

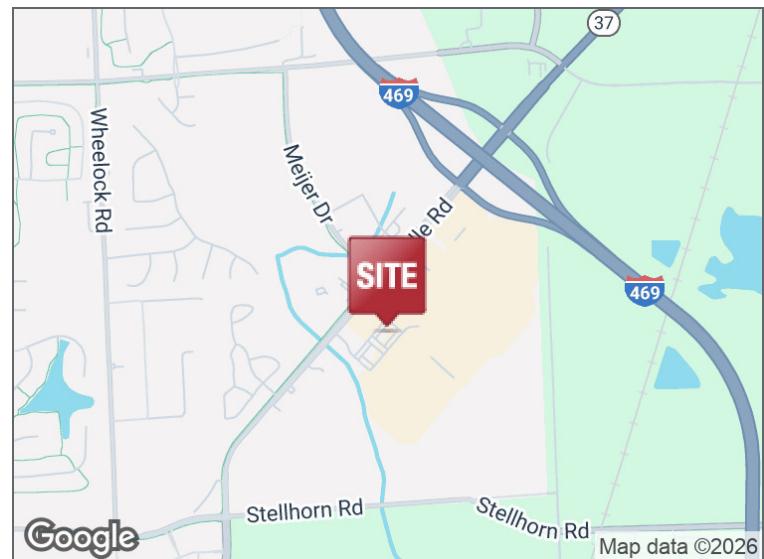


MAYSVILLE CENTER

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

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

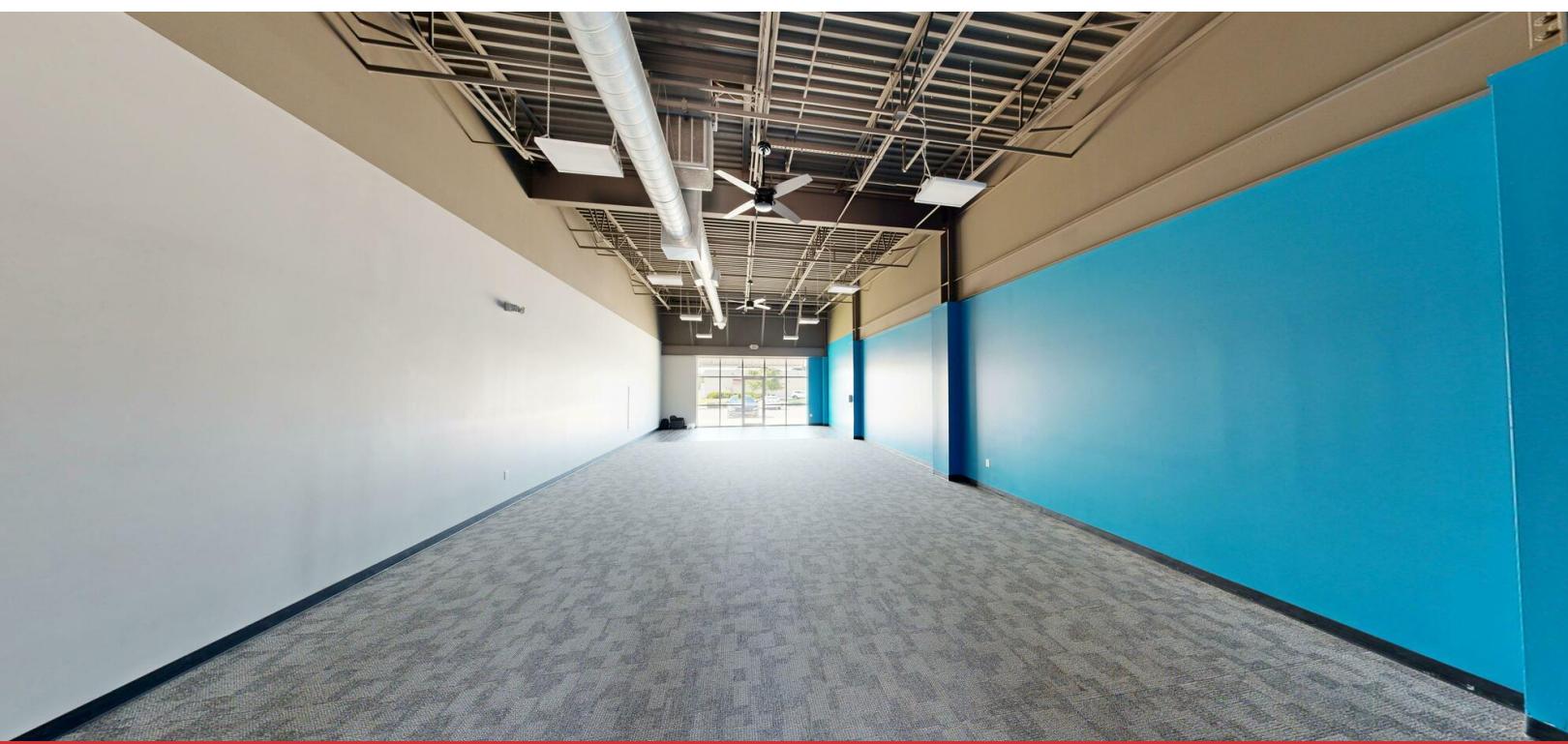
Expenses

Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
Taxes	\$4.49/SF	Tenant
CAM Fee	\$1.45/SF	Tenant
Insurance	\$0.30/SF	Tenant
Maint./Repairs		Tenant
