

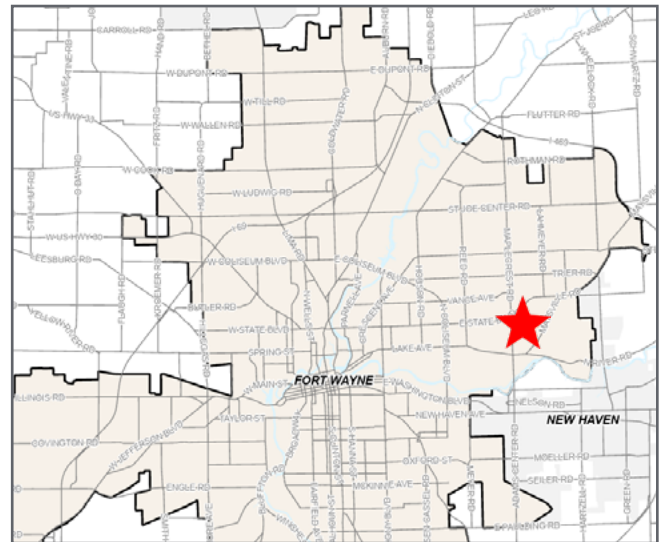


Georgetown Flex Space

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



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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

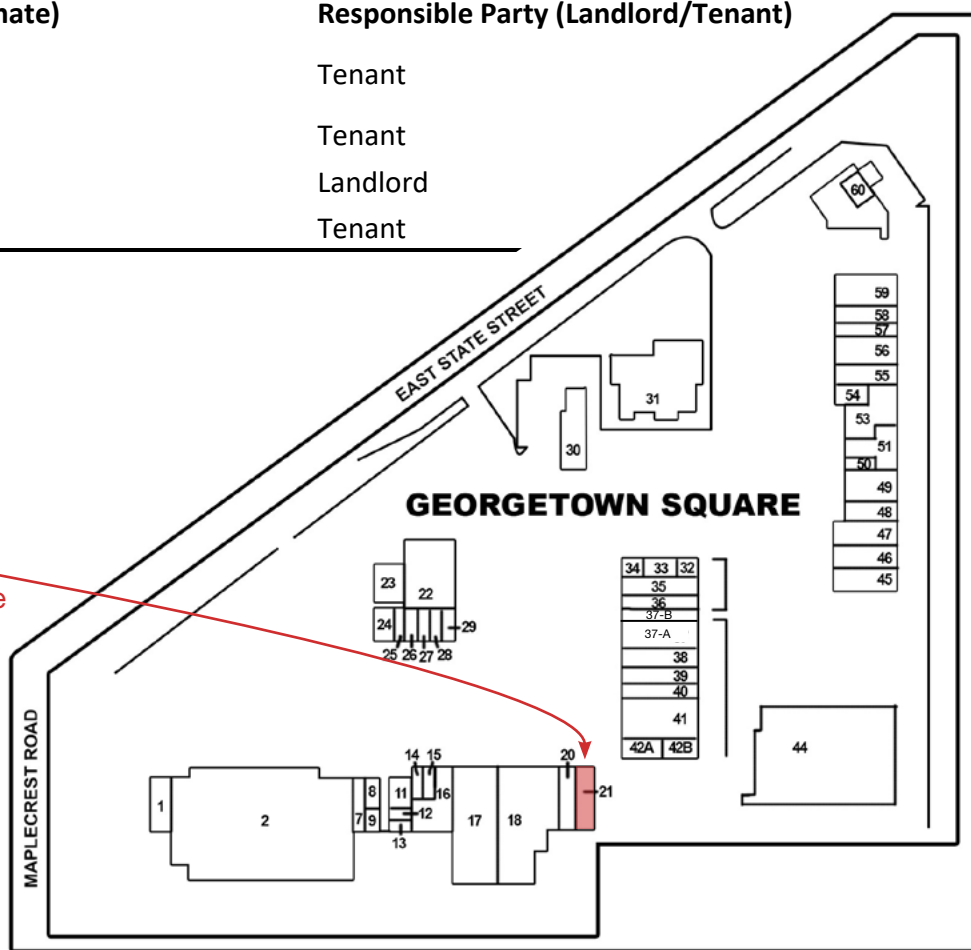
Lease Information

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	\$3.35/SF	Tenant
Maint./Repairs		Tenant
Roof /Structure		Landlord
Utilities		Tenant

