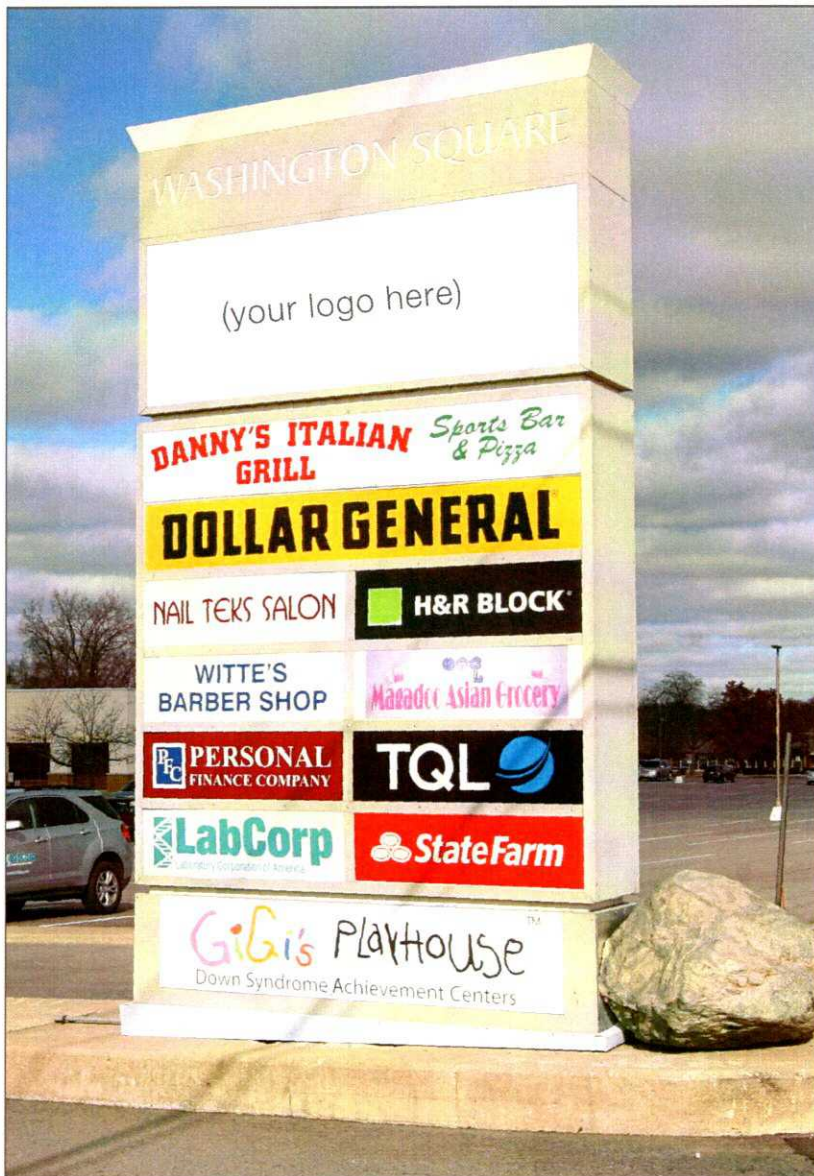


NaiHanning & Bean

Retail Space For Lease

800 SF - 18,975 SF



Washington Square

5925-6131 N. Clinton Street
Fort Wayne, IN 46825

Claim your space in one of north Fort Wayne's popular shopping centers along a busy retail corridor. Located on the northwest corner of Washington Center and North Clinton, this center boasts easy access from four entrances, high visibility, strong demographics, and competitive lease rates. With spaces ranging from 800 SF up to 18,975 SF, don't miss out on the many configurations available.

