



AVAILABLE FOR LEASE

406 SMALTZ WAY STRIP CENTER

406 SMALTZ WAY
AUBURN, IN 46706

DENNIS CALLISON

President/Broker

M: 260.438.6251

E: dcallison@xplorcommercial.com

PATRICK ROMARY

Broker

M: 260.414.5741

E: promary@xplorcommercial.com

127 W Berry St

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

AVAILABLE 1,895 SF
LEASE RATE \$25.00 SF/YR (NNN)

PROPERTY HIGHLIGHTS

- Class A, new construction retail center in 2023
- Next to the new Salsa Grille, join current tenants Farmers & Merchants State Bank and T-Mobile
- Clear interstate visibility where over 34,000 vehicles travel past daily
- Major retail area within Home Depot Development next to the brand new Optimum Performance Therapy, Lutheran Family Practice, and Fort Wayne Ortho facilities
- Last space remaining!



XPLORCOMMERCIAL.COM

406 SMALTZ WAY STRIP CENTER

406 Smaltz Way, Auburn, IN 46706



PROPERTY SUMMARY



TRIPLE NET LEASE EXPENSES

- Utilities - Tenant
- Lawn & Snow Removal - Tenant
- Real Estate Taxes & Building Insurance - Tenant
- Maintenance & Repair - Tenant
- Roof & Structure - Landlord

OFFERING SUMMARY

| | |
|------------------|---------------------|
| Lease Rate: | \$25.00 SF/yr (NNN) |
| Number of Units: | 3 |
| Lot Size: | 1.06 Acres |
| Building Size: | 7,050 SF |

| SPACES | LEASE RATE | SPACE SIZE |
|-----------|---------------|------------|
| Suite 301 | \$25.00 SF/yr | 1,895 SF |



DENNIS CALLISON

260.438.6251

dcallison@xplorcommercial.com

PATRICK ROMARY

260.414.5741

promary@xplorcommercial.com

406 SMALTZ WAY STRIP CENTER

406 Smaltz Way, Auburn, IN 46706



RETAILER MAP



Google

Map data ©2023 Google Imagery ©2023 CNES / Airbus, IndianaMap Framework Data, Maxar Technologies, USDA/FPAC/GEO

DENNIS CALLISON

260.438.6251

dcallison@xplorcommercial.com

PATRICK ROMARY

260.414.5741

promary@xplorcommercial.com

XPLORCOMMERCIAL.COM | 3

406 SMALTZ WAY STRIP CENTER

406 Smaltz Way, Auburn, IN 46706



PROPERTY DETAILS

LEASE RATE **\$25.00 SF/YR**
LEASE TYPE **TRIPLE NET**

LOCATION INFORMATION

| | |
|------------------|-----------------------------|
| Building Name | 406 Smaltz Way Strip Center |
| Street Address | 406 Smaltz Way |
| City, State, Zip | Auburn, IN 46706 |
| County/Township | DeKalb/Keyser |
| Cross Streets | SR 8 & Smaltz Way |
| Side Of Street | East |
| Nearest Highway | I-69 & SR 8 |

BUILDING INFORMATION

| | |
|---------------|----------|
| Building Size | 7,050 SF |
| Price / SF | \$25.00 |
| Year Built | 2022 |
| Tenancy | Multiple |

PROPERTY DETAILS

| | |
|----------------------|--|
| Property Type | Retail |
| Property Subtype | Strip Center |
| Zoning | C-2 (General Commercial) |
| Lot Size | 1.06 Acres |
| APN# | 17-05-36-200-053.000-012 |
| Lot Frontage | 189.41' |
| Corner Property | No |
| Traffic Count Street | SR 8 - 18,211 VPD I-69 - 33,187 VPD |

PARKING & TRANSPORTATION

| | |
|------------------|---------|
| Parking Type | Surface |
| Number Of Spaces | 35 |

DENNIS CALLISON

260.438.6251

dcallison@xplorcommercial.com

PATRICK ROMARY

260.414.5741

promary@xplorcommercial.com