

## Kroger Anchored Georgetown Square



**6302-6770 E. State Blvd.**  
Fort Wayne, IN 46815

### Property Features

Georgetown Square is one of Fort Wayne's most popular shopping centers with a national and local tenant mix. Anchored by Kroger, junior anchor space is available. Pylon and building signage available. Located in northeast Fort Wayne at the corner of the busy East State/Maplecrest Road retail corridor. Easy access with many curb cuts to the property.

- Well-maintained, high end center with high vehicle and foot traffic counts
- Ideal for restaurants, offices, and other retail users
- Vibrant shopping hub with strong demographics

BUILDING SIZE:	215,583 SF
AVAILABLE:	2,000 - 17,100 SF
ZONING:	SC
LEASE RATE:	\$8.00 - \$14.00 PSF NNN

\*In addition to base rent, tenant is responsible for utilities, janitorial, trash removal, building insurance, and phone/computer/data.

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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>	Façade & pylon	<b>Traffic Counts</b>	23,000 VPD

Lease Information		
<b>Suite #</b>	<b>Available SF</b>	<b>Lease Rate / Type</b>
Unit 16 (6346)	4,452 SF	\$10.00/SF/YR NNN
Unit 17 (6404)	12,648 SF	\$8.00/SF/YR NNN (Jr. anchor space)
Unit 21 (6412)	3,240 SF	\$10.00/SF/YR NNN (Flex space)
Units 35-36 (6544)	6,000 SF	\$10.00/SF/YR NNN
Unit 37 (6536)	5,400 SF	\$14.00/SF/YR/NNN (Restaurant space)
Unit 40 (6524)	3,000 SF	\$10.00/SF/YR/NNN
Unit 56 (6718)	6,125 SF	\$10.00/SF/YR/NNN
Unit 58 (6417)	2,000 SF	\$12.00/SF/YR NNN
Units 16-17 can be combined for 17,100 SF; Units 35-36 can be divided into two 3,000 SF units		

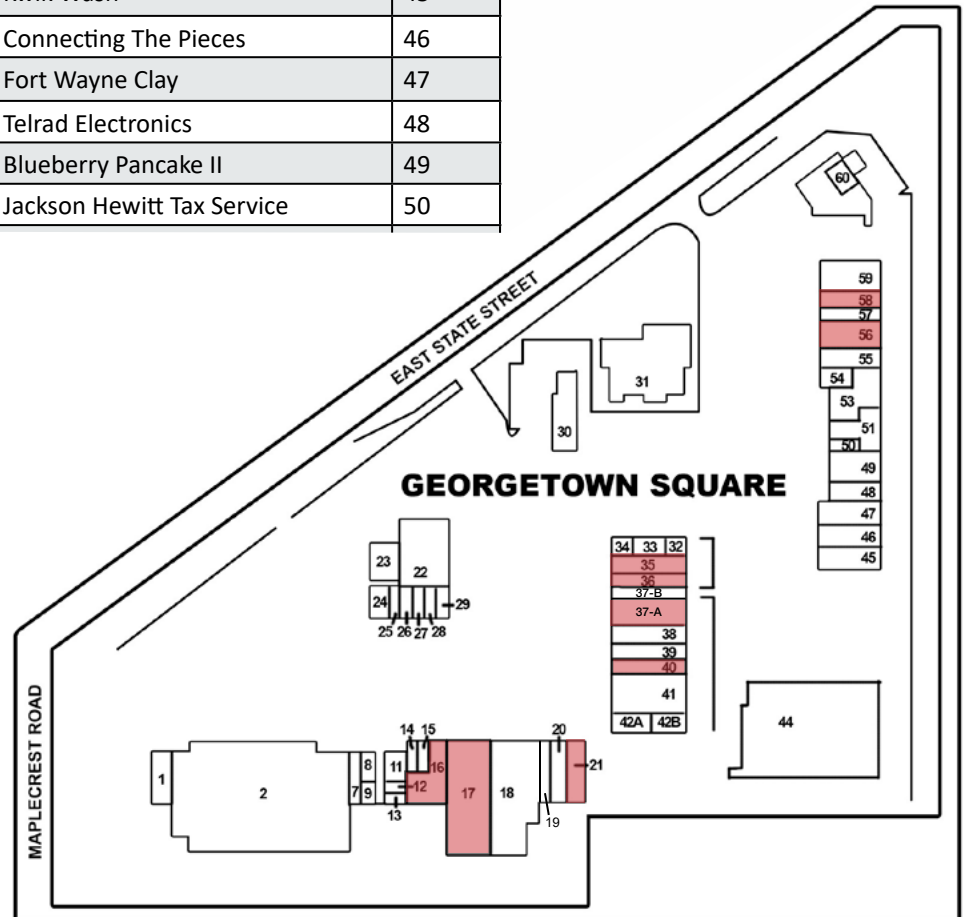
Expenses		
<b>Type</b>	<b>Price per SF (estimate)</b>	<b>Responsible Party (Landlord/Tenant)</b>
<b>Tax/Ins/Cam/Association</b>	\$3.16/SF	Tenant
<b>Maint./Repairs</b>		Tenant
<b>Roof /Structure</b>		Landlord
<b>Utilities</b>		Tenant

