

NAI Hanning & Bean

Retail Space For Lease

1,800 SF - 3,000 SF



Property Features

- Two units available:
 - Unit 1616: 3,000 SF
 - Unit 1620: 1,800 SF
- Competitive lease rates
- National and local tenant mix
- Excellent visibility at the corner of North Clinton and St. Joe Center Road
- Ideal for restaurants and other office and retail users
- High combined traffic counts of 51,000 VPD
- Located on a heavily traveled retail corridor with very strong daytime and nighttime demographics
- **Lease rate: \$10.00-\$12.00/SF NNN**

Clinton Corners

1612-1620 St. Joe Center Road
Fort Wayne, IN 46825

For more information:

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RETAIL SPACE FOR LEASE

GENERAL DATA

Name	Clinton Corners
Address	1612-1620 St. Joe Center Rd.
City, State, Zip	Fort Wayne, IN 46825
Township	Washington
County	Allen
Total SF	9,000 SF
Year Built	2000

SITE DATA

Parcel Number	02-07-24-226-003.000-073
Acreage	1.25 AC
Zoning	C-2
Parking Spaces	+/- 35 Spaces
Traffic Counts	25,000 VPD (N. Clinton) 26,000 VPD (Washington Ctr.)
Signage Type	Façade & pylon

AVAILABILITIES

Unit 1620	1,800 SF
Unit 1616	3,000 SF

LEASE DATA

Lease Rate/Type	\$12.00/SF/YR NNN
Lease Rate/Type	\$10.00/SF/YR NNN

EXPENSES

Taxes/Sf	\$1.96
Cam/Sf	\$2.84
Insurance/Sf	\$0.18
TOTAL	\$4.98

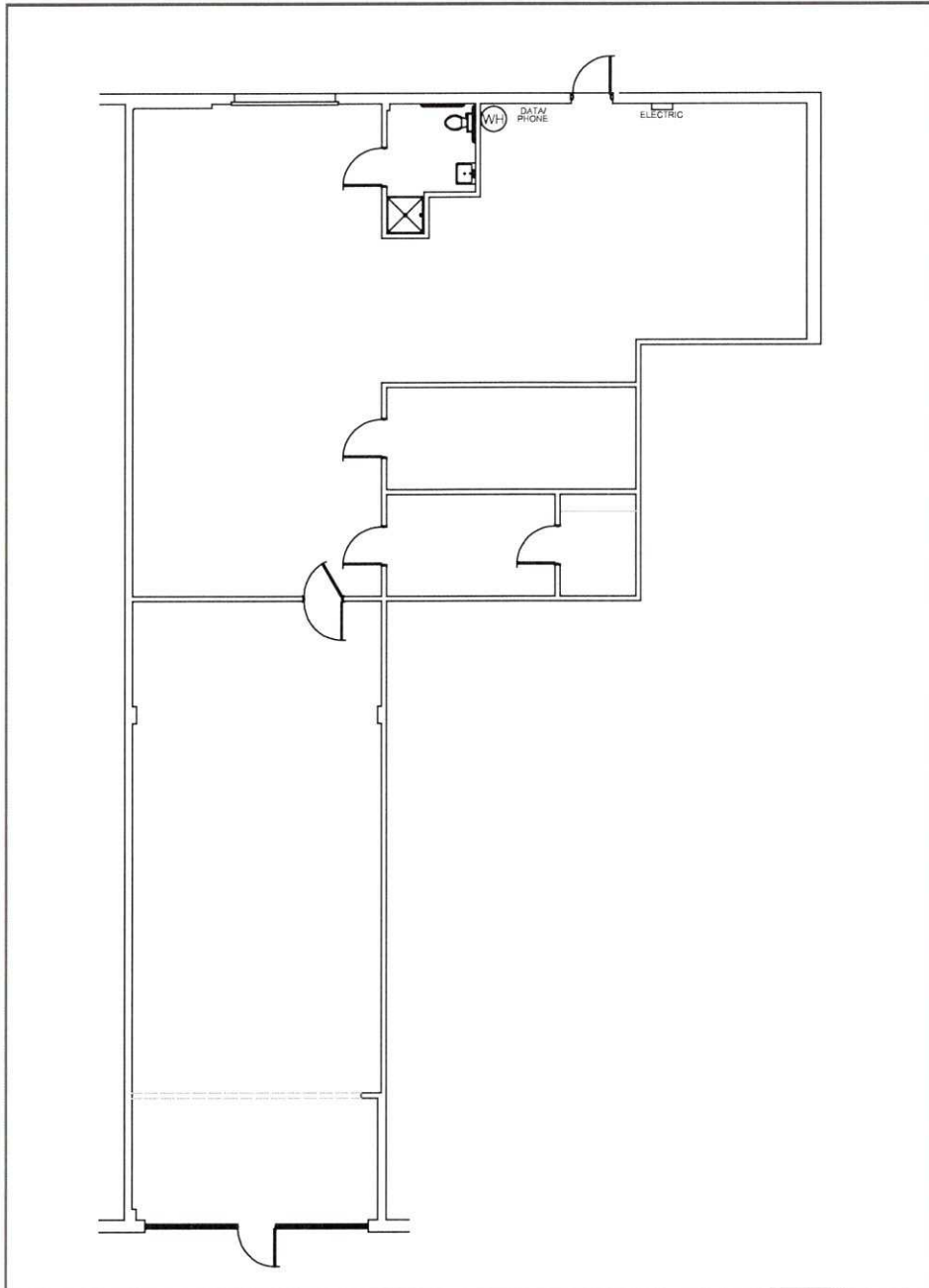
RESPONSIBILITY

Taxes	Tenant
CAM	Tenant
Insurance	Tenant
Maint./Repairs	Tenant
Roof/Structure	Landlord
Utilities	Tenant

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Unit 1616 - 3,000 SF



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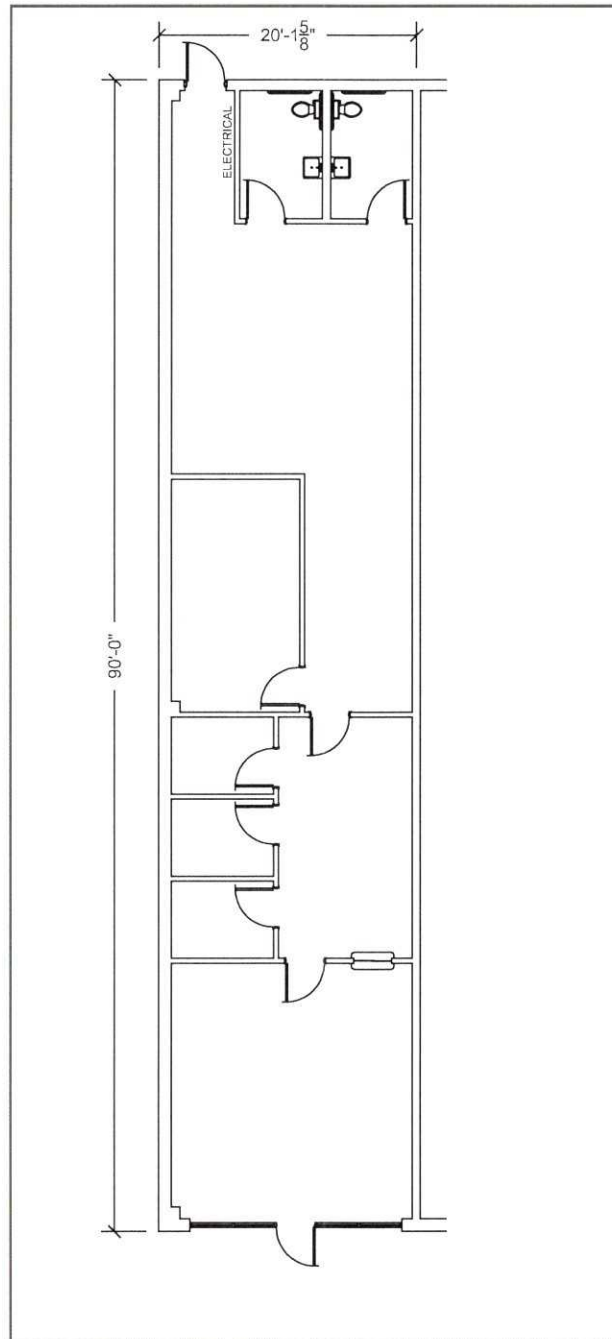
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Unit 1620 - 1,800 SF