Space
Available



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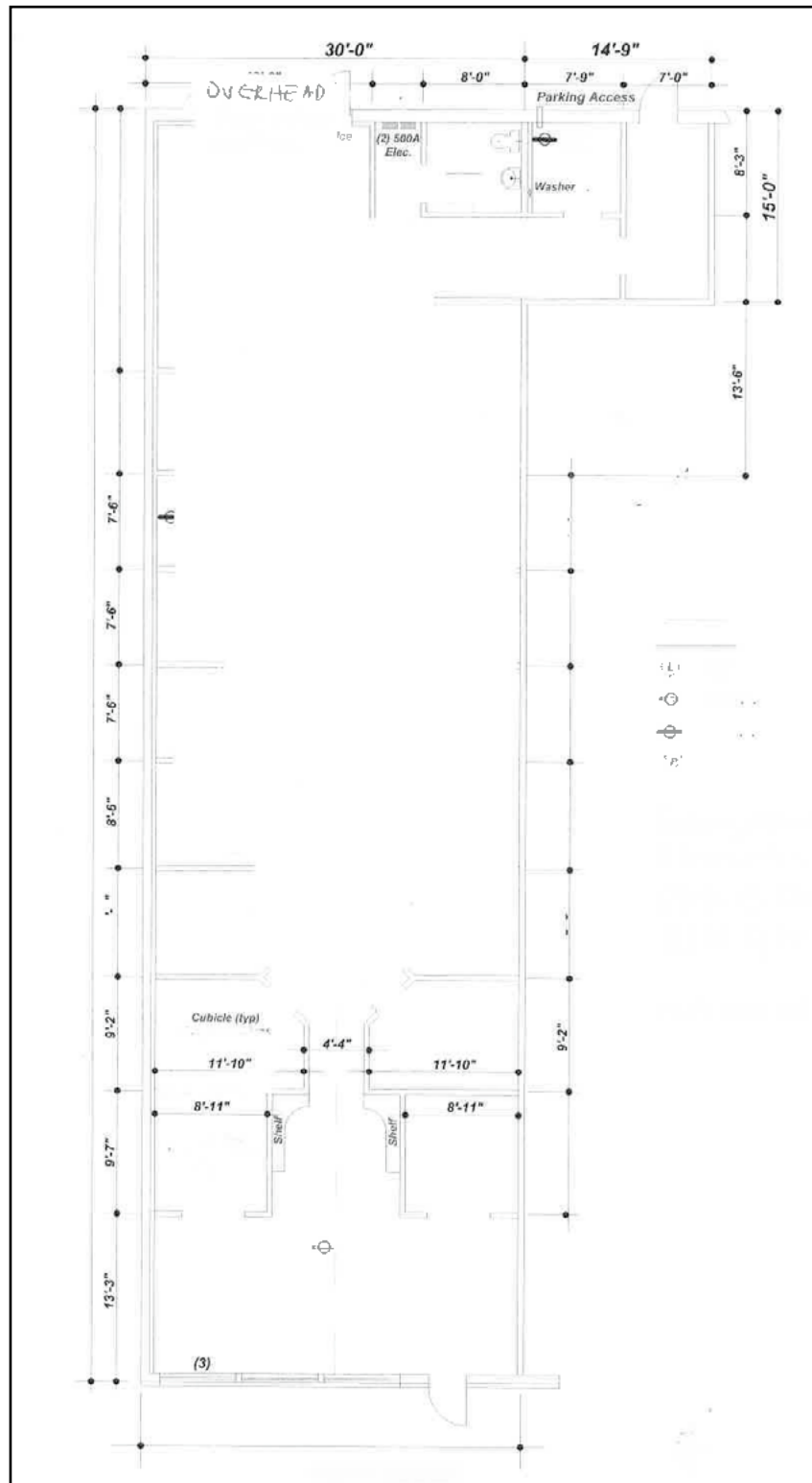
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Floor Plan Unit 21

