

MEADOWBROOK SHOPPING CENTER

918 LINCOLN HWY W, NEW HAVEN, IN 46774

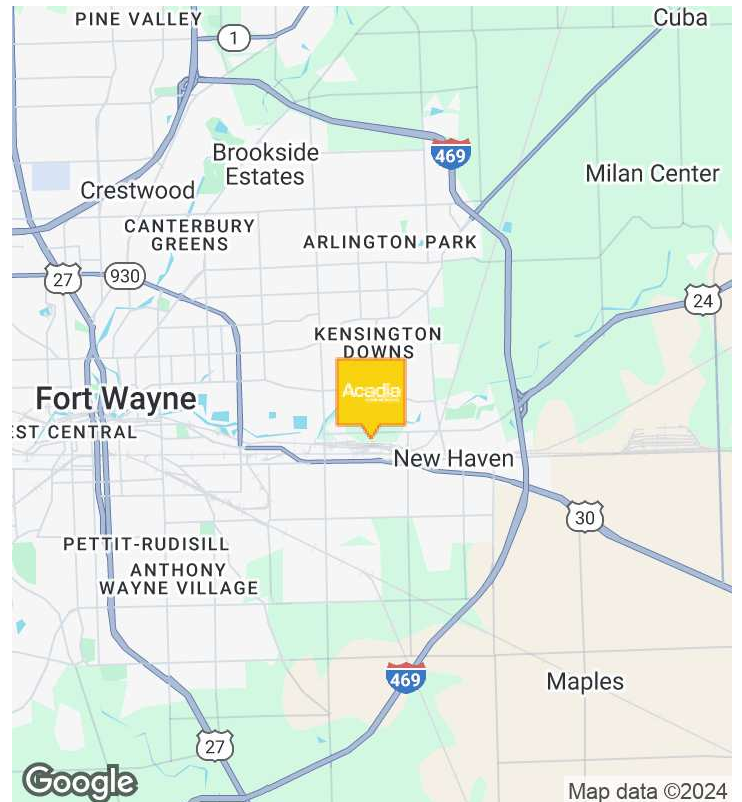


OFFERING SUMMARY

Lease Rate:	\$5.00 - 14.00 SF/yr (NNN)
Number of Units:	9
Available SF:	1,900 - 30,000 SF
Lot Size:	6.43 Acres
Building Size:	65,368 SF

PROPERTY HIGHLIGHTS

- Primary retail corridor in east Fort Wayne along heavily traveled SR-930, and I-469.
- Anchor tenants include Dollar Tree, Rent-a-Center, Papa John's, and AT&T.
- Densely populated area with lots of opportunities for growth by retail users (106,000+ within 5 mile radius).
- Retail suite ranging 1,900 to 30,000 SF, divisible with frontage.



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LOCATION INFORMATION

Building Name	Meadowbrook Shopping Center
Street Address	918 Lincoln Hwy W
City, State, Zip	New Haven, IN 46774
County	Allen
Market	Retail
Sub-market	Shopping Center
Cross-Streets	SR-930 and Brockwood Drive
Side of the Street	North
Signal Intersection	Yes
Road Type	Highway
Nearest Highway	SR-930

LEASE TYPE

Landlord Responsibility	Exterior Maintenance
Tenant Responsibility	RE Taxes, Insurance, Cam, Utilities, Interior Maintenance
Net Fees	\$2.86/SF

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	I-2
Lot Size	6.43 Acres
APN #	02-13-10-277-005.002-041
Corner Property	No
Traffic Count	24,600 VPD aprx.
Traffic Count Street	SR-930

BUILDING INFORMATION

Building Size	65,368 SF
Building Class	B
Tenancy	Multiple
Year Built	1967/2011
Year Last Renovated	2021

UTILITIES & AMENITIES

Utilities	All Public
Handicap Access	Yes

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Suite A: 30,000/SF, \$8:00/SF, NNN