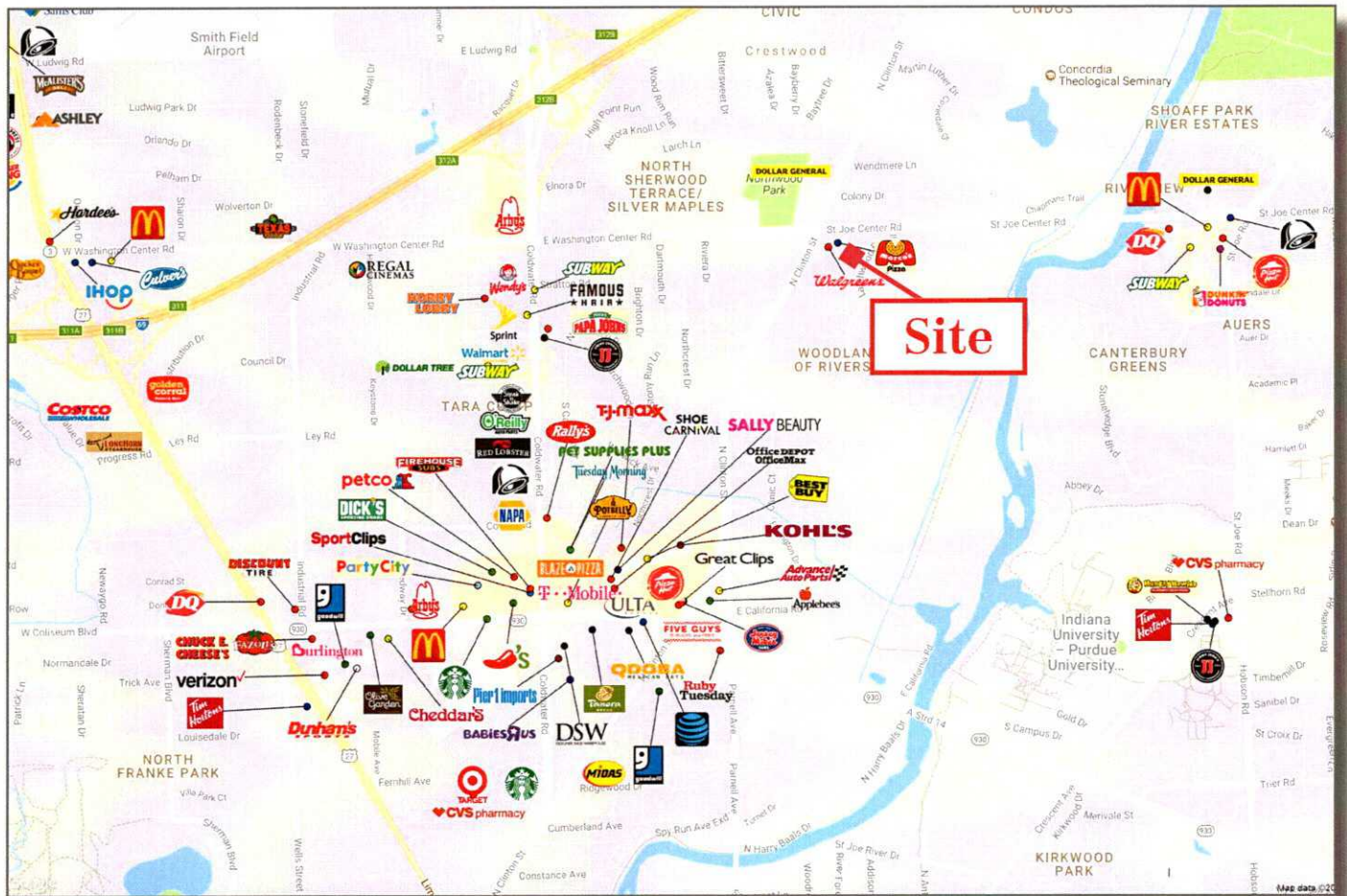
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Surrounding Retailers



