

## Turn Key Restaurant Available

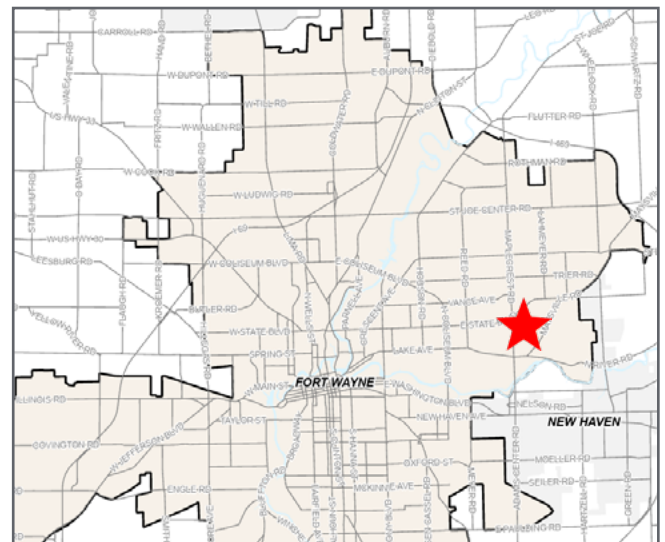


## 6536 E. State Boulevard

Fort Wayne, IN 46815

### Property Features

- 5,400 SF second generation restaurant (Unit 37-A)
- Turn key operation - all equipment included
- Ideal for restaurants and other retail users
- Well-maintained center with on-site property management
- Located in a vibrant shopping hub on Fort Wayne's northeast side with strong demographics, high vehicle and foot traffic counts
- Click below for a virtual tour of the space:  
<https://my.matterport.com/show/?m=psCamLxgx61>



200 E. Main Street, Suite 580  
Fort Wayne, IN 46802 USA  
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## General Property Information

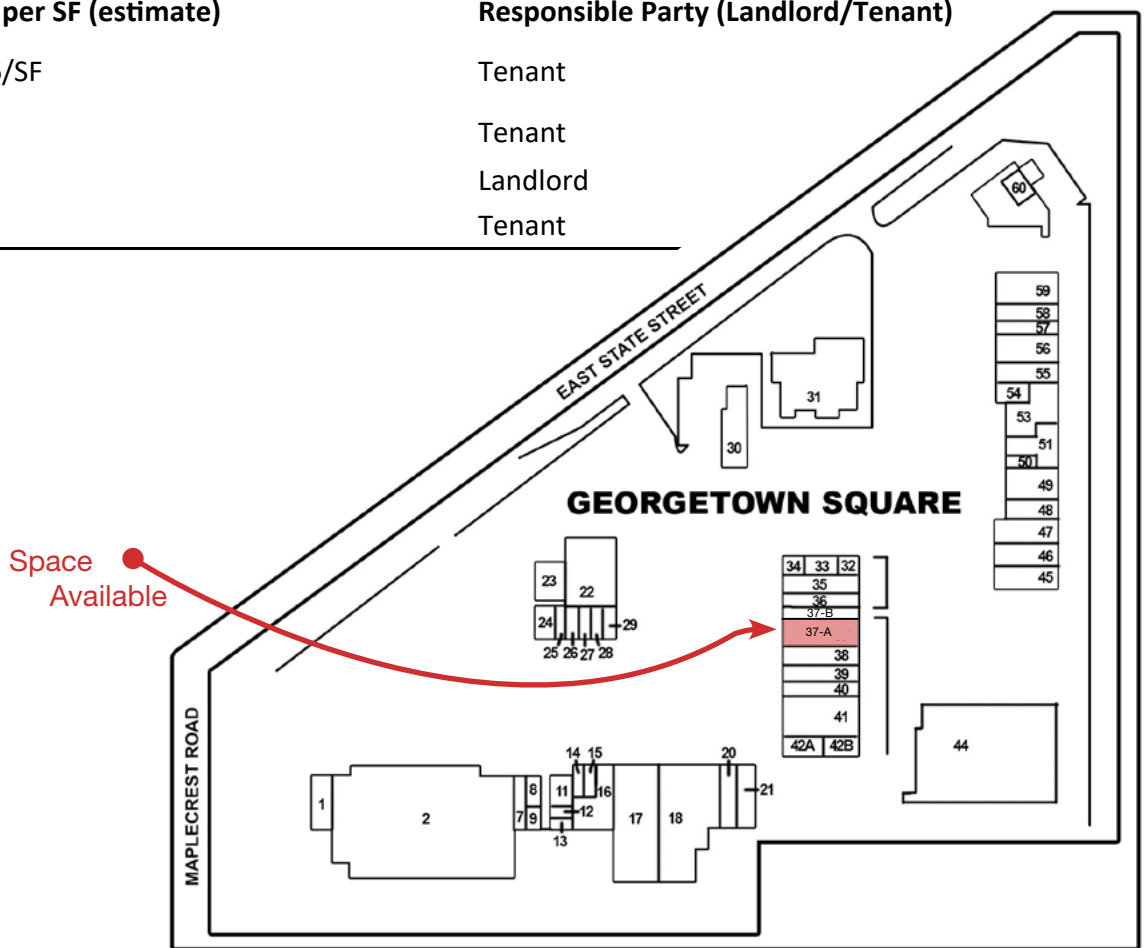
<b>Name</b>	Georgetown Square	<b>Parcel Number</b>	02-08-34-151-004.000-072
<b>Address</b>	6400 E. State Blvd.	<b>Total Building SF</b>	215,583 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46815	<b>Acreage</b>	23.56 AC
<b>County</b>	Allen	<b>Year Built</b>	1970
<b>Township</b>	St. Joe	<b>Zoning</b>	C2
<b>Parking</b>	Asphalt	<b>Parking Spaces</b>	Ample structured spaces
<b>Signage</b>	Facade & pylon	<b>Traffic Counts</b>	23,000 VPD

## Lease Information

<b>Suite #</b>	<b>Available SF</b>	<b>Lease Rate / Type</b>
Unit 37 (6536)	5,400 SF	\$14.00/SF/YR/NNN

## Expenses

Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
Tax/Ins/Cam/Association	\$3.16/SF	Tenant
Maint./Repairs		Tenant
Roof /Structure		Landlord
Utilities		Tenant



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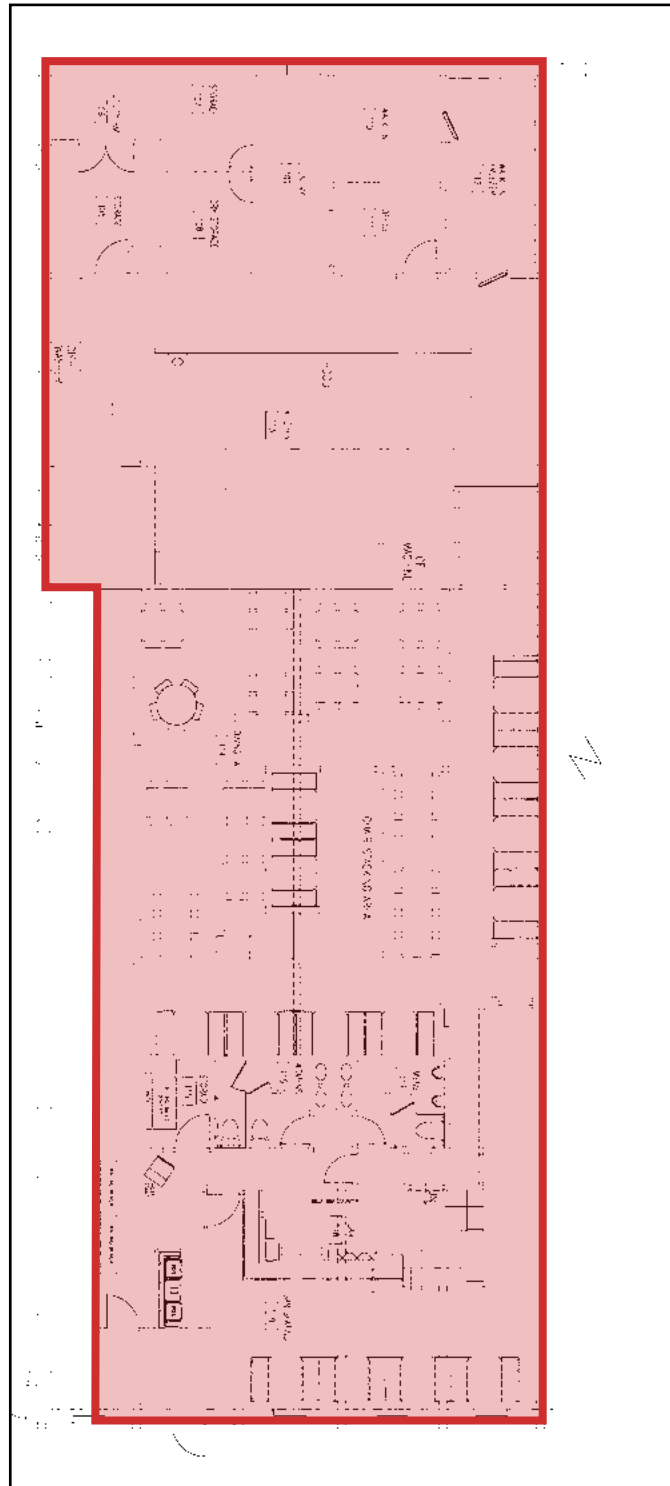
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## Floor Plan Unit 37-A

[Click here for a tour  
of the space](#)



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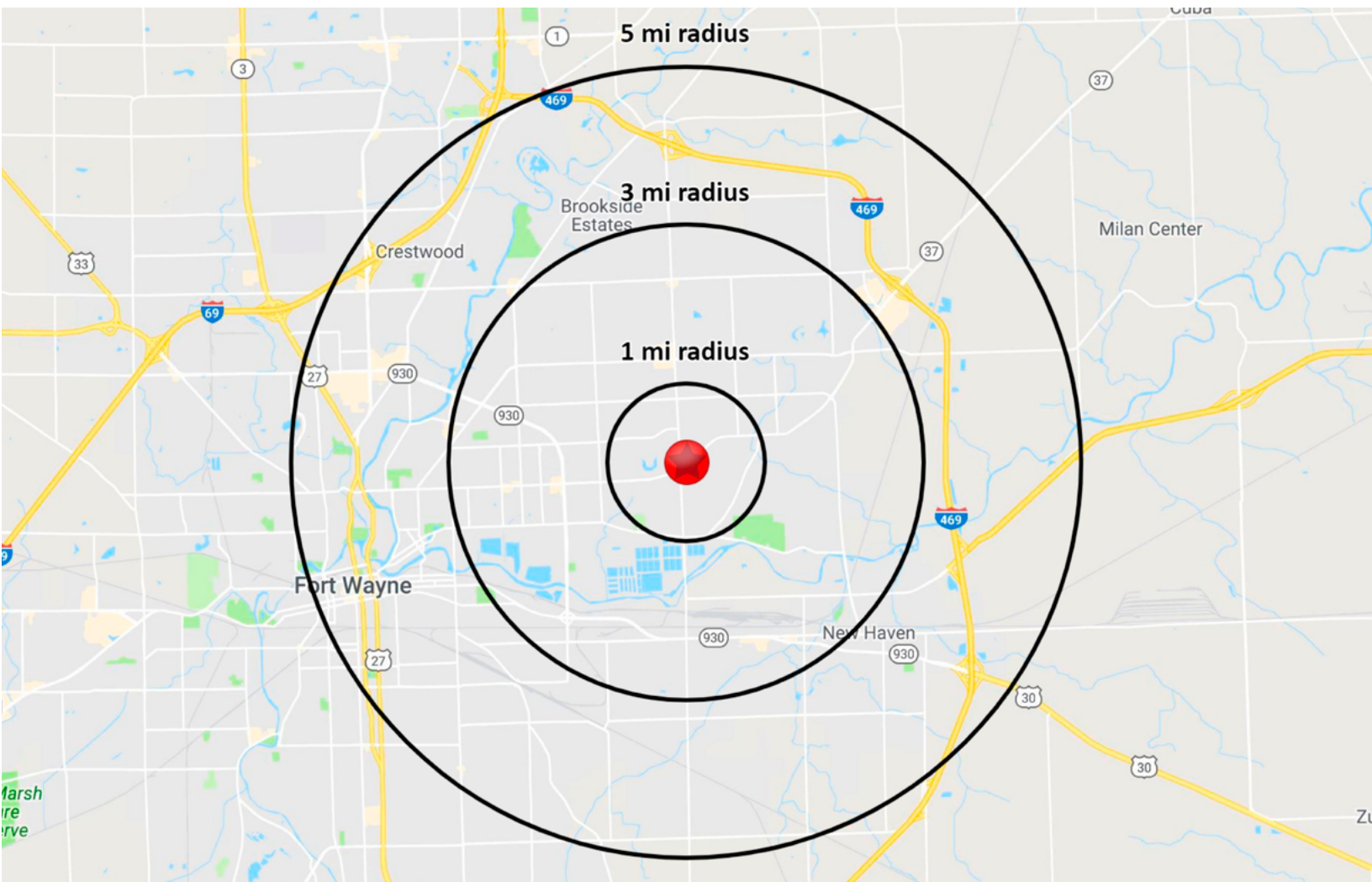
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	12,608	61,035	148,685
NUMBER OF HOUSEHOLDS	5,031	24,916	59,613
AVERAGE HOUSEHOLD INCOME	\$77,757	\$72,112	\$65,164
MEDIAN HOME VALUE	\$144,448	\$138,512	\$128,997
TRAFFIC COUNT	Maplecrest Road E. State Boulevard		18,208 VPD 14,067 VPD

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