For more information:

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RETAIL SPACE FOR LEASE

GENERAL DATA

Name	Washington Square
Address	5925-6131 N. Clinton Street
City, State, Zip	Fort Wayne, IN 46825
Township	Washington
County	Allen
Total SF	78,225 SF
Year Built	1971

SITE DATA

Parcel Number	02-07-13-476-002.000-073
Acreage	9.36 AC
Zoning	C-2
Parking Spaces	400
Traffic Counts	25,000 VPD (N. Clinton) 26,000 VPD (Washington Ctr.)
Signage Type	Façade & pylon

AVAILABILITIES

Unit 6015 (6)	800 SF
Unit 6027 (9)	1,600 SF
Unit 6121 (15)	6,300 SF (restaurant)
Unit 6131 (16)	18,975 SF

LEASE DATA

Lease Rate/Type	\$12.00/SF/YR NNN
Lease Rate/Type	\$10.00/SF/YR NNN
Lease Rate/Type	\$10.00/SF/YR NNN
Lease Rate/Type	\$8.00/SF/YR NNN

EXPENSES

Taxes/Sf	\$0.73
Cam/Sf	\$0.93
Insurance/Sf	\$0.23
TOTAL	\$1.89

RESPONSIBILITY

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

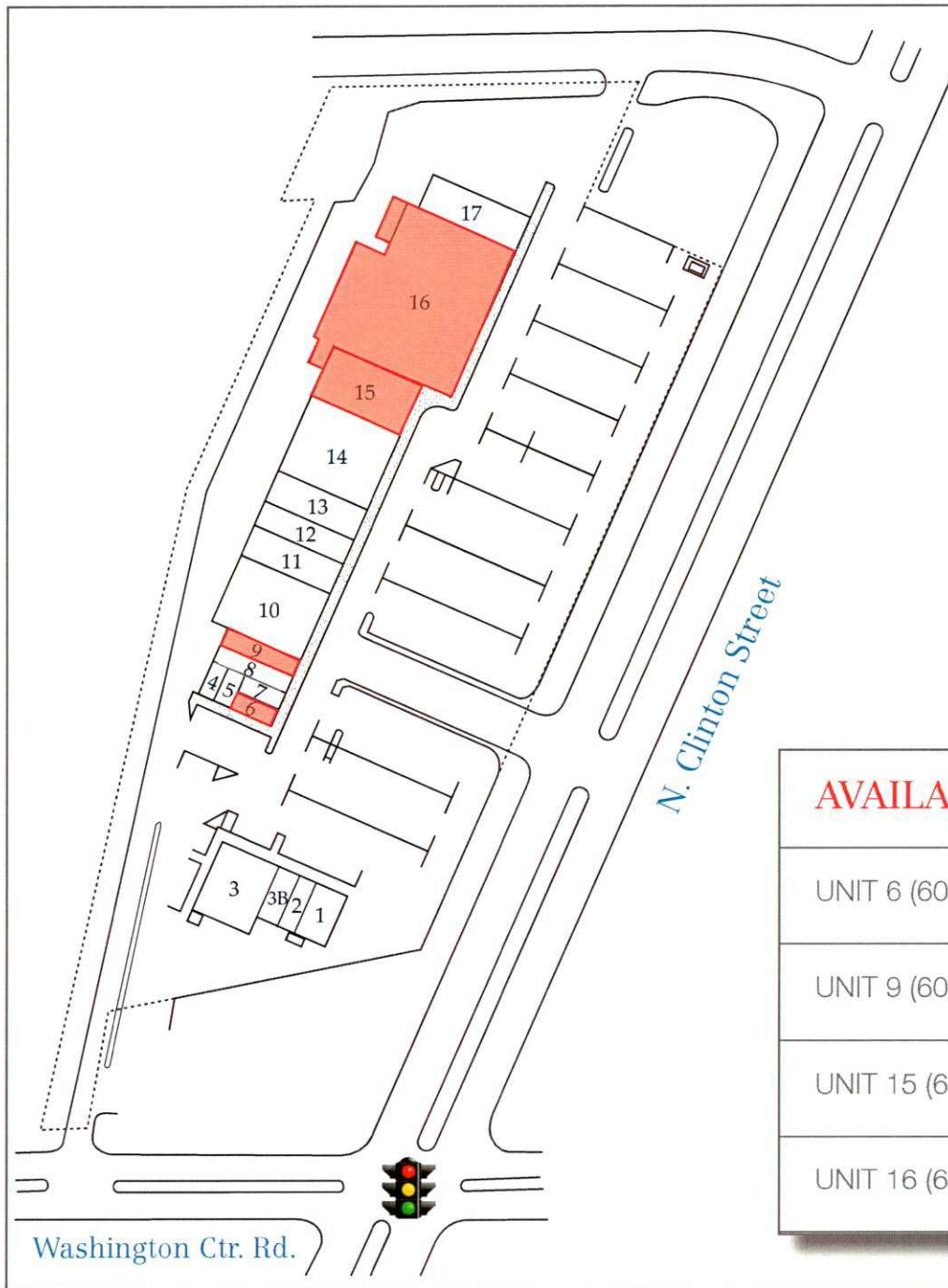
ADDITIONAL INFORMATION

- Unit 6121 is a former restaurant space. It has 25 tons of cooling and 475,000 BTU head. All restaurant equipment is included.
- Unit 6131 is a former college space. It is a turn-key space for a school or call center. This space can be divided.
- This center provides ample parking and convenient access.

Retail Space For Lease

800 SF - 18,975 SF

Site Plan



AVAILABILITIES

UNIT 6 (6015)	800 SF
UNIT 9 (6027)	1,600 SF
UNIT 15 (6121)	6,300 SF
UNIT 16 (6131)	18,975 SF

Retail Space For Lease

800 SF - 18,975 SF

Property Photos



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College Photos



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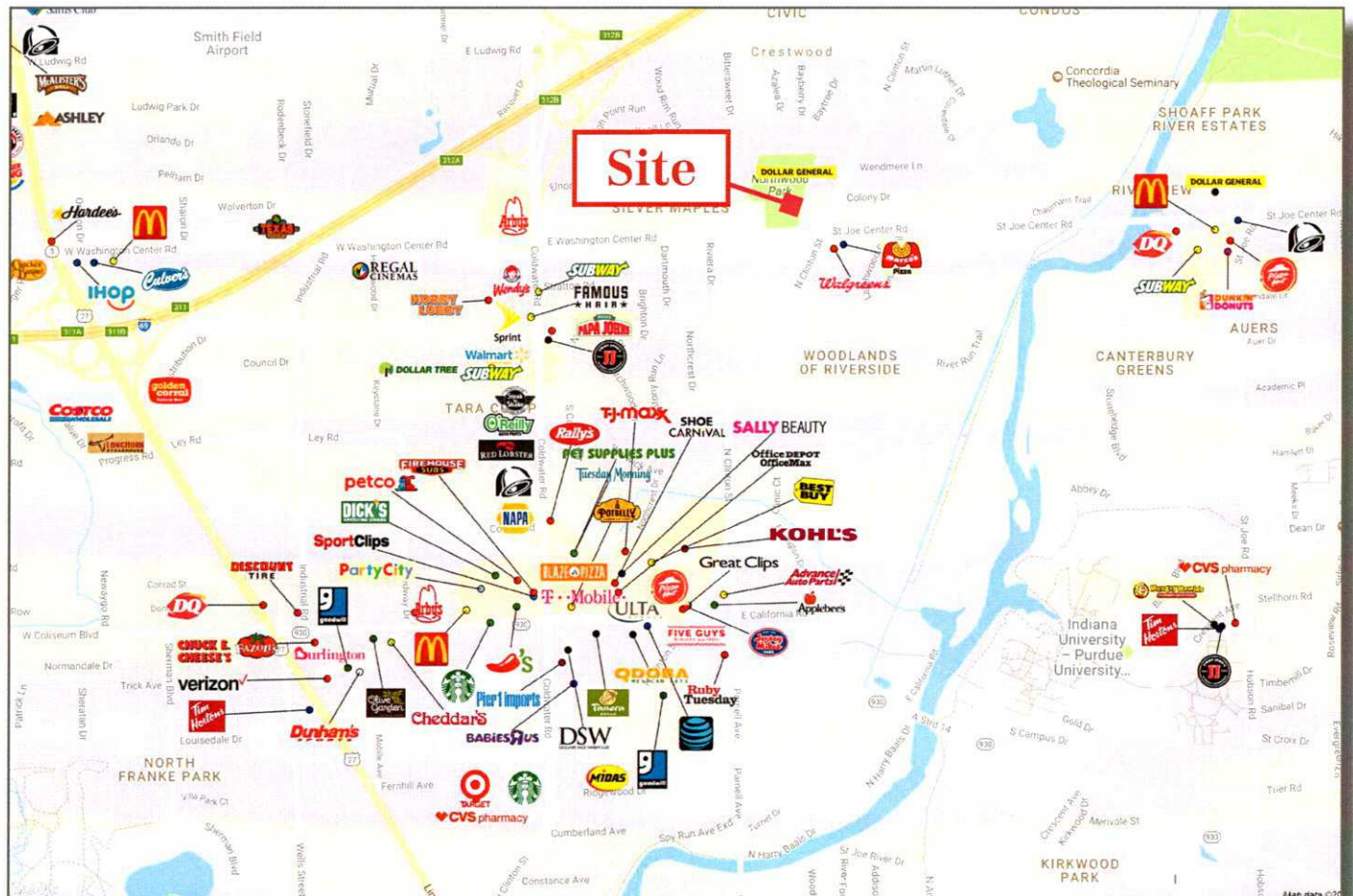
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Retail Space For Lease
800 SF - 18,975 SF