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Wells Fargo	1	Oh My Gown	33	Northeast School of Dance	51-52
Kroger, 3 Rivers FCU	2	Riegel's Pipe & Tobacco	34	Tangles Salon & Spa	53
The Donut Bar	7	<b>AVAILABLE - 3,000 SF</b>	<b>35</b>	Beyond Able	54
Jeff's Coney	8	<b>AVAILABLE - 3,000 SF</b>	<b>36</b>	Compassionate Health Care	55
Ziffle's Rib Bar	9-13	<b>AVAILABLE - 5,400 SF</b>	<b>37-A</b>	<b>AVAILABLE - 6,125 SF</b>	<b>56</b>
Femi Eyebrows	14	Guadalupe's Mexican Grill	37-B	Advance America	57
HealthKick Nutrition	15	Miyabi Asian Cuisine	38	<b>AVAILABLE - 2,000 SF</b>	<b>58</b>
<b>AVAILABLE - 4,452 SF</b>	<b>16</b>	CosmoProf	39	Cap N' Cork	59
<b>AVAILABLE - 12,648 SF</b>	<b>17</b>	<b>AVAILABLE - 3,000 SF</b>	<b>40</b>	Chase Bank	60
Renew Upscale Resale	18/19	Anytime Fitness	41		
Famous Hair	20	Peking Chinese Restaurant	42-A		
<b>AVAILABLE - 3,240 SF</b>	<b>21</b>	Restoration Church	42-B		
Dollar General	22	Georgetown Bowl	44		
Marvel Dental	23	Kwik Wash	45		
Yum Thai	24	Connecting The Pieces	46		
TCBY	25	Fort Wayne Clay	47		
Rite Alterations	26	Telrad Electronics	48		
Hearing Aids Plus	27	Blueberry Pancake II	49		
DT Nails	28	Jackson Hewitt Tax Service	50		
Peerless Cleaners	29				
First Source Bank	30				
Georgetown Library	31				
Bigby Coffee	32				



- Units 16-17 can be combined for 17,100 SF
- Units 35 & 36 are currently combined at 6,000 SF but can be divided into two 3,000 SF units