Suite C: 9,774-14,863/SF, \$12.00/SF, NNN

Suite D: 1,900-2,689/SF, \$14.00/SF, NNN

Suite E: 2,400/SF, \$5.00/SF, NNN

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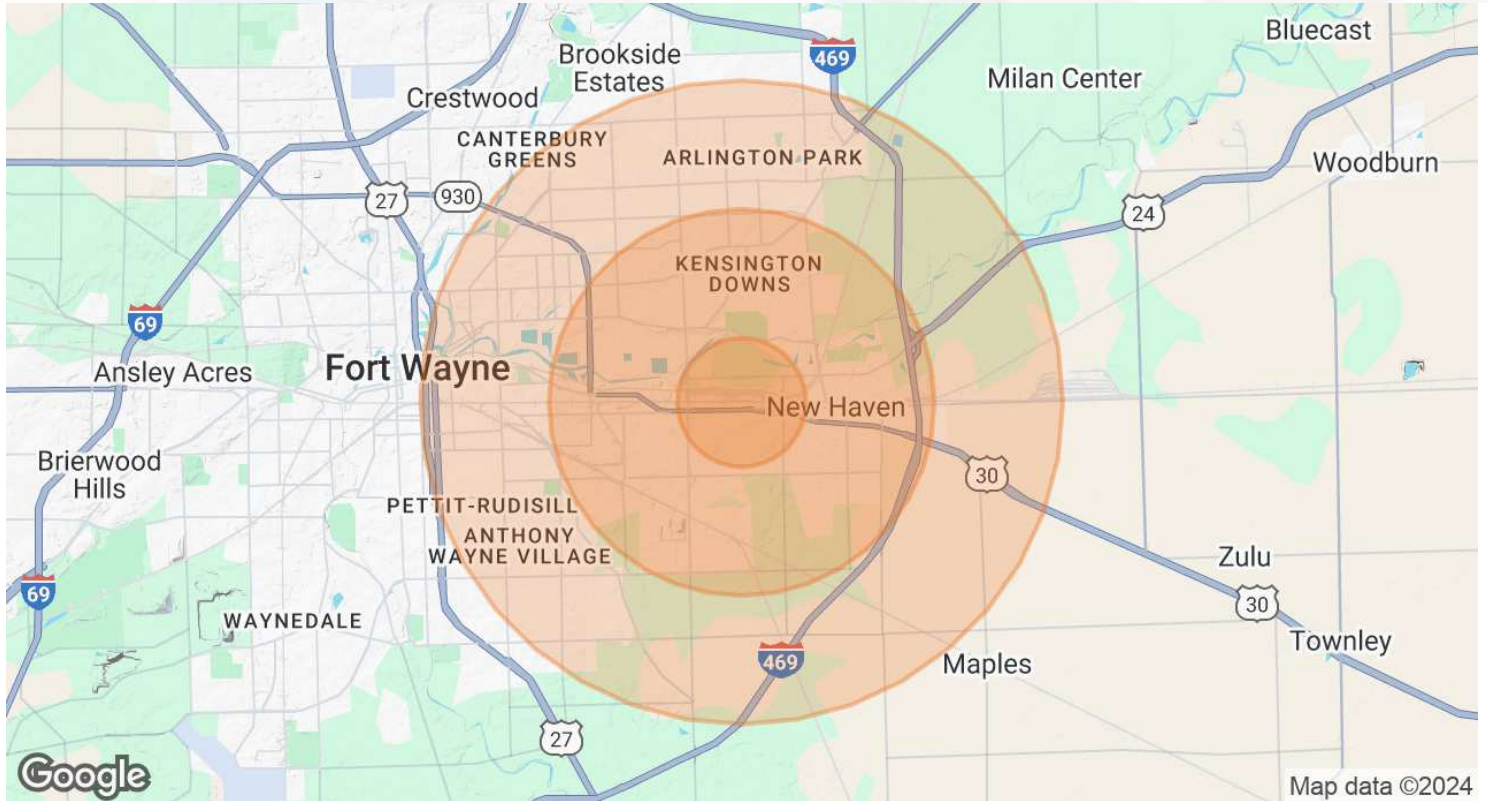


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,113	38,727	106,034
Average Age	40	40	38
Average Age (Male)	39	39	37
Average Age (Female)	41	41	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,292	15,801	41,202
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$64,983	\$78,760	\$72,168
Average House Value	\$165,869	\$183,806	\$166,853

Demographics data derived from AlphaMap

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