I & M
<b>Gas</b>	NIPSCO
<b>Water/Sewer</b>	City of Fort Wayne

## Major Roads

<b>Nearest Interstate</b>	I-69
<b>Distance</b>	Approximately 2 miles
<b>Nearest Highway</b>	Hwy 930 (Coliseum)

## Lease Information

Unit #	Square Feet	Lease Rate	Term
3225	2,000 SF	\$12.00/SF NNN	3-5 Years
3241	5,010 SF	\$11.00/SF NNN	3-5 Years
Kiosk	250 SF	\$1,350/Month + utilities	3-5 Years

## Expenses

Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
<b>CAM / Ins. / Taxes</b>	\$1.80/PSF	Tenant
<b>Maint./Repairs</b>		Tenant
<b>Utilities</b>		Tenant
<b>Roof /Structure</b>		Landlord

## Additional Information

- **Anchors: Belmont Beverage, Corner Pocket Pub and Dollar General**
- **Located at highly traveled intersection: St. Joe Center Road & St. Joe Road 29,900 VPD**
- **Close proximity to the following:**
  - Purdue University of Fort Wayne
  - Ivy Tech Community College
  - Student housing apartments at Purdue Fort Wayne Student Housing, The Arch & St. Joe Place Apartments
  - Senior living apartments at Arbor Glen & Towne House Retirement Center
  - Canterbury Green , Montrose Square, Fountain Lake, Shoaff Park & Wood Creek Apartments

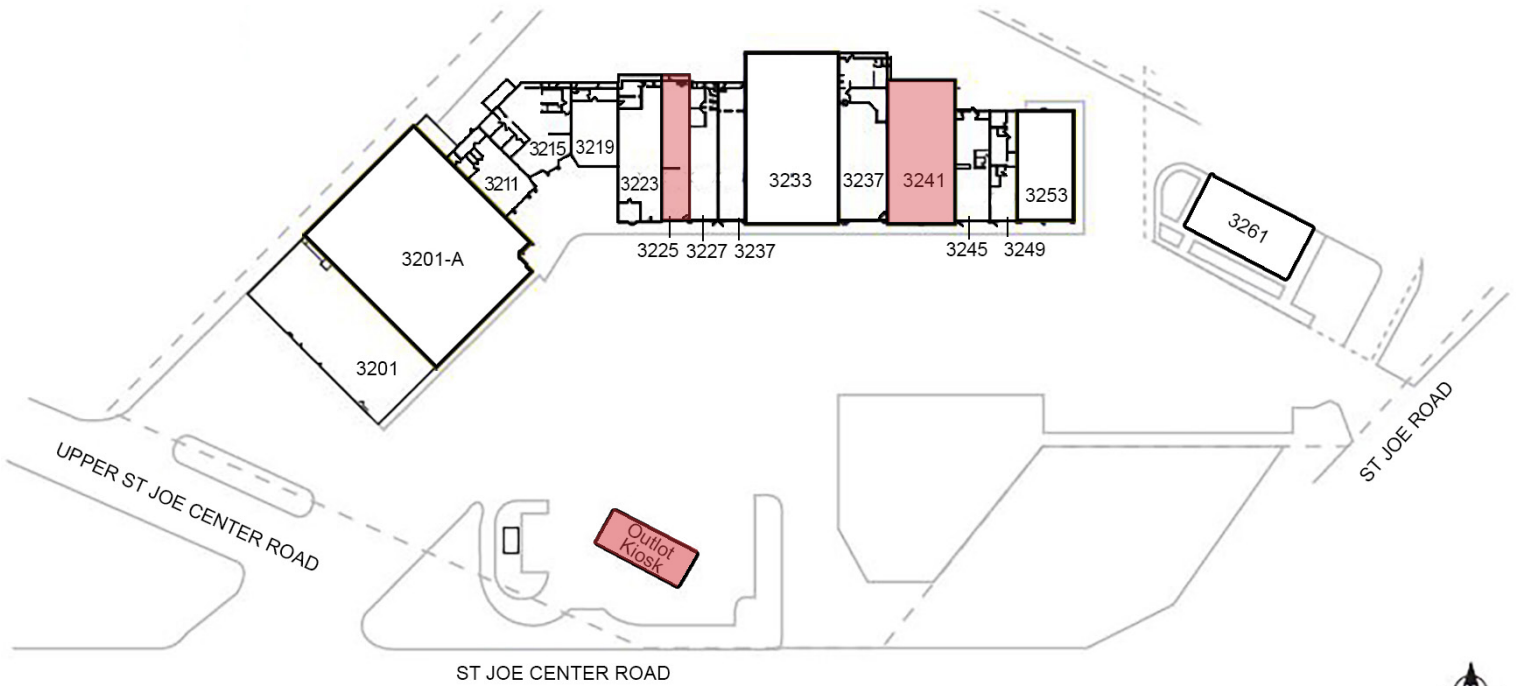
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UNIT	TENANT	SF	UNIT	TENANT	SF
3201	Dollar General	8,658 SF	3231	Get Laced Barber Shop	1,975 SF
3203	The Diamond	13,930 SF	3233	Elks Lodge #155	8,000 SF
3211	Corner Pocket	12,119 SF	3237	Belmont Liquors	4,127 SF
3215	Corner Pocket		3241	<b>AVAILABLE</b>	<b>5,010 SF</b>
3219	Corner Pocket		3245	New Hong Kong	2,000 SF
3223	Corner Pocket		3249	Nail Design	777 SF
3225	<b>AVAILABLE</b>	<b>2,000 SF</b>	3253	TRCMI	4,000 SF
3227	Get Laced Barber Shop	1,975 SF	3261	Copper Canyon	3,258 SF
			3213	Outlot Kiosk	250 SF

