

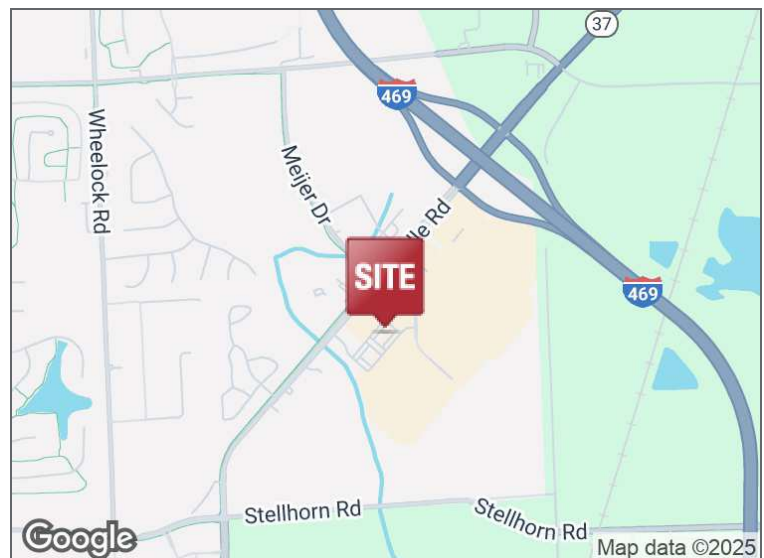


MAYSVILLE CENTER

10150 MAYSVILLE RD, FORT WAYNE, INDIANA 46835

PROPERTY HIGHLIGHTS

- 1,509 SF retail space for lease
- Space consists of large open area, one office and one restroom
- Adjacent to Chapel Ridge Shopping Center that includes national retailers such as Walmart, Kohls and Petsmart
- Excellent demographics - surrounded by retail and rooftops
- Traffic count on Maysville Road is 16,908 VPD