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Unit 17  
12,648 SF

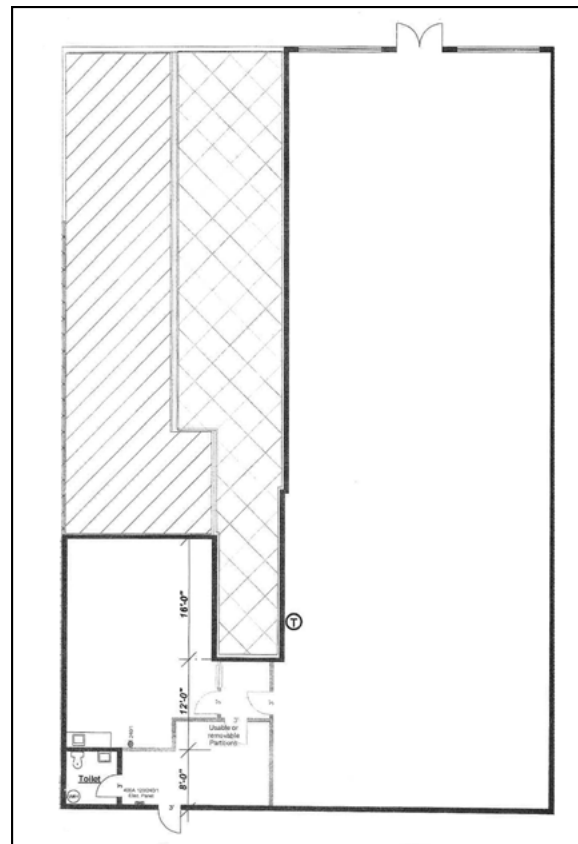
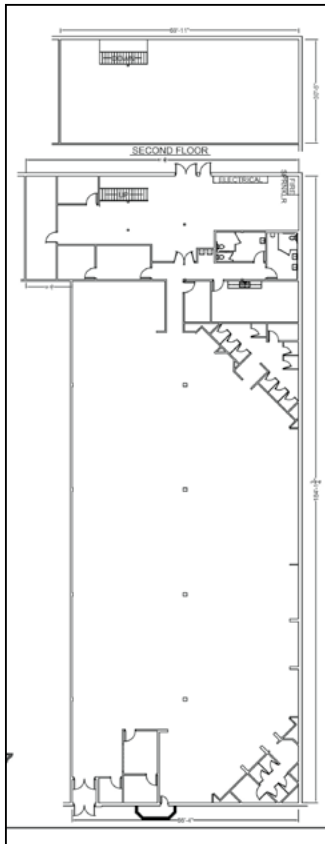
Unit 16  
4,452 SF



Unit 17: 12,648 SF

Unit 16: 4,452 SF

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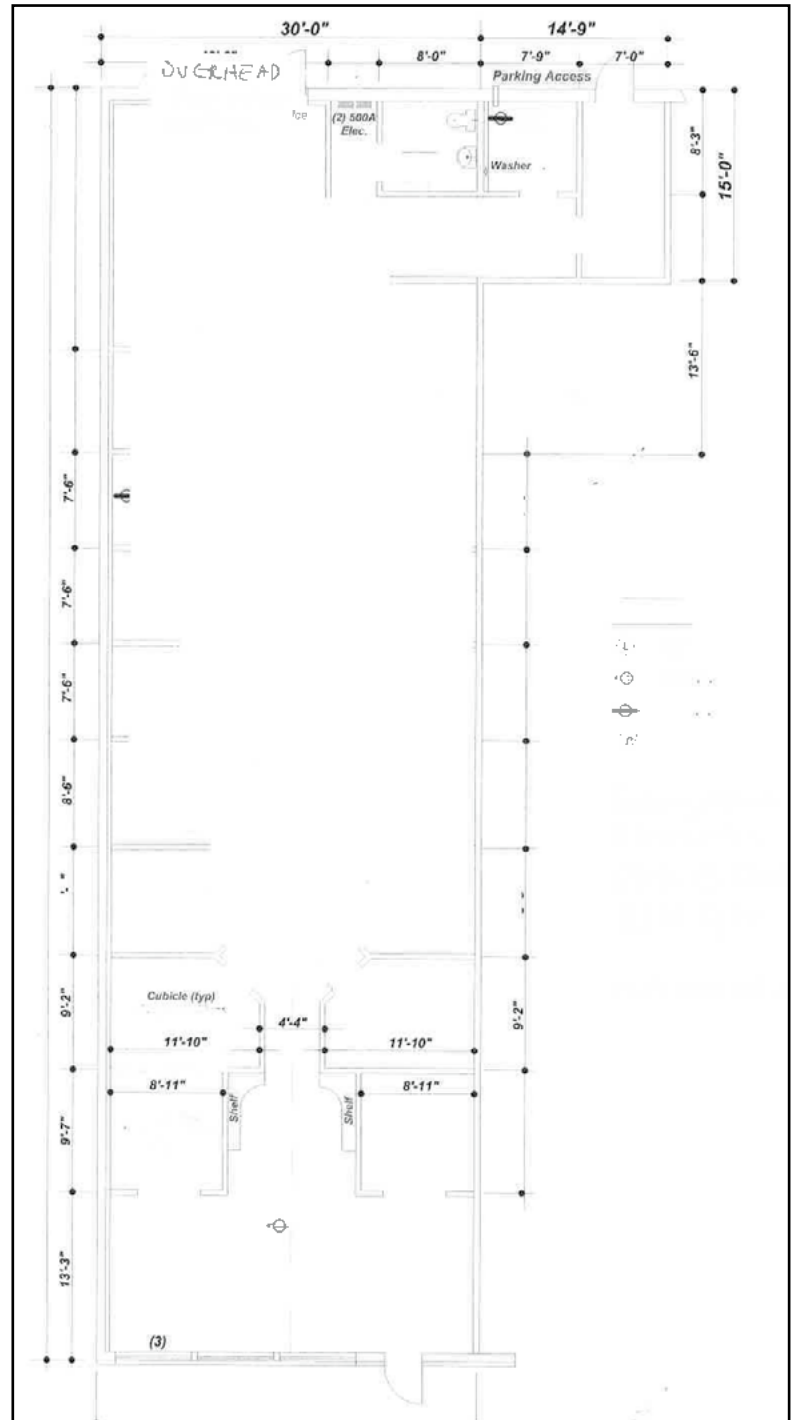
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Unit 21  
3,240 SF