Surrounding Retailers



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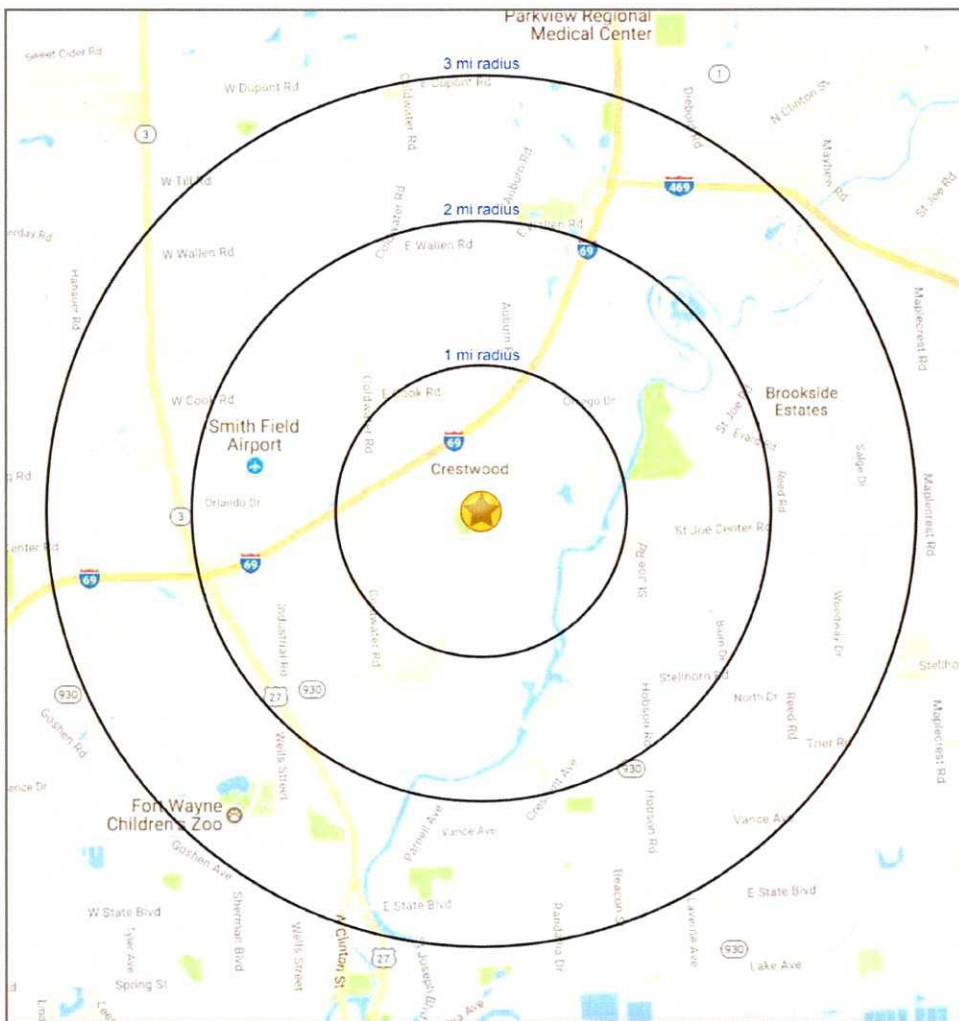
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Retail Space For Lease

800 SF - 18,975 SF

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

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