

LEASE



RETAIL

CHAPEL RIDGE SHOPPING CENTER

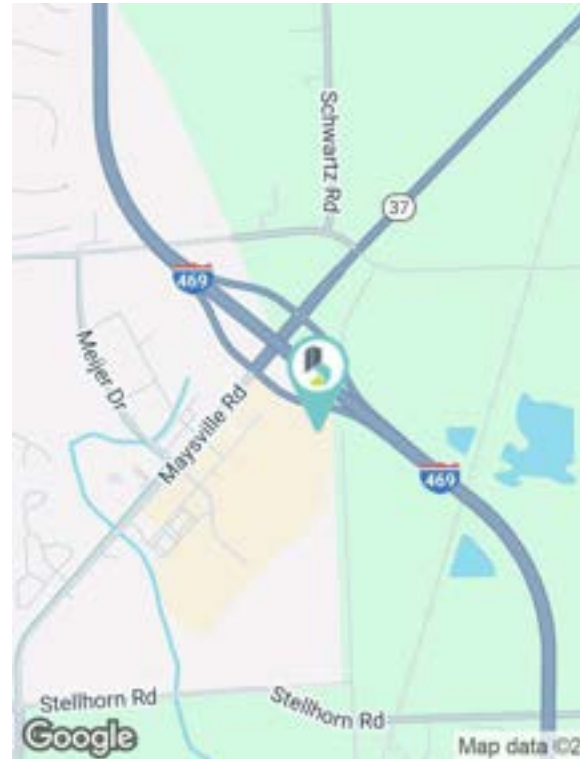


10520-10546 MAYSVILLE RD, FORT WAYNE, IN 46815

PRICE REDUCED ~~\$12.50/SF~~ \$10.00 SF/YR (NNN)

PROPERTY HIGHLIGHTS

- Two prime suites available for lease from 2,978 to 4,138 SF
- Chapel Ridge Shopping Center, a high-volume retail center in Northeast Fort Wayne, boasts high visibility with multiple access points, quality retail, office, and residential areas surround the site
- Average daily traffic of 21,075 vehicles per day, coupled with strong demographics, including a median household income of \$68,500 within a 5-mile radius
- Center anchored by Walmart and Kohl's, offering a stable and attractive shopping destination for a broad customer base
- Immediate access to I-469, providing easy availability and convenience for both customers and employees