End cap unit with 12'x10'6" OHD in rear

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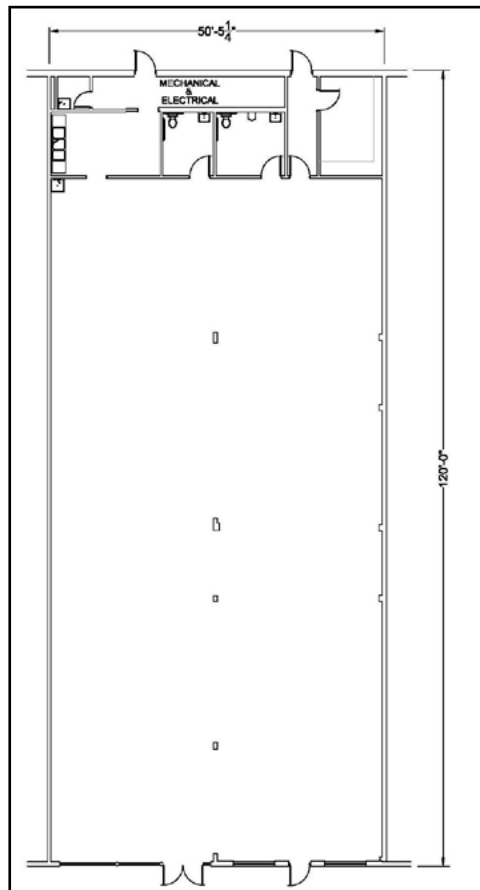
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Unit 35-36

6,000 SF  
(can be divided)



Units 35 & 36: 6,000 SF  
(Can be divided into two 3,000 SF units)