Roof /Structure		Landlord
Utilities		Tenant
Total Expenses	\$6.24/SF	

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



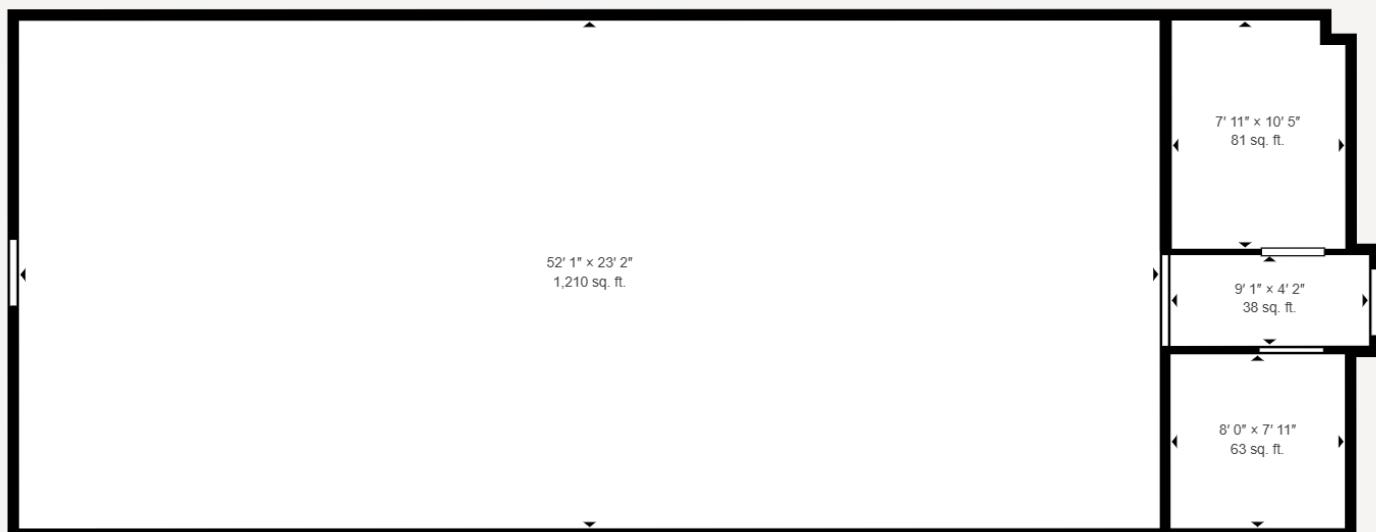
200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

RACHEL ROMARY
Broker
260.341.0230
rromary@naihb.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



360°
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.