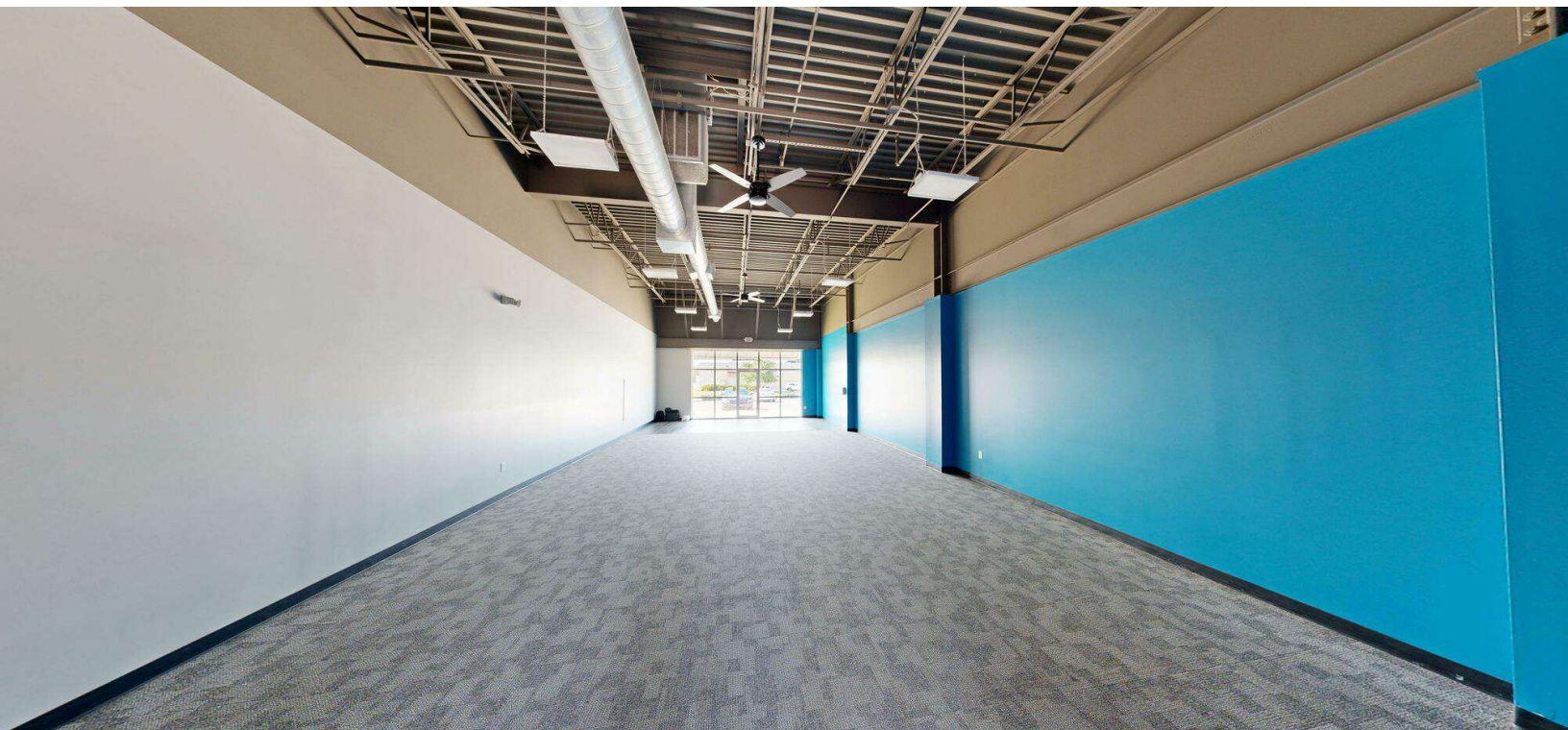
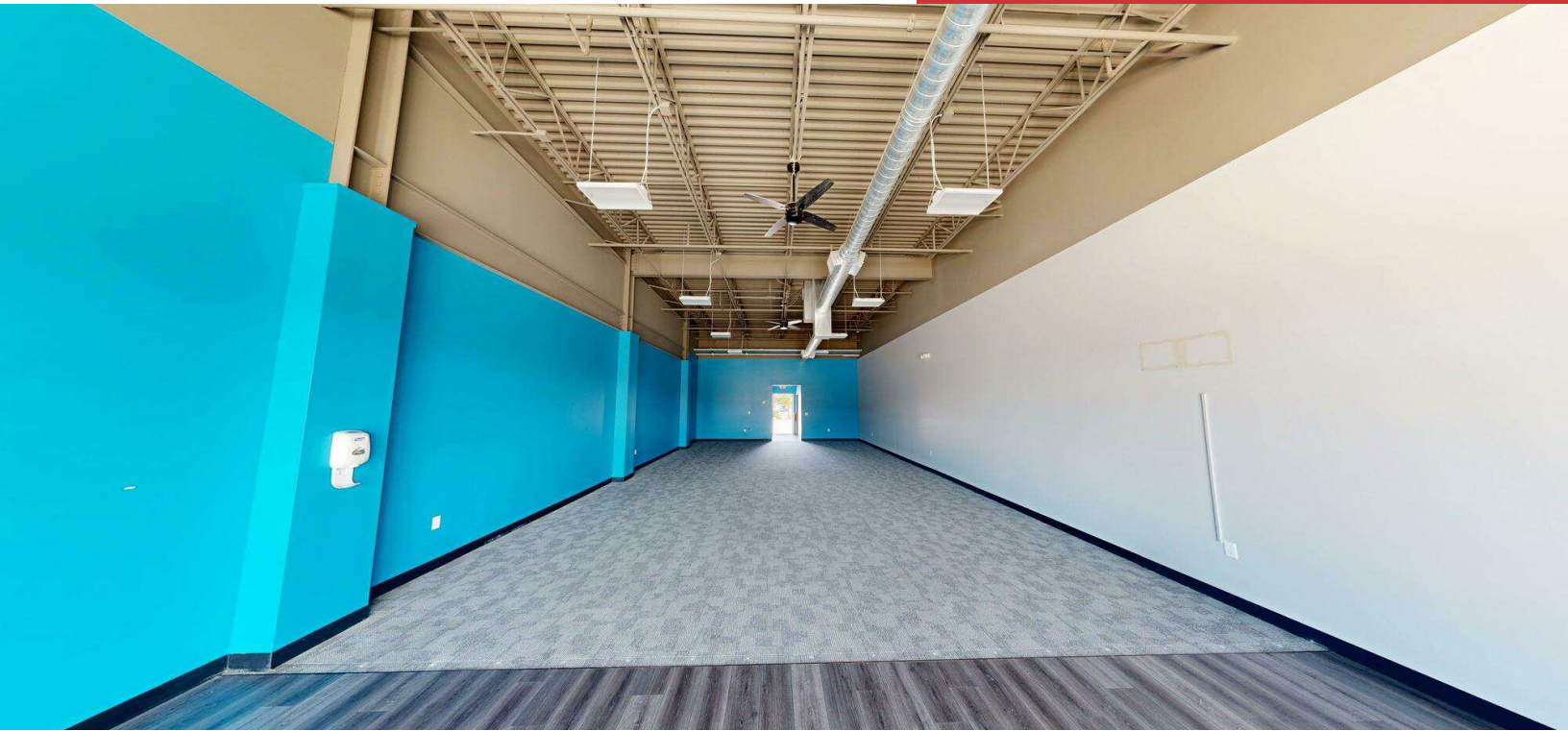
200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

