

AVAILABLE

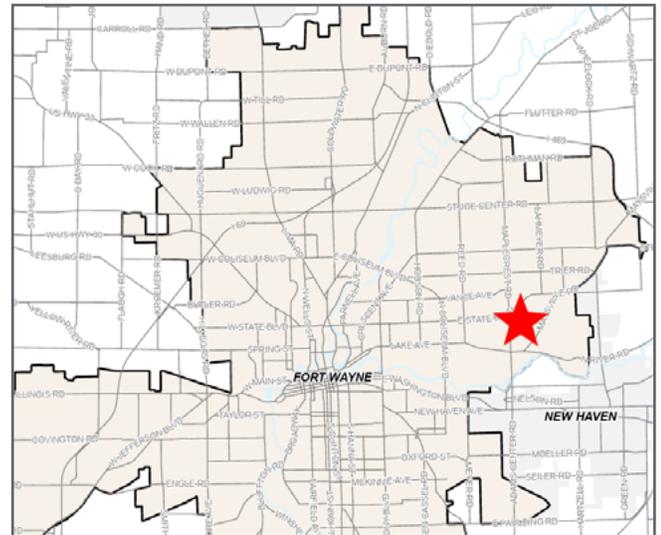
COST CUTTERS

Georgetown Flex Space

6412 E State Blvd, Fort Wayne, IN 46815

Property Features

- 3,240 SF flex space (Unit 21)
- One overhead door at 12' wide x 10'6" high
- Ceiling height of 9'4" to 11'3"
- 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



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

RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naih.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naih.com

www.naih.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

General Property Information

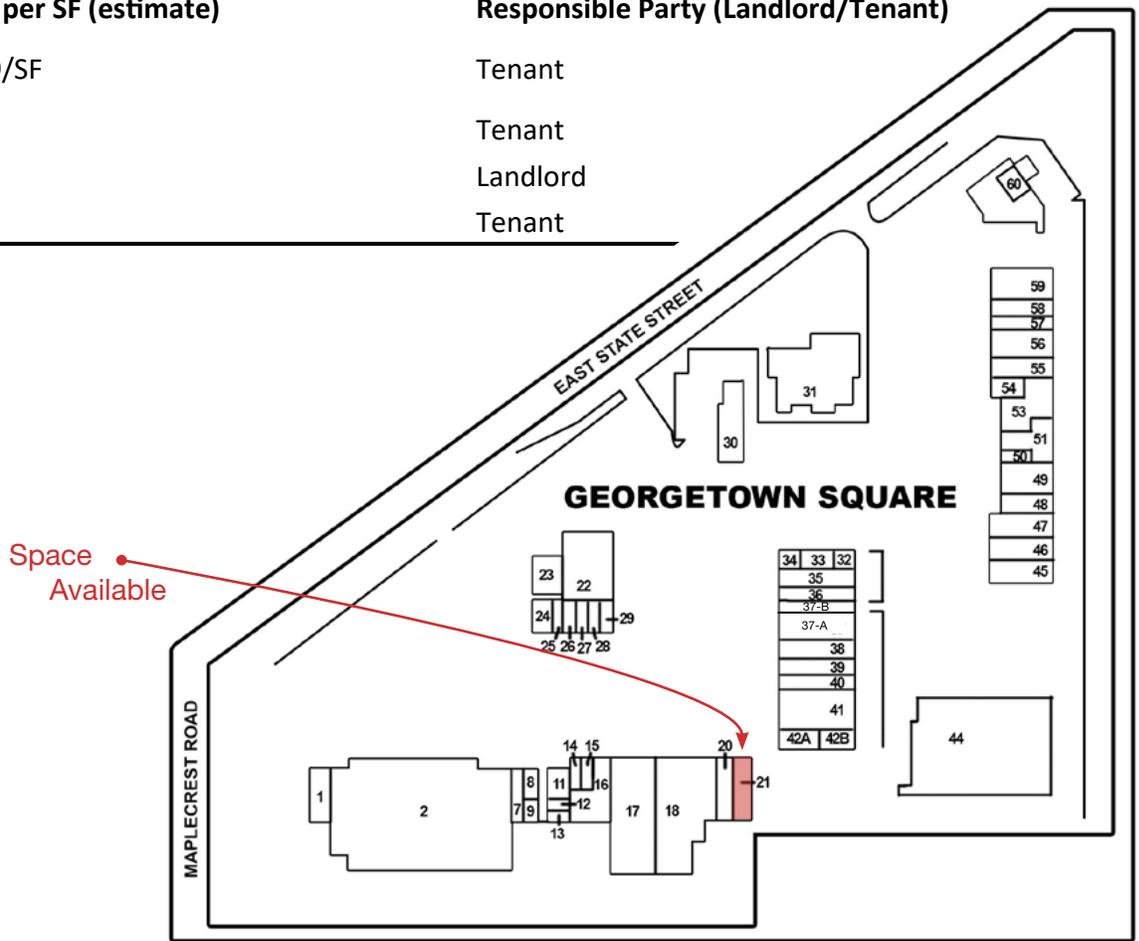
Name	Georgetown Square	Parcel Number	02-08-34-151-004.000-072
Address	6412 E. State Blvd.	Total Building SF	215,583 SF
City, State, Zip	Fort Wayne, IN 46815	Acreage	23.56 AC
County	Allen	Year Built	1970
Township	St. Joe	Zoning	C2
Parking	Asphalt	Parking Spaces	Ample structured spaces
Signage	Façade & pylon	Traffic Counts	23,000 VPD