[Click here for virtual tour](#)



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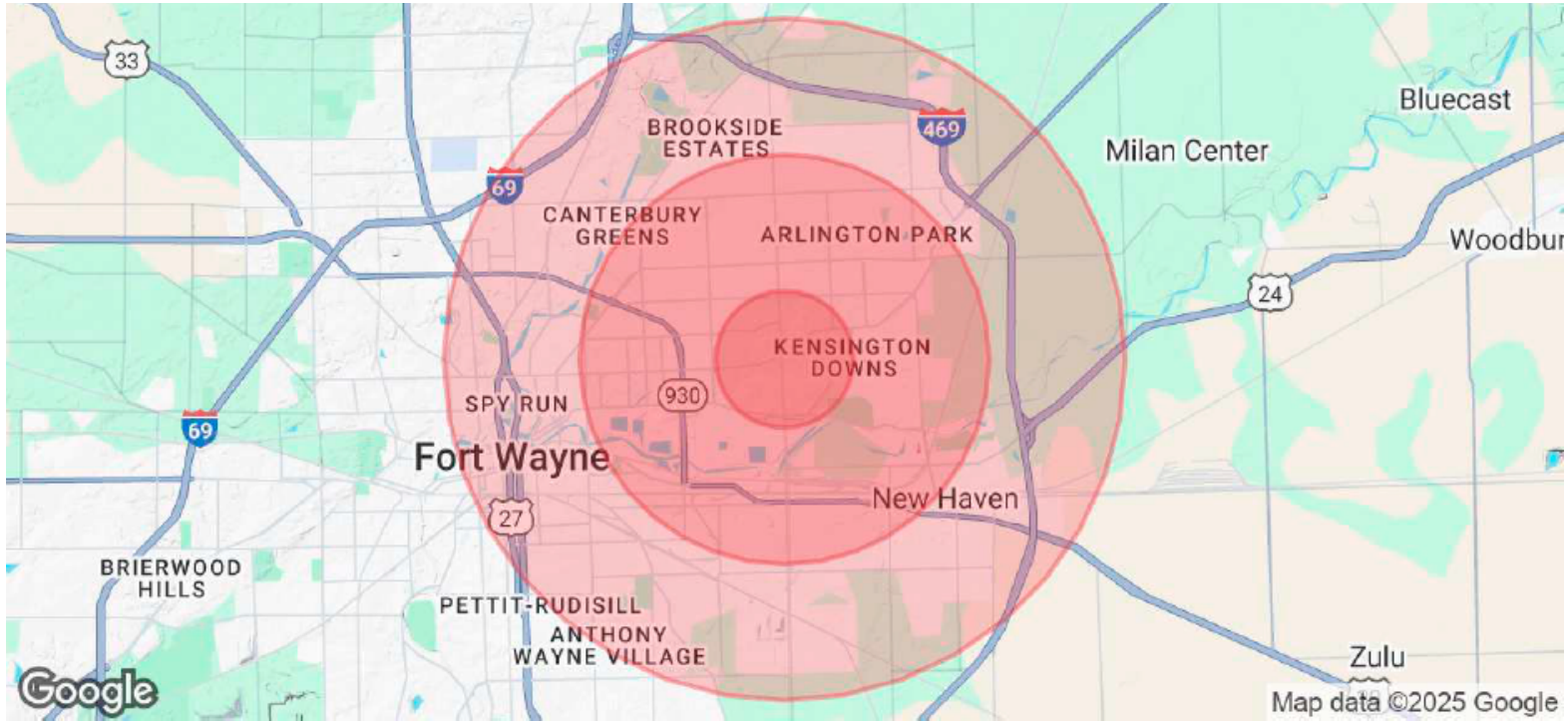
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,900	63,142	155,863
Average Age	40	40	38
Average Age (Male)	38	38	37
Average Age (Female)	42	41	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,682	25,520	63,193
# of Persons per 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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