

SALE/LEASE



RETAIL

SHOPS AT COPPER CREEK



1955 COPPER MINE PASSAGE, FORT WAYNE, IN 46845

PROPERTY OVERVIEW

This new multi-tenant retail development will break ground in Q1 2025 and be available for tenant finish by Q3. The development brings high visibility and ease of access to a high growth/income trade corridor in the Huntertown State Rd. 3 (Lima Rd.) area. The center will provide a drive-thru on the east endcap. Above-average household income and above-average education attainment make this an attractive area for additional retail growth.

LOCATION HIGHLIGHTS

- Huntertown is the 3rd fastest-growing municipality in Indiana
- Population increased 73% since 2010
- Average of 41 new homes connected to utilities per month
- Over 2,500 residential lots proposed or approved to be built
- 150 proposed apartment units and 75 senior living units
- Northwest Allen County Schools (NACS) supports growth with 8 elementary schools, 2 middle schools, and 1 high school, and new middle school scheduled to open in 2026
- High traffic counts: 23,321 VPD; median household income of \$142,893
- Build-to-suit lots #2 & #4 available

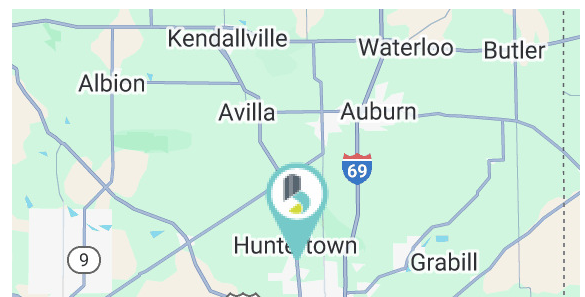
VIDEO

SALE PRICE CONTACT BROKER FOR DETAILS

LEASE RATE CONTACT BROKER FOR DETAILS

Available SF: 15,000 SF

Build-to-Suit Sites Lot 2 - 1 Acre
Lot 4 & 5 - 1.4 Acres



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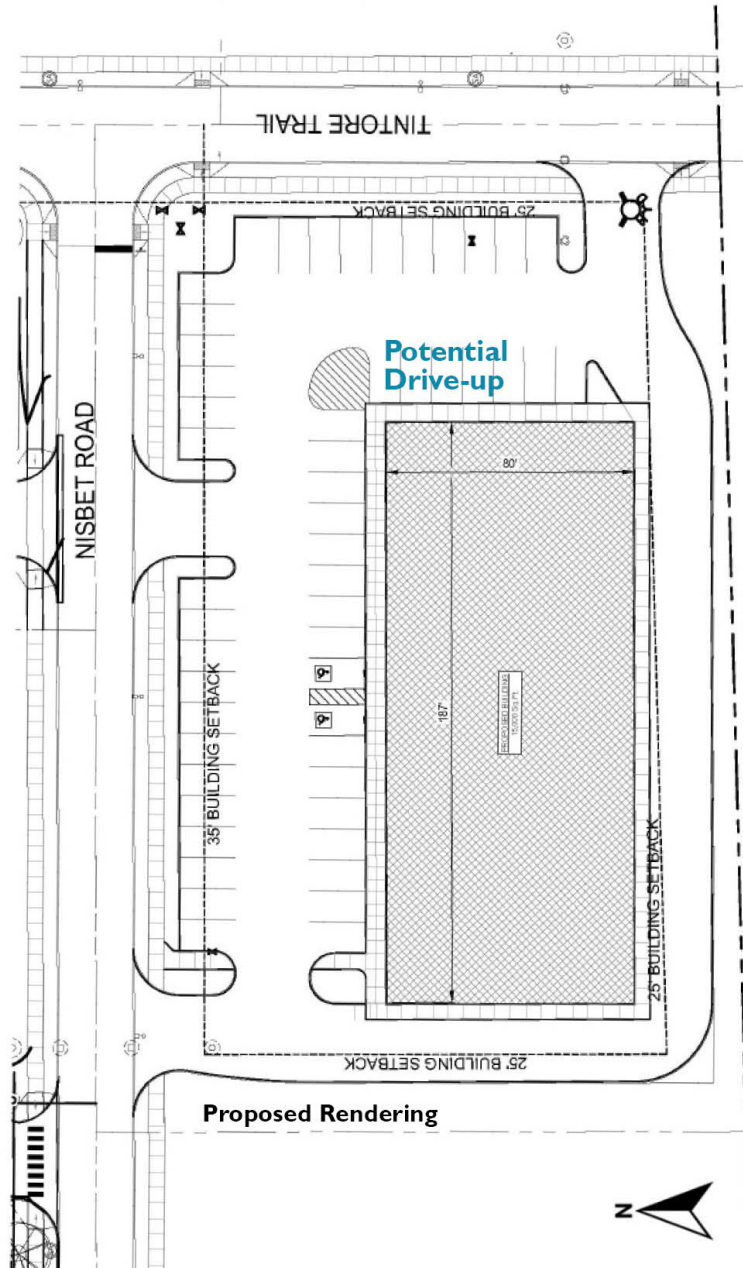


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Proposed Rendering

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PROPERTY INFORMATION

Property Type	Retail Center
Property Subtype	Multi-tenant
Site Status	Completion Q3 2025
Zoning	C-3
Development Size - Phase I	10 Acres
APN #	02-02-20-100-011.001-057
Site Condition	Level
Site Accessibility	Excellent
Anchor Tenant	Starbucks
Traffic Count	23,800 VPD / Lima Rd. (SR 3)

BUILDING INFORMATION

Building Size	15,000 SF
Building Class	A
Tenancy	Multiple
Number of Floors	1
Construction Status	Available for Tenant Finishes Q3 2025
Framing	Brick & Wood Frame
Floor	4" Concrete
Drive-Thru Capable	East End-cap
A/C	RTV

PARKING & SIGNAGE

Parking Type	Ample spaces
Signage	Pylon on Lima Rd.



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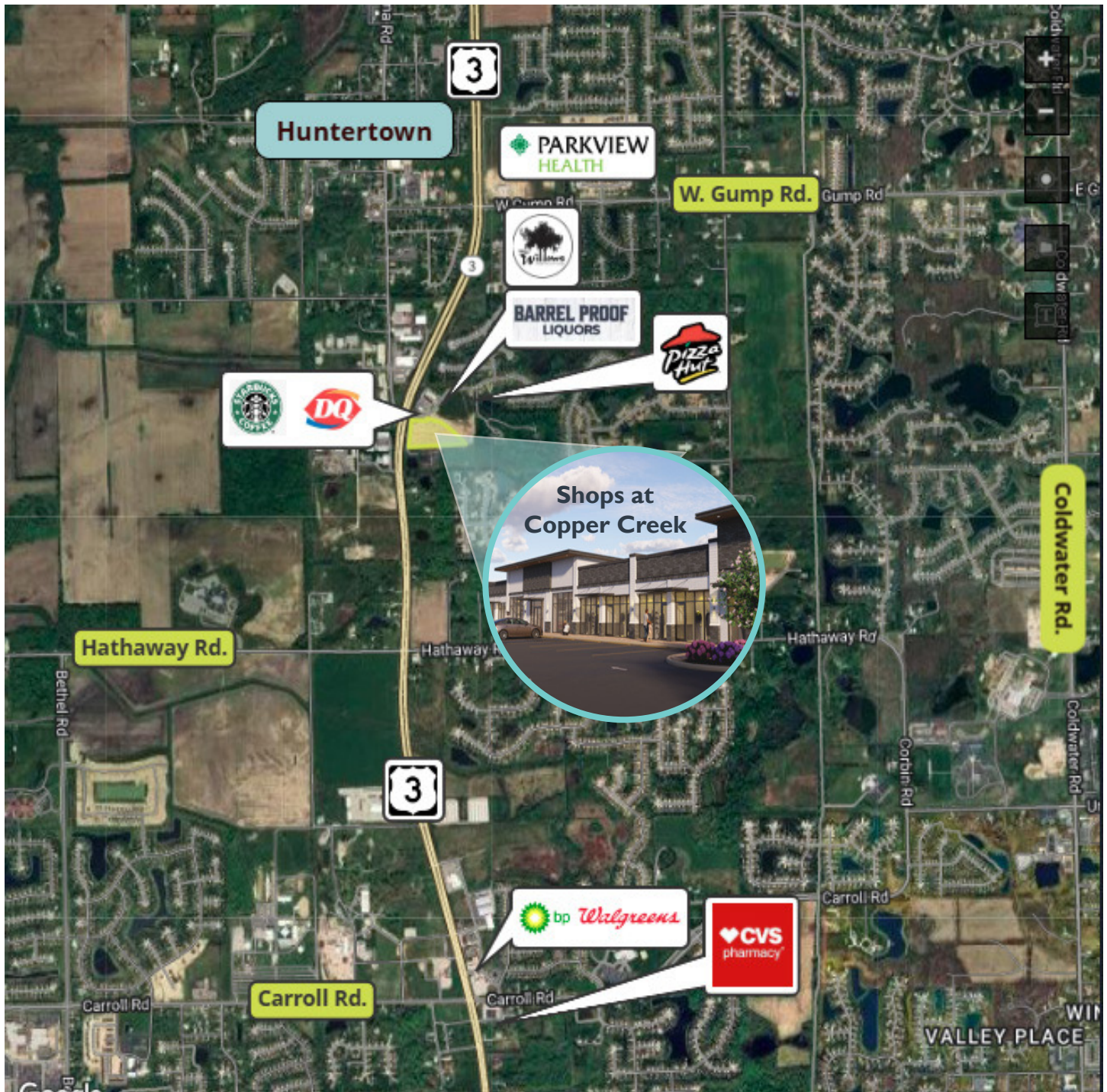
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