Retail Space For Lease

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Property Photos



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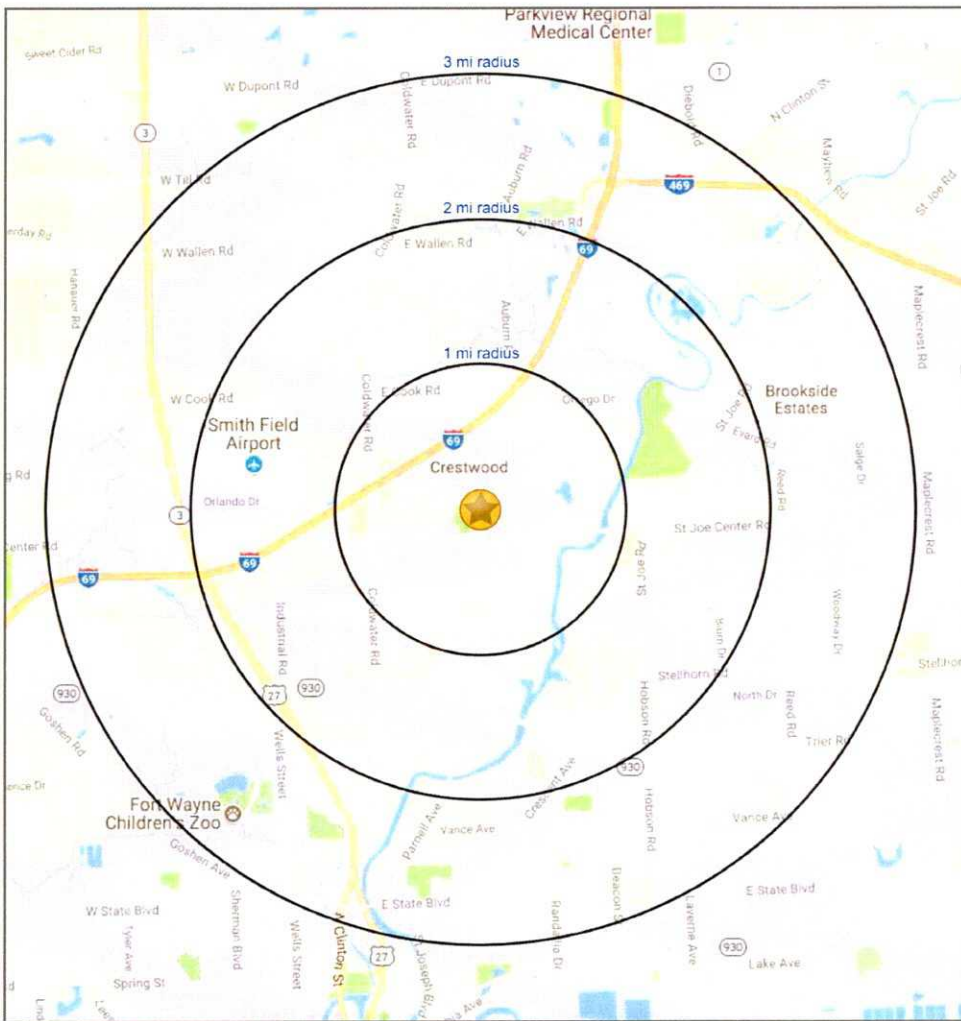
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Demographics



POPULATION

1 Mile	10,690
2 Miles	30,627
3 Miles	65,772

HOUSEHOLDS

1 Mile	4,799
2 Miles	13,268
3 Miles	28,321

AVERAGE HH INCOME

1 Mile	\$49,882
2 Miles	\$59,623
3 Miles	\$64,663