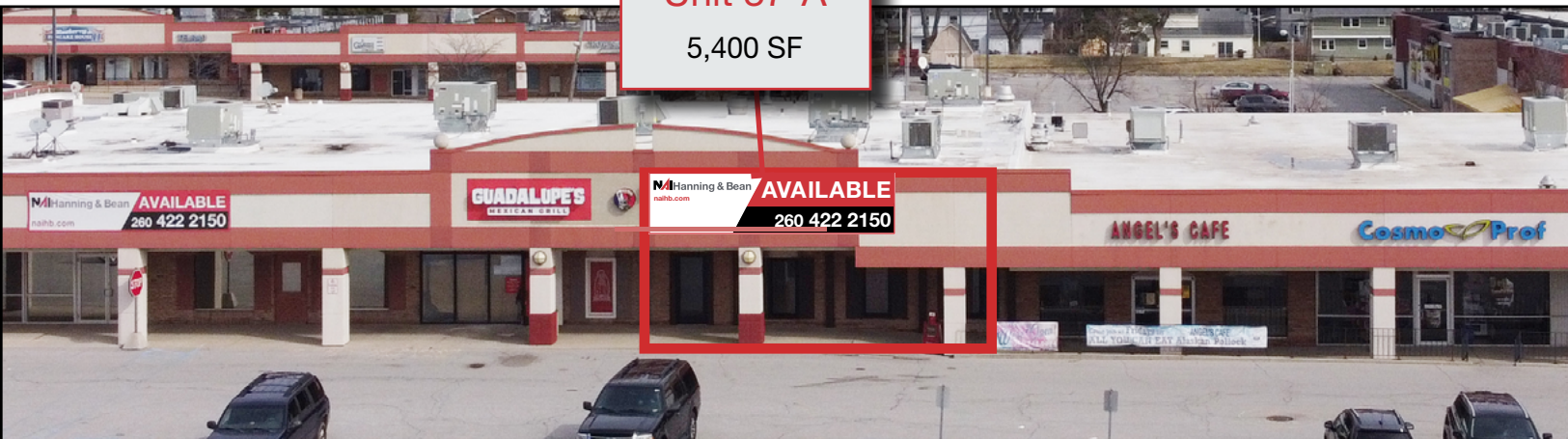
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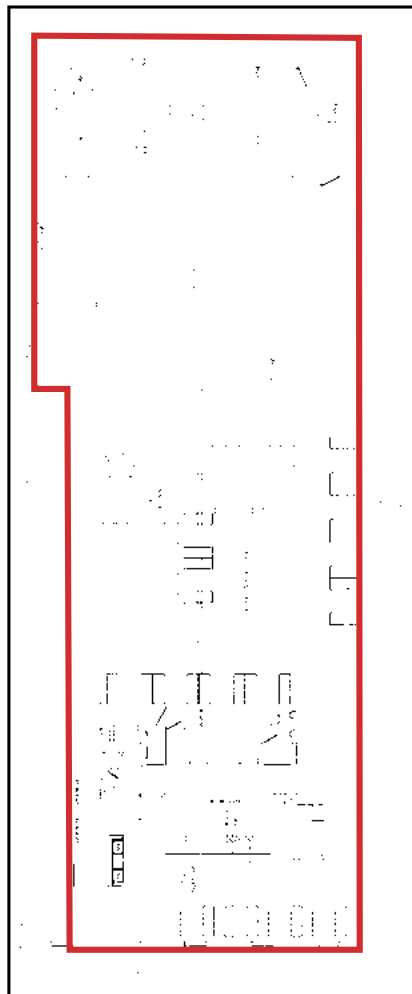
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Unit 37-A