Lease Information

Suite #	Available SF	Lease Rate / Type
Unit 21 (6412)	3,240 SF	\$10.00/SF/YR/NNN

Expenses

Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
Tax/Ins/Cam/Association	\$3.69/SF	Tenant
Maint./Repairs		Tenant
Roof /Structure		Landlord
Utilities		Tenant



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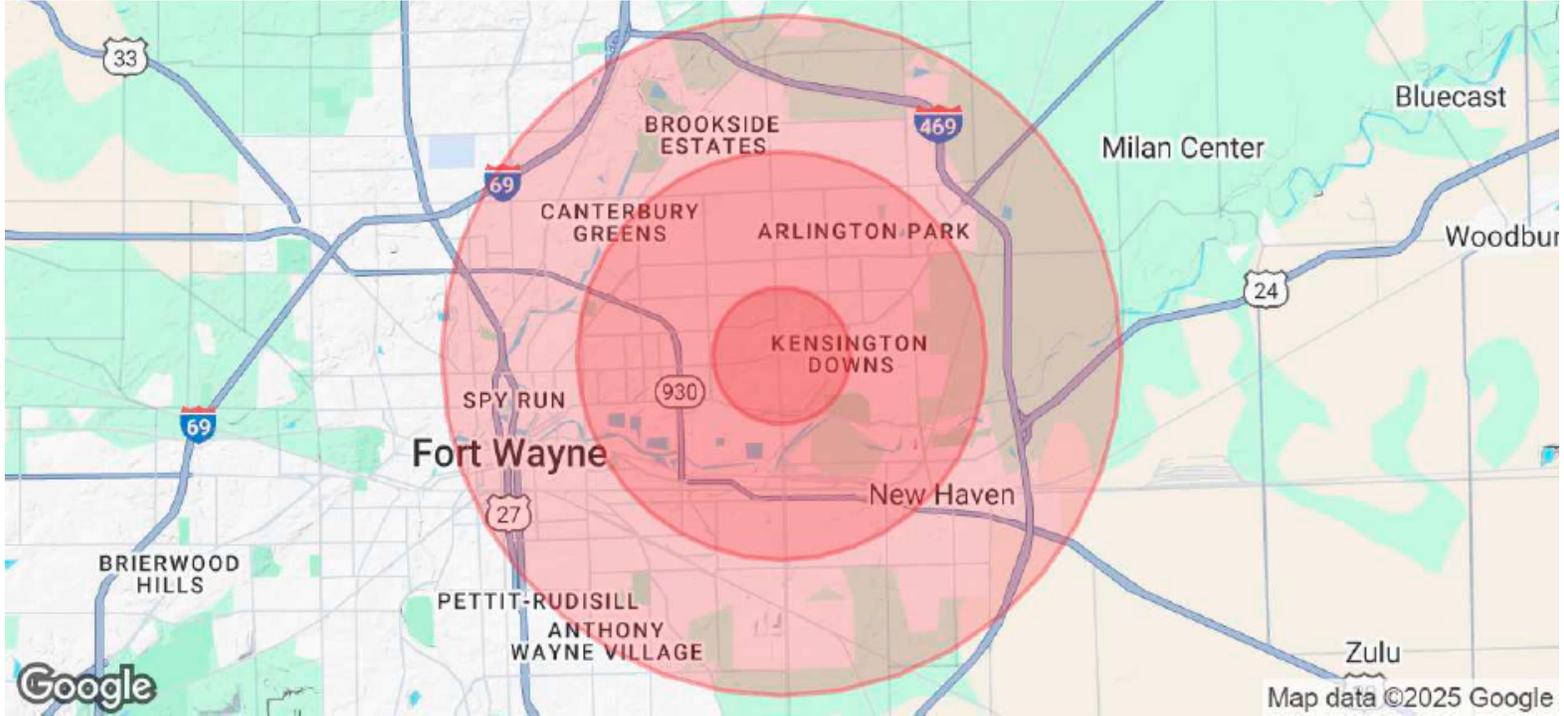
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,900	63,142	155,863
Average Age	40	40	38
Average Age (Male)	38	38	37
Average Age (Female)	42	41	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,682	25,520	63,193
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$83,780	\$82,856	\$74,958
Average House Value	\$193,655	\$190,407	\$174,788

Demographics data derived from AlphaMap

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