RACHEL ROMARY
Broker
260.341.0230
rromary@naihb.com

General Property Information			
Name	Maysville Center	Parcel Number	02-08-24-402-004.004-072
Address	10150 Maysville Road	Total Building SF	13,920 SF
City, State, Zip	Fort Wayne, IN 46835	Acreage	1.55 AC
County	Allen	Year Built	2019
Township	St. Joseph	Zoning	SC
Parking	Asphalt surface	Parking Spaces	49 spaces
Property Features			
Construction Type	Masonry	Number of Floors	1
Roof	Flat	Foundation	Slab
Lighting	Standard	Restrooms	Yes
Electrical	Standard	Central Air	Yes
Heating	Yes	Signage	Building
Utilities		Major Roads	
Electric	I&M	Nearest Interstate	I-469
Gas	NIPSCO	Distance	0.5 Miles
Water	City of Fort Wayne	Traffic Count	16,908 VPD
Sewer	City of Fort Wayne		
Lease Information			
Available SF	1,509 SF	Lease Rate	\$25.00/SF
		Lease Type	NNN
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes	\$4.39/SF	Tenant	
CAM Fee		Tenant	
Insurance		Tenant	
Maint./Repairs		Tenant	
Roof /Structure		Landlord	
Utilities		Tenant	
Total Expenses			

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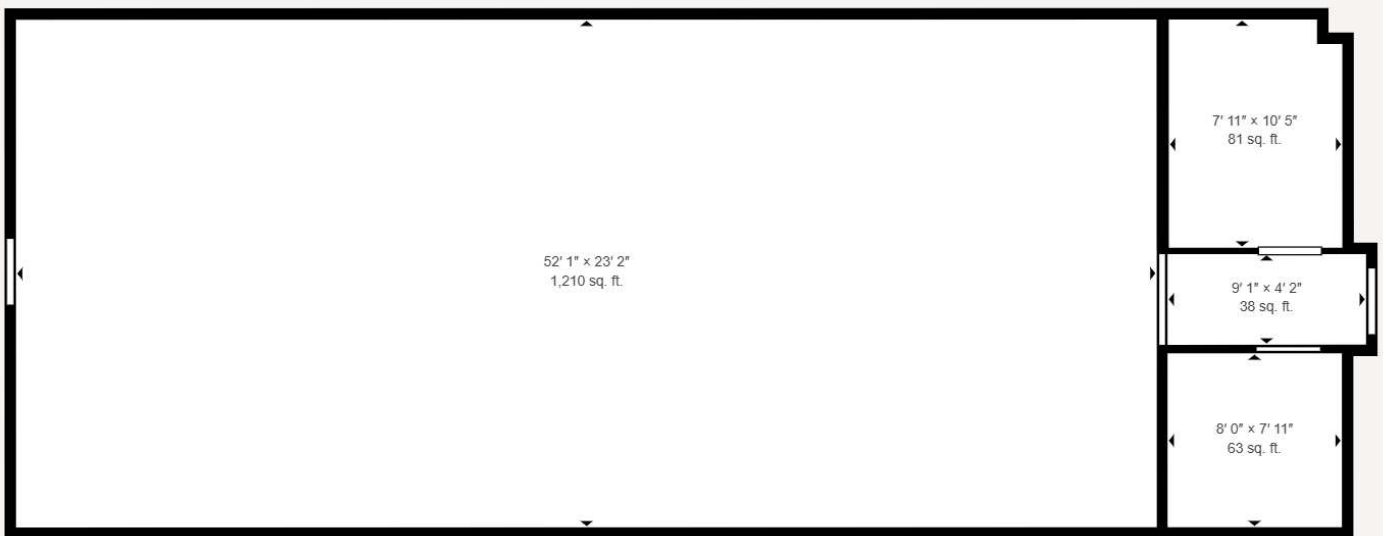
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Take the  virtual tour!



Matterport Property Report:

Maysville Center - Unit 10150

Gross Floor Area - Full Property 1,506 sq. ft. | Floor 1 1,506 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
 Matterport



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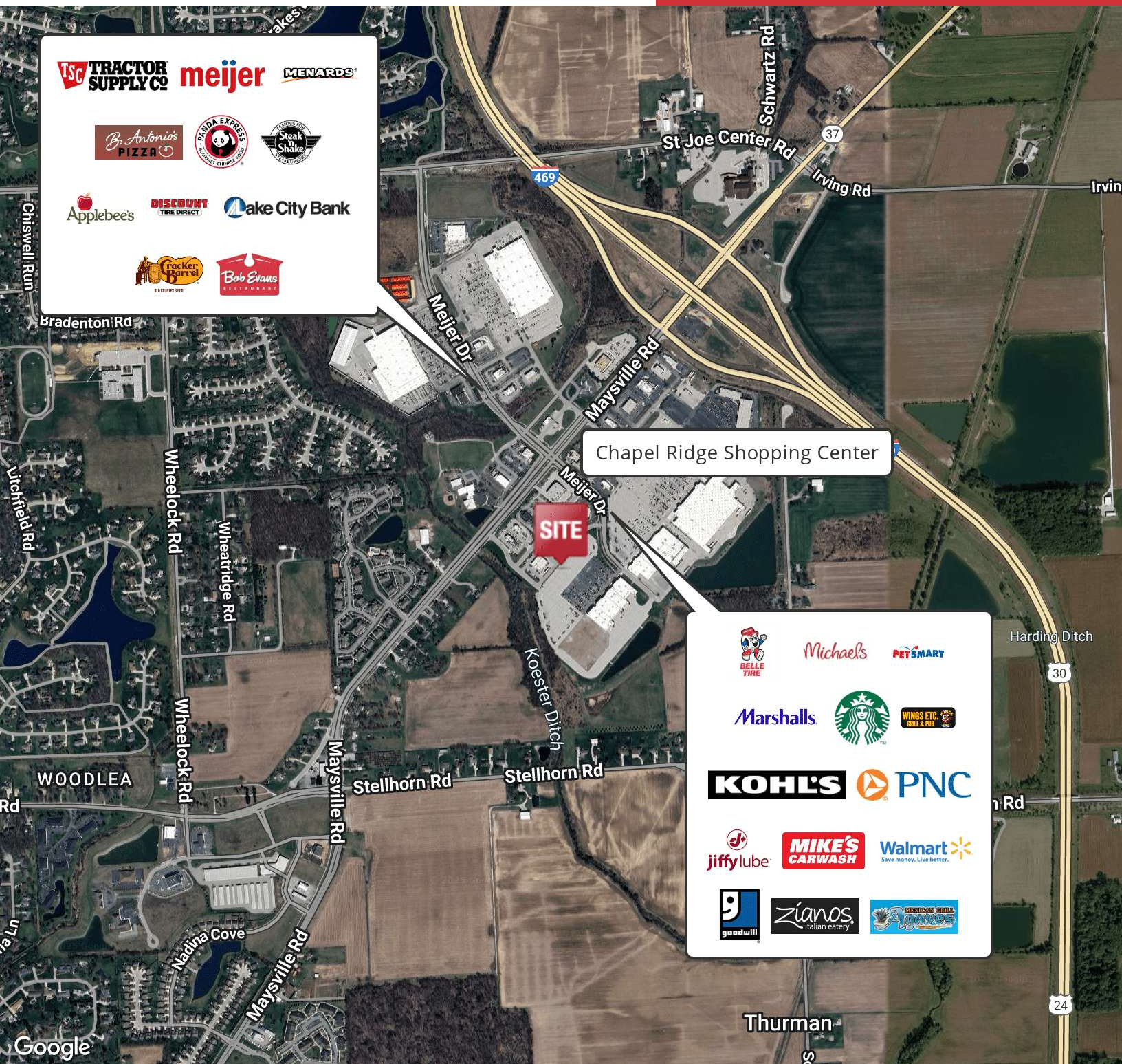
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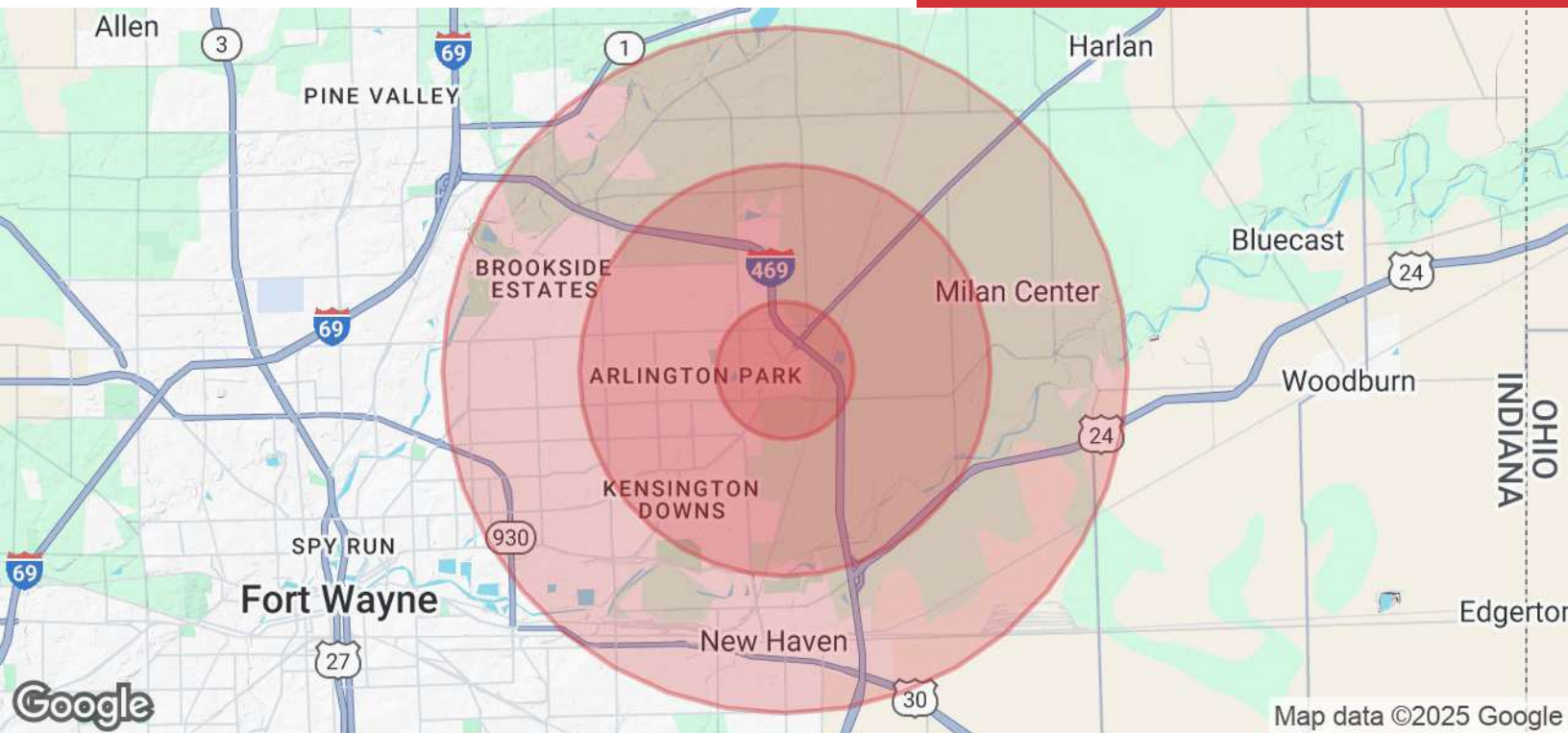
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,872	34,001	81,117
Average Age	42	41	40
Average Age (Male)	41	40	38
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,194	13,358	32,440
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$108,548	\$101,909	\$91,630
Average House Value	\$282,551	\$241,476	\$230,117

Demographics data derived from AlphaMap

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