5,400 SF



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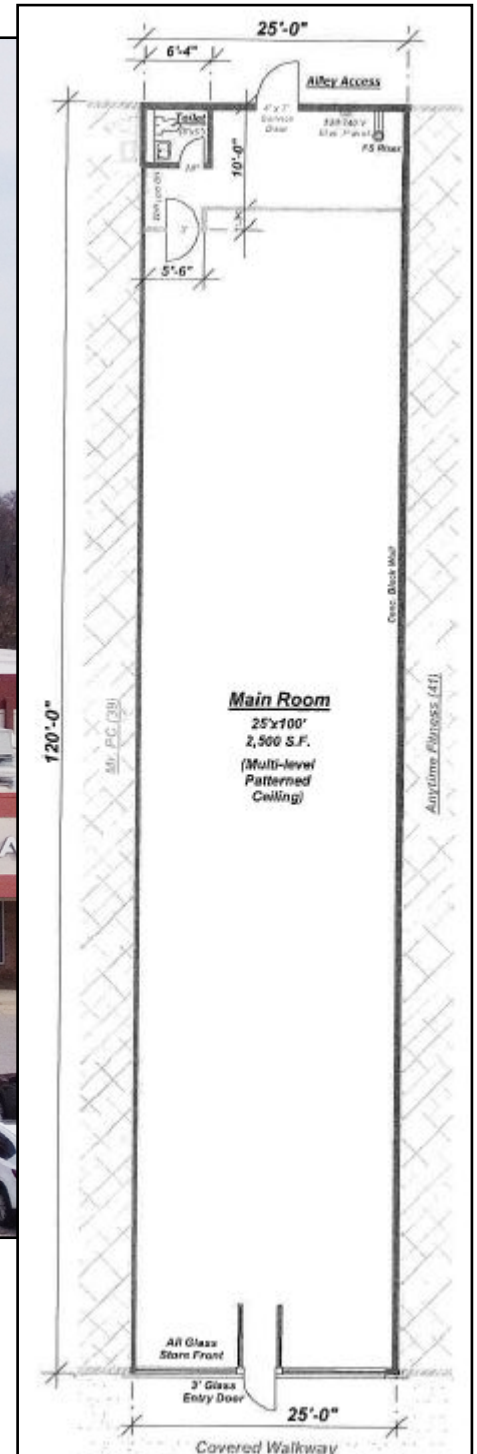
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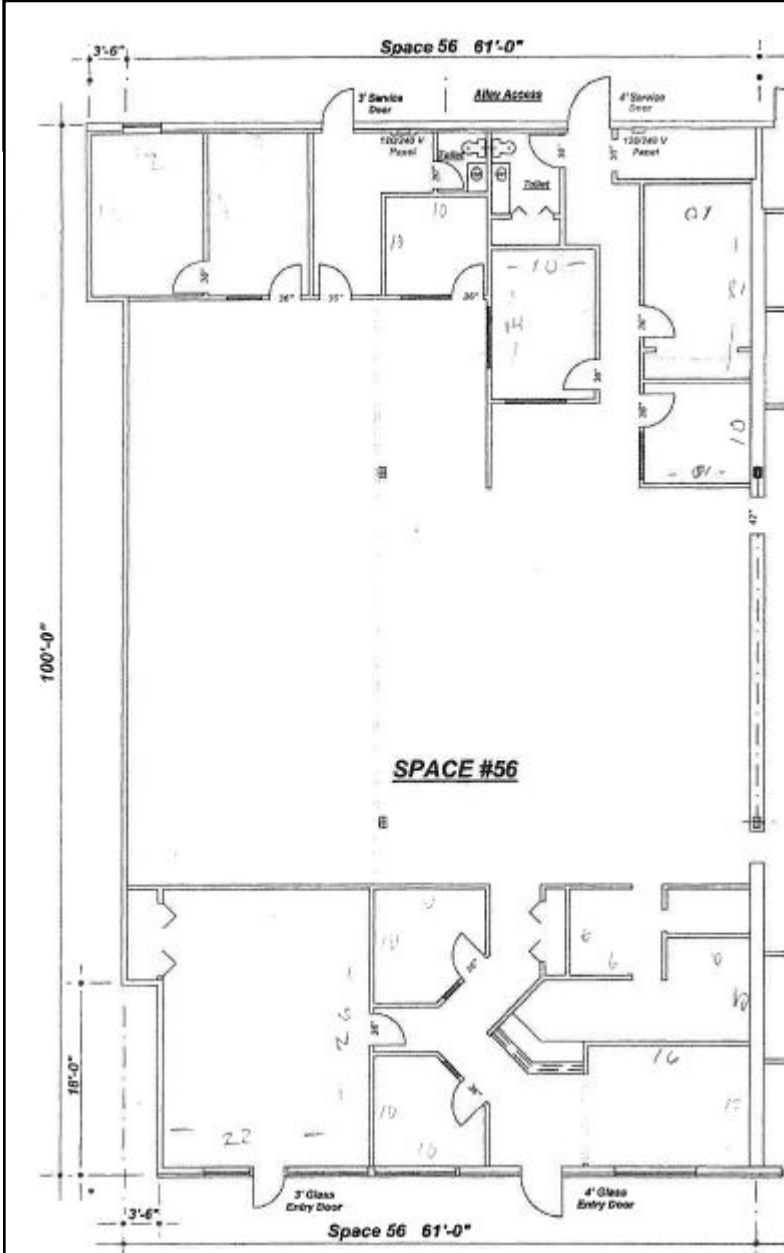
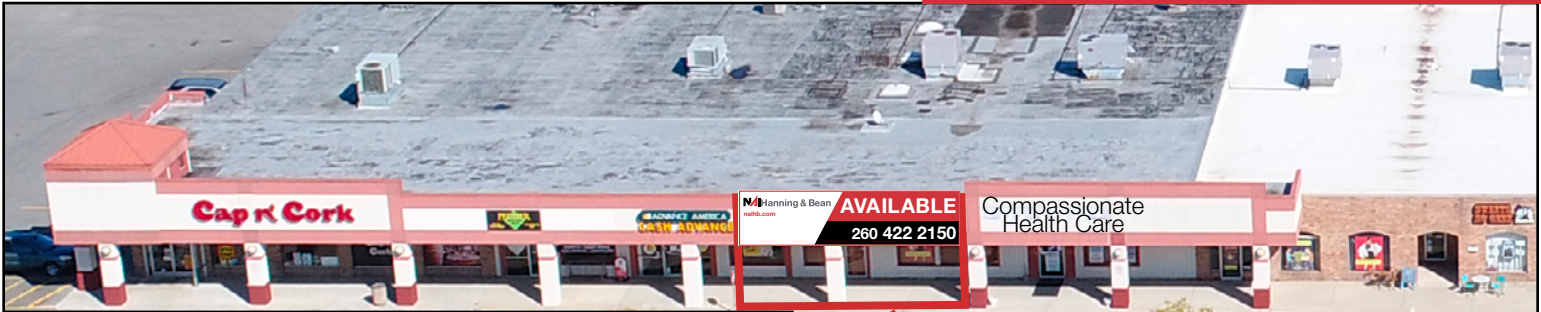
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**Unit 56**  
6,125 SF