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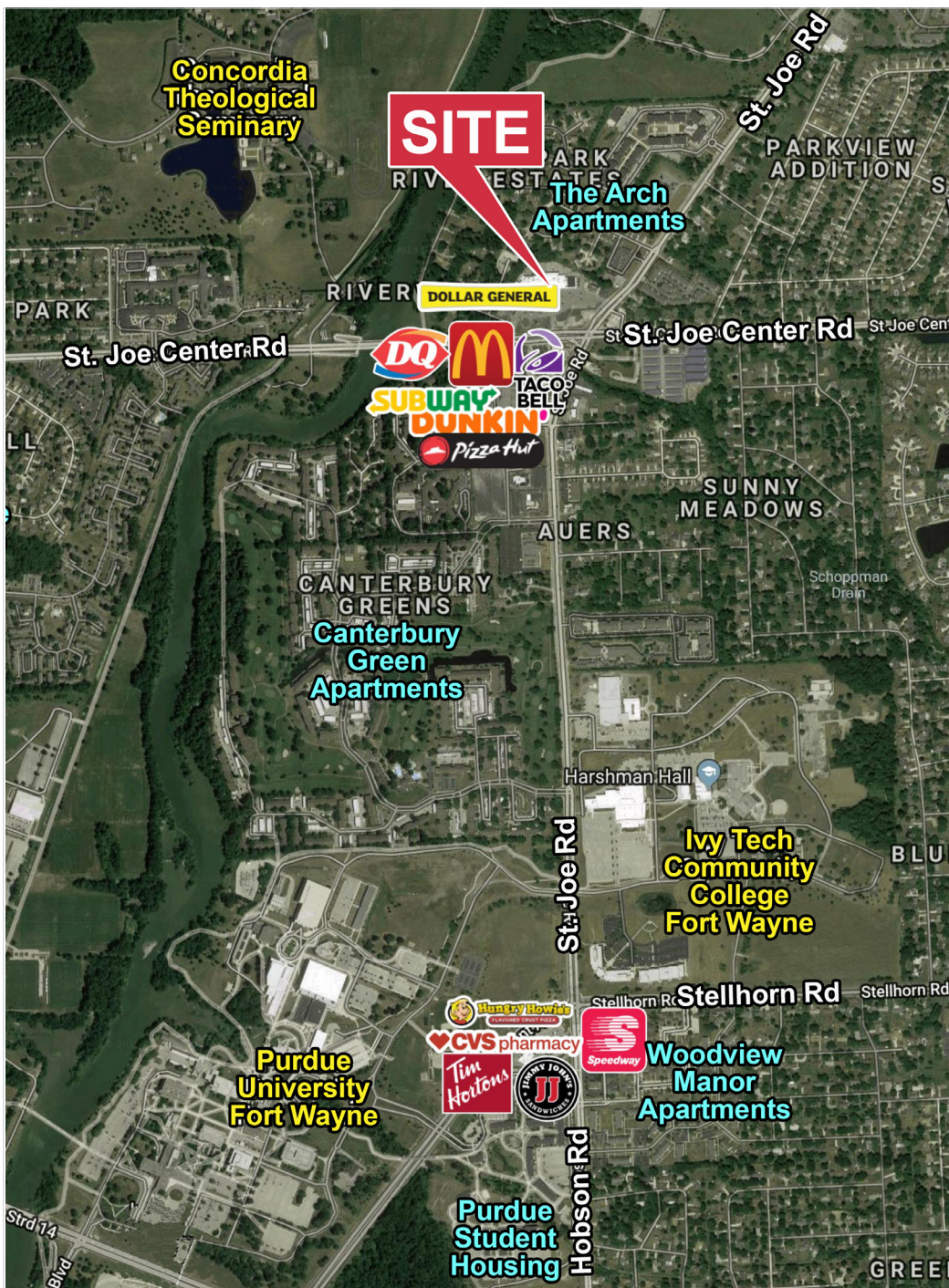
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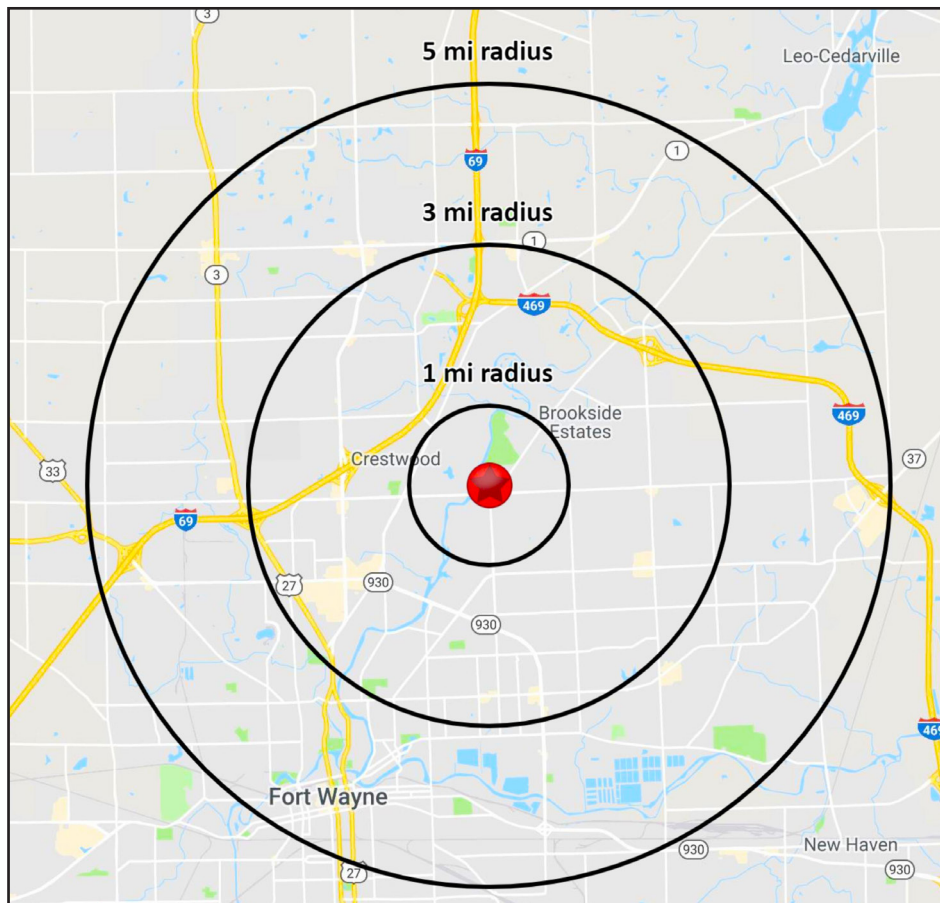
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## Demographics 1 MILE 3 MILES 5 MILES

POPULATION	10,995	75,003	170,638
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HOUSEHOLDS	5,528	32,016	70,761
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MEDIAN AGE	32.7	36.1	36.0
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AVERAGE HOUSEHOLD INCOME	\$49,381	\$63,745	\$70,251
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MEDIAN HOME VALUE	\$109,054	\$115,355	\$129,108
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AVERAGE DAILY TRAFFIC COUNT	ST. JOE CENTER ROAD & ST. JOE ROAD 29,900 VPD		
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