Available SF:	2,978 - 4,138 SF
Building Size:	46,779 SF
NNN Rate	\$6.07/SF

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

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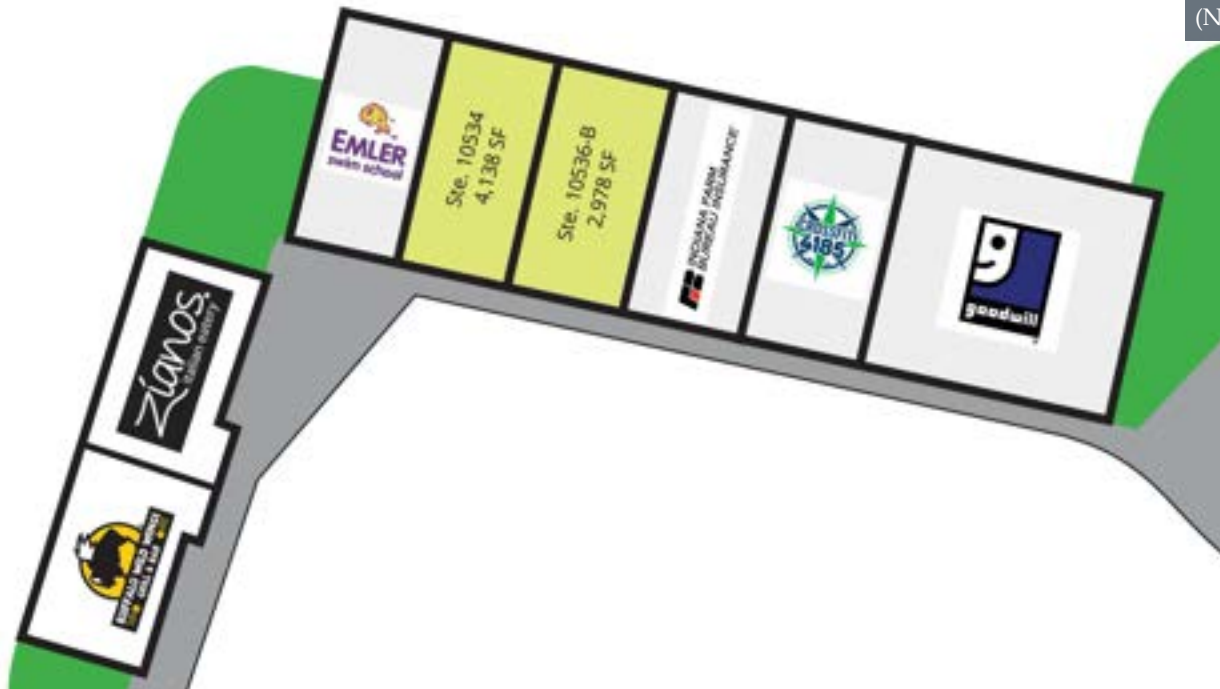
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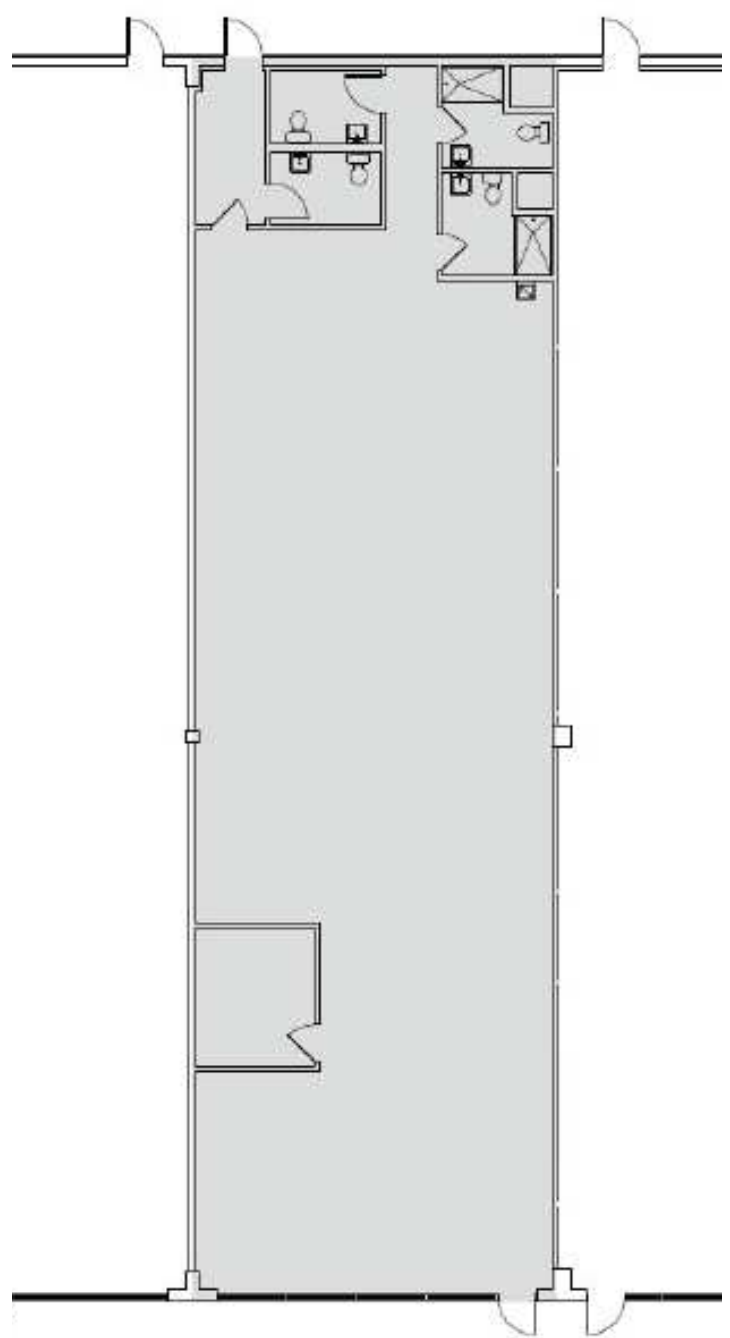
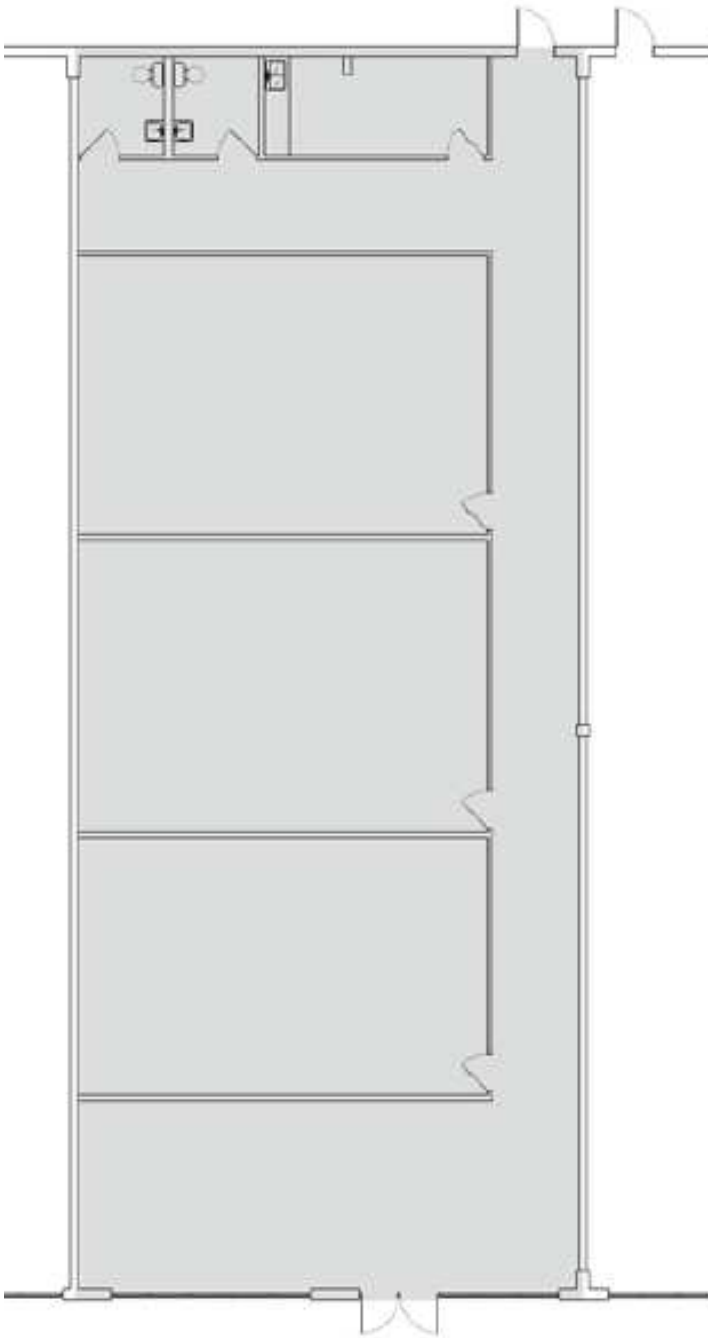
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Ste. 10535 | 4,138 SF

Ste. 10536-B | 2,978 SF

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,221	26,910	77,972
Average Age	41.0	37.9	37.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,025	10,608	31,197
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$83,940	\$83,053	\$72,436
Average House Value	\$184,947	\$167,872	\$152,888

TRAFFIC COUNTS

Meijer Drive 21,075/day

2020 American Community Survey (ACS)

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