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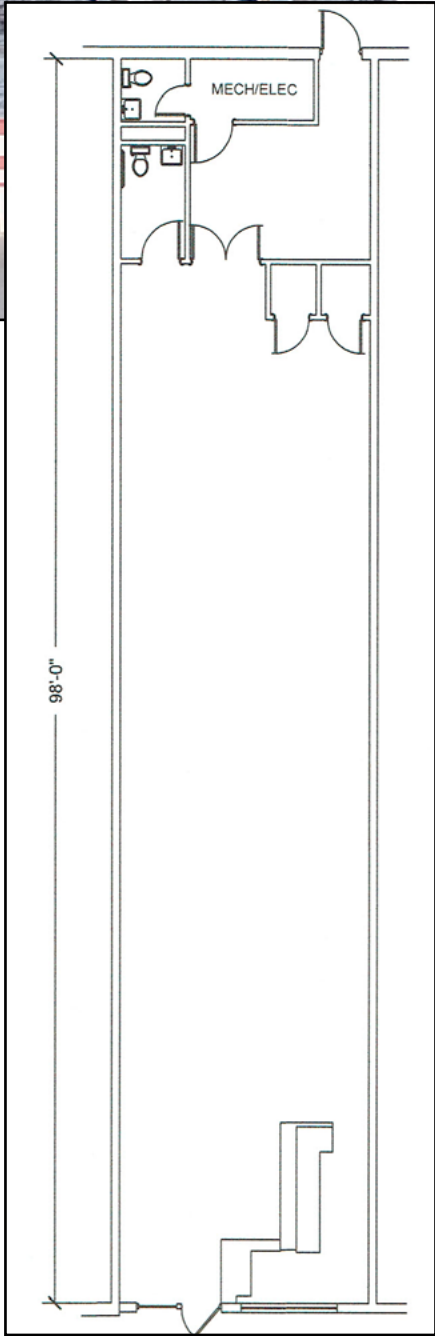
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**Unit 58**  
2,000 SF



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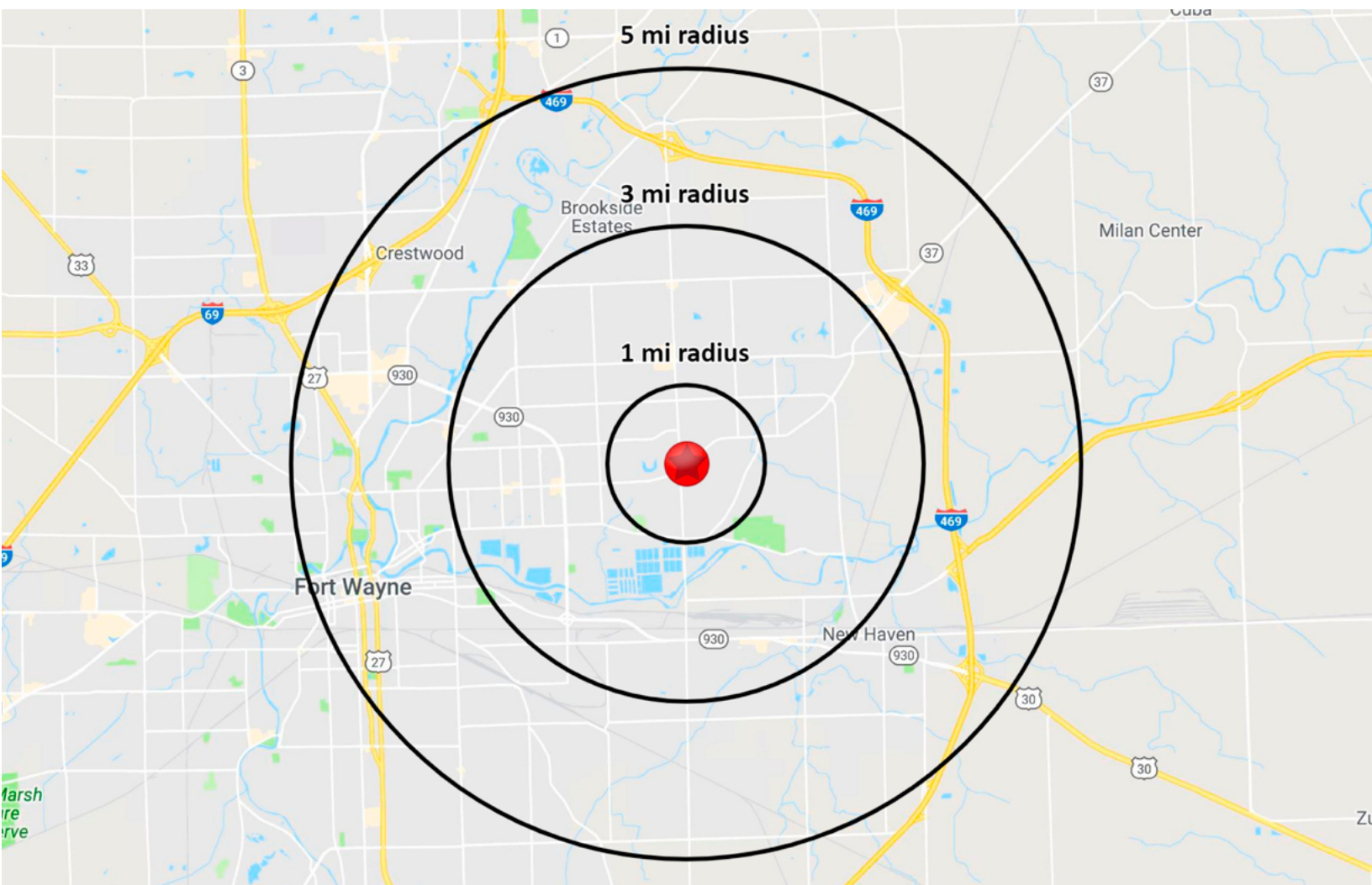
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	12,608	61,035	148,685
NUMBER OF HOUSEHOLDS	5,031	24,916	59,613
AVERAGE HOUSEHOLD INCOME	\$77,757	\$72,112	\$65,164
MEDIAN HOME VALUE	\$144,448	\$138,512	\$128,997
TRAFFIC COUNT	Maplecrest Road E. State Boulevard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

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