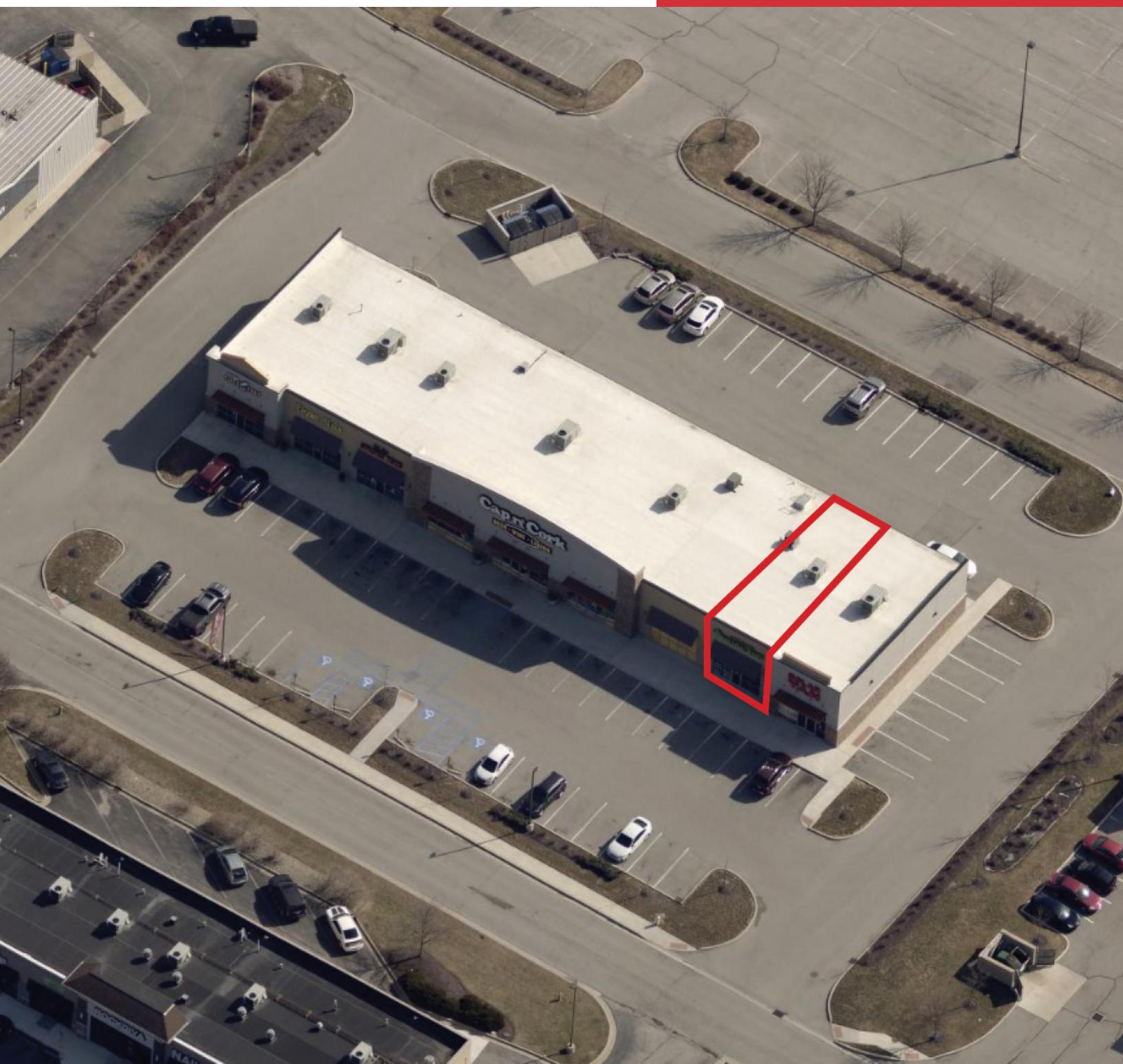
Sizes and dimensions are approximate, actual may vary

Visit 3D space on
 Matterport®

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

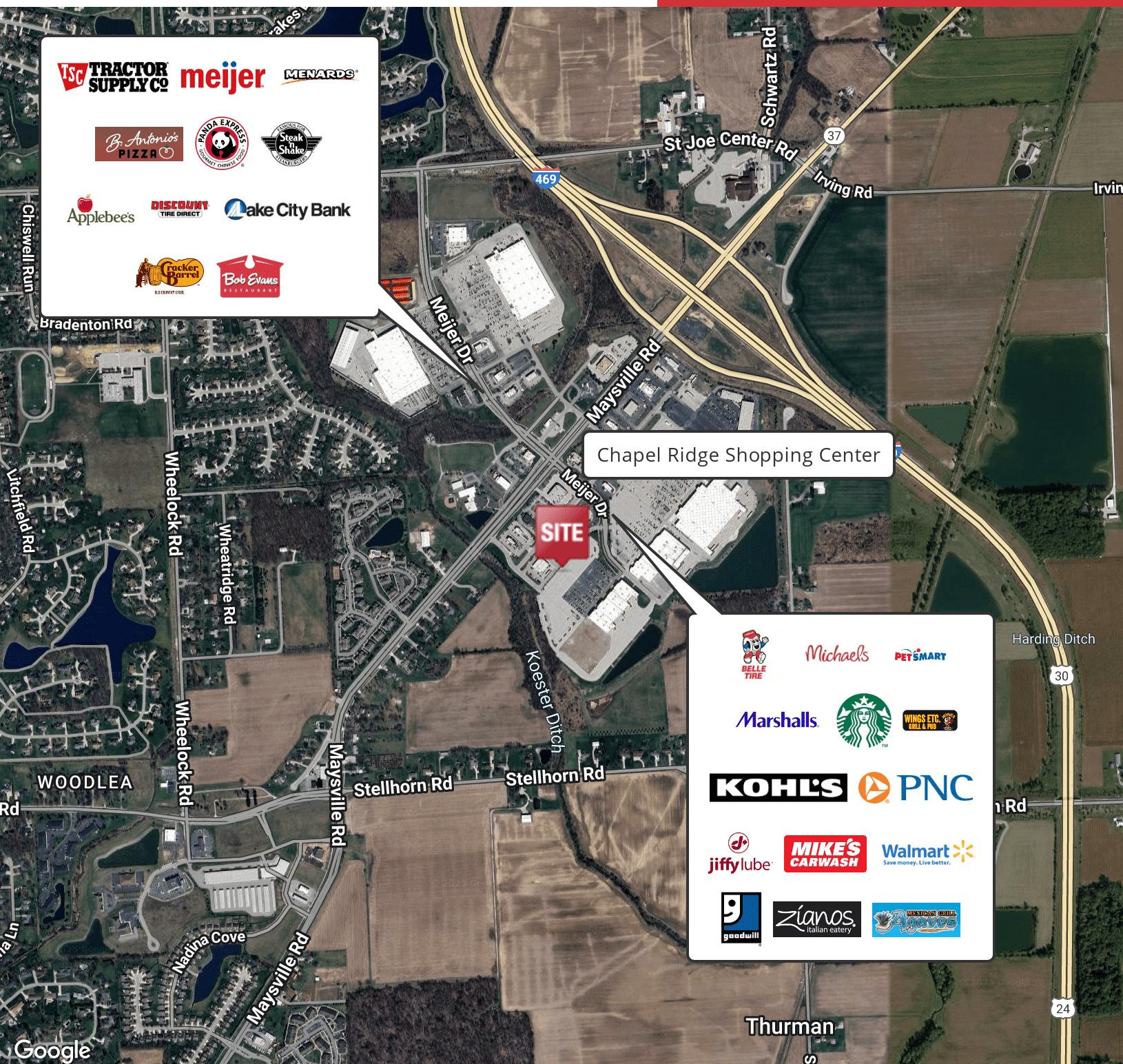
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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

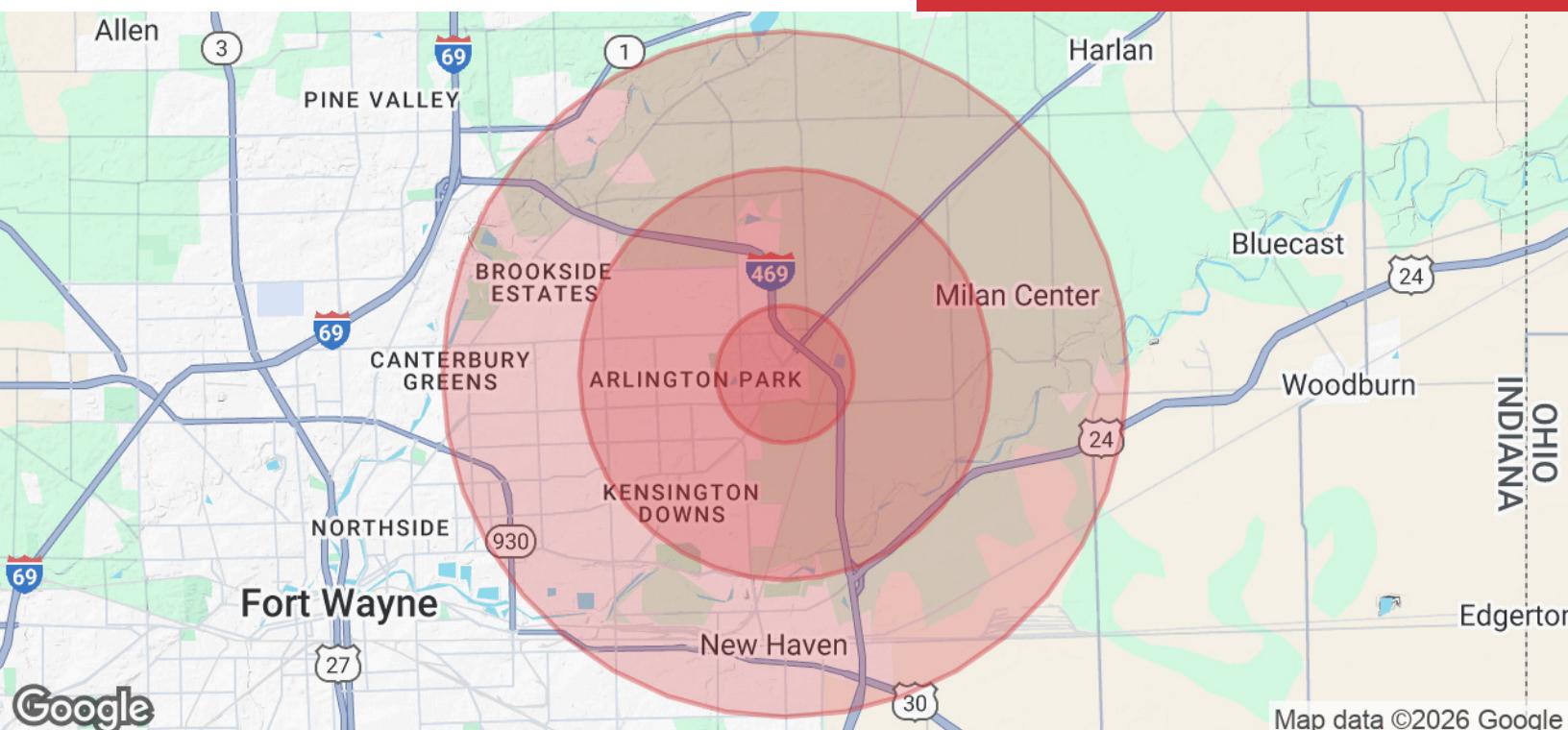
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.