



Property Features

- Nine units available ranging from 1,470 SF up to 12,648 SF *(some units can be divided)*
- Well maintained, high-end center with high vehicle and foot traffic counts
- Excellent visibility at the southeast corner of East State Boulevard and Maplecrest Road
- Ideal for restaurants, office and other retail users
- Anchored by Kroger with additional tenants as Wells Fargo Bank, Metro PCS, Dollar General, Bandido's, Allen County Public Library and more
- Vibrant shopping hub with strong demographics
- **Lease rate: \$8.00-\$12.00/SF NNN**

Georgetown Square

6400 E. State Boulevard
Fort Wayne, Indiana 46815

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RETAIL SPACE FOR SALE OR LEASE

GENERAL DATA

Name	Georgetown Square
Address	6400 E. State Boulevard
City, State, Zip	Fort Wayne, IN 46815
Township	St. Joe
County	Allen
Total Sf	215,583 SF
Year Built	1970

SITE DATA

Parcel Number	02-08-34-151-004.000-072
Acreage	23.56 AC
Zoning	C-2
Parking Spaces	Ample surface parking
Traffic Counts	23,000 VPD
Signage Type	Pylon

AVAILABILITIES

Unit 17 (6404)	12,648 SF
Unit 19 (6408)	4,600 SF
Unit 33 (6564)	1,470 SF
Unit 35-36 (6544)	6,000 SF <i>(can be divided)</i>
Unit 49 (6736)	4,250 SF <i>(restaurant)</i>
Unit 54 (6722)	2,582 SF
Unit 56 (6718)	6,125 SF
Unit 58 (6714)	2,000 SF

LEASE DATA

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

Taxes/SF	\$1.46
Cam/SF	\$1.29
Insurance/SF	\$0.17
Association Fee/SF	\$0.16
TOTAL/SF	\$3.09

RESPONSIBILITY

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

ADDITIONAL INFORMATION

- One of northeast Fort Wayne's most popular shopping centers with a national and local tenant mix
- Anchored by Kroger - Junior anchor space available
- Signalized access with multiple curb cuts for easy access to the center from E. State Boulevard and Maplecrest Road
- Ideal for a wide range of office, restaurant and retail users
- Unit 33 includes a 10' x 11' bank safe/vault as well as an outside drop box
- Unit 49 is a former restaurant space with turn-key possibility

Retail Space For Lease

1,470 SF - 12,648 SF

Site Plan | Tenant Mix

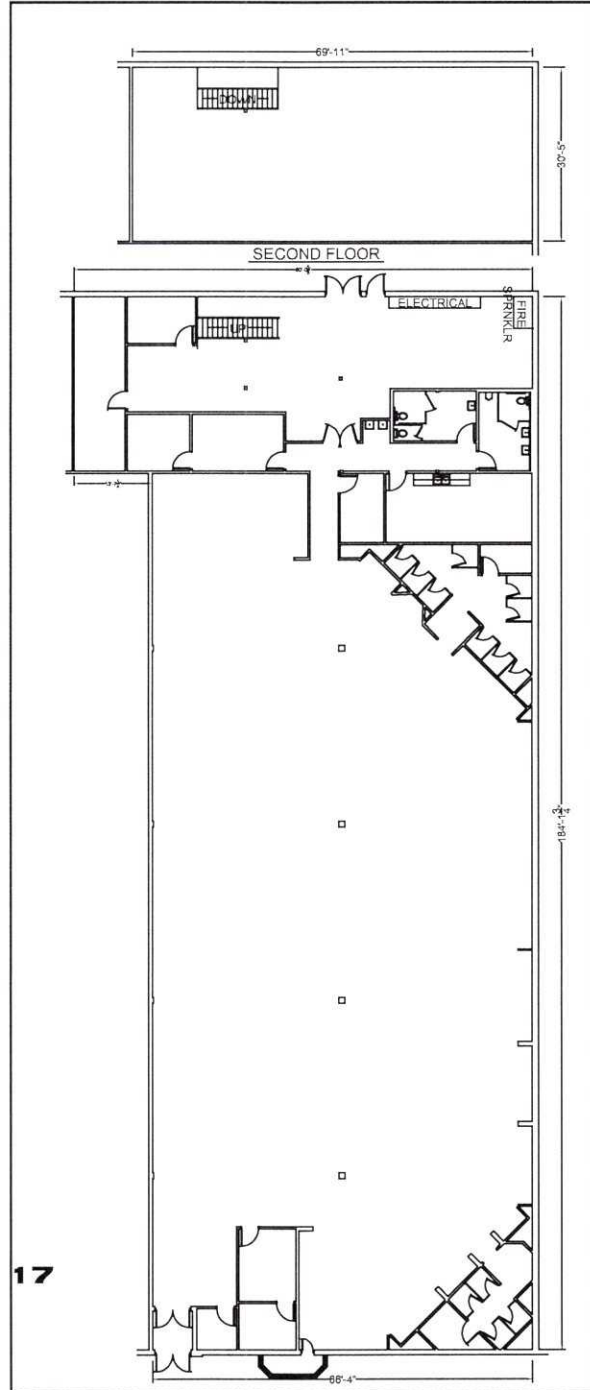
Wells Fargo	1	Biggby Cofee	32	Northeast School of Dance	51-52
Kroger, 3 Rivers FCU	2	AVAILABLE - 1,470 SF	33	Tangles Salon & Spa	53
Tom's Donuts	7	Riegel's Pipe & Tobacco	34	AVAILABLE - 2,582 SF	54
Jeff's Coney	8	AVAILABLE - 3,000 SF	35	Roofing USA	55
Ziffle's Rib Bar (office)	9	AVAILABLE - 3,000 SF	36	AVAILABLE - 6,125 SF	56
Ziffle's Rib Bar	11-13	Bandido's	37	Advance America	57
Metro PCS	14	Angel's Cafe	38	AVAILABLE - 2,000 SF	58
HealthKick Nutrition	15	Second Life Furniture	39-40	Cap 'N Cork	59
24/30 Surplus	16	Anytime Fitness	41	