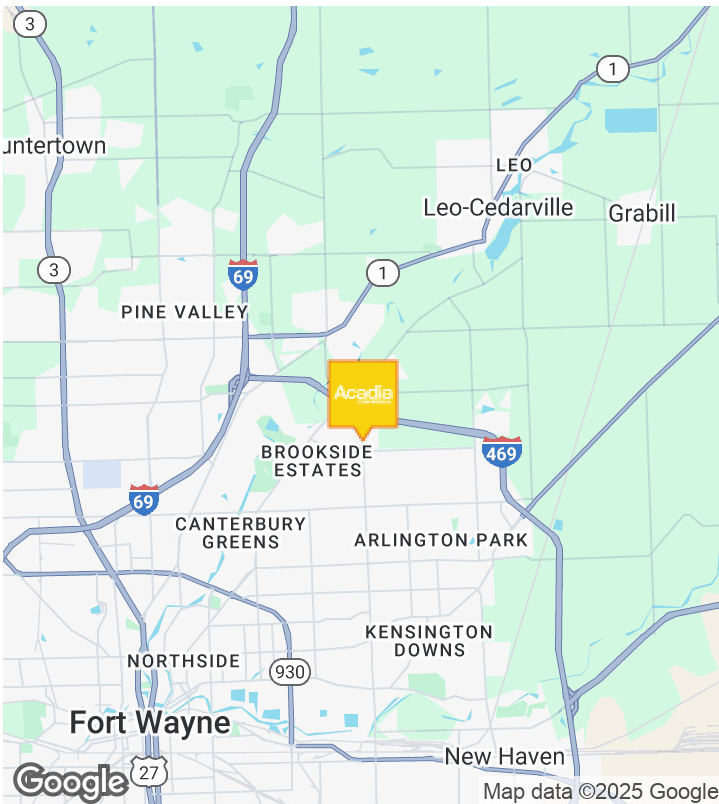


MAPLECREST SHOPS BUILD-TO-SUIT LOT

7221 MAPLECREST RD, FORT WAYNE, IN 46835



PROPERTY DESCRIPTION

- Build-to-Suit land located within the Maplecrest Shops Center available for lease with a minimum of 8,000 SF up to 16,000 SF
- Retail and Restaurant potential
- Less than a mile South of I-469 and Maplecrest Rd. interchange, and within 8 miles of downtown Fort Wayne
- Heavy traffic flow of over 23,000 VPD
- Neighbors several retail, gas, and fast-food locations
- Resides within a heavily populated and growing region of Fort Wayne
- Ownership is looking for a build-to-suit opportunity and is willing to offer competitive lease incentives for a market rate deal

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	8,000 - 16,000 SF
Lot Size:	0.6 Acres
Total Building Size:	25,600 SF

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MAPLECREST SHOPS BUILD-TO-SUIT LOT

7221 MAPLECREST RD, FORT WAYNE, IN 46835

Lease Rate	NEGOTIABLE
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LOCATION INFORMATION

Building Name	Maplecrest Rd. Shops Build-to-Suit Lot
Street Address	7221 Maplecrest Rd
City, State, Zip	Fort Wayne, IN 46835
County	Allen
Cross-Streets	Rothman Rd. & Maplecrest Rd.
Township	St. Joseph
Side of the Street	West
Signal Intersection	No
Road Type	Paved
Nearest Highway	I-469

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail
Zoning	SC, Shopping Center
Lot Size	0.6 Acres
APN #	02-08-16-227-023.002-072
Corner Property	Yes

PARKING & TRANSPORTATION

Parking Type:	Surfaced Parking Lot, Shared
Parking Spaces:	Ample
Public Transportation:	Citilink Buses



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MAPLECREST SHOPS BUILD-TO-SUIT LOT

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Lot View facing Northwest



Lot View Facing Southwest

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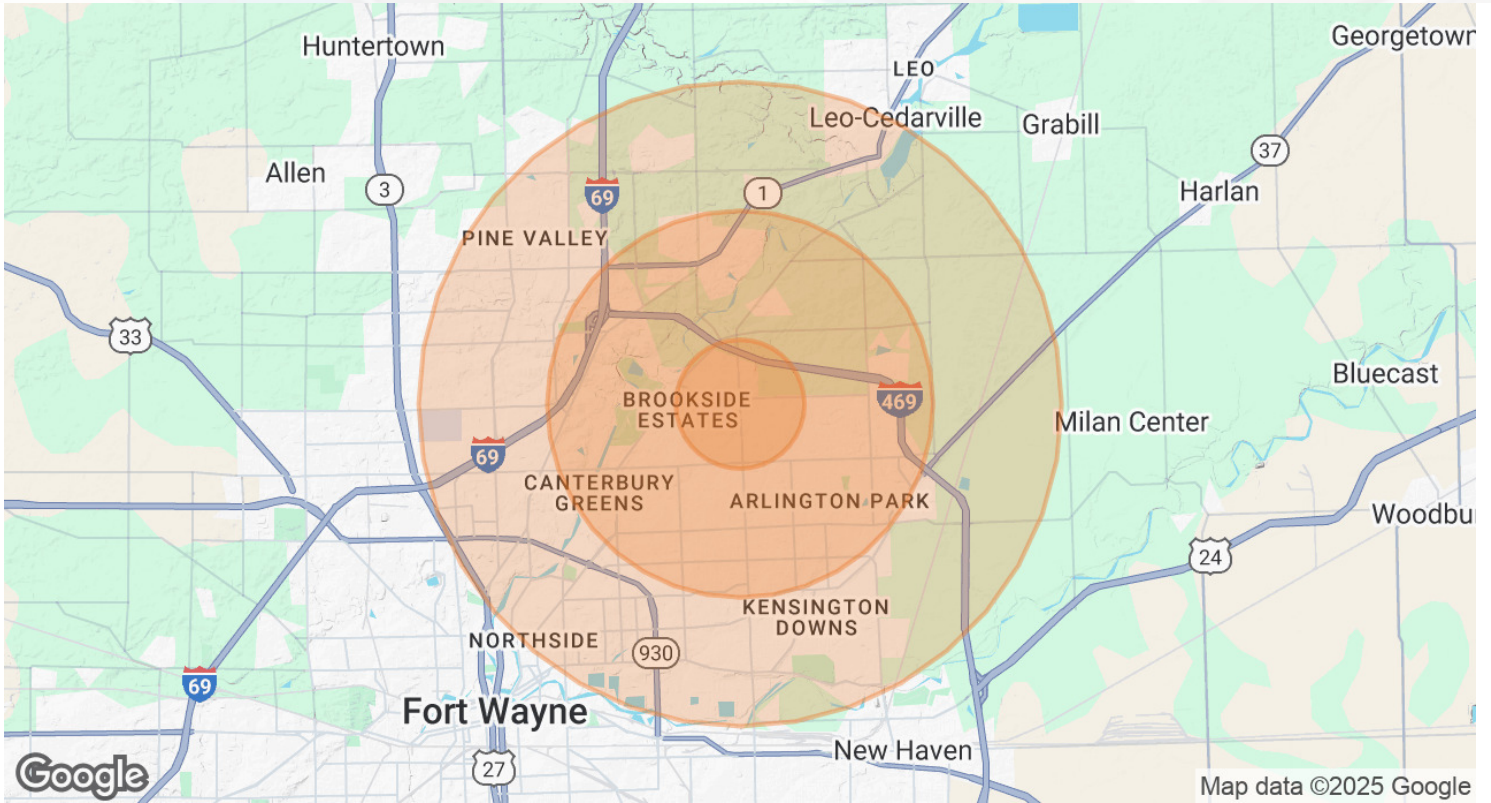
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MAPLECREST SHOPS BUILD-TO-SUIT LOT

7221 MAPLECREST RD, FORT WAYNE, IN 46835



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,291	55,836	125,131
Average Age	34.9	36.2	38.0
Average Age (Male)	34.0	34.3	35.6
Average Age (Female)	34.9	38.0	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,311	23,328	53,278
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$67,892	\$72,560	\$72,934
Average House Value	\$126,285	\$139,106	\$143,893

2020 American Community Survey (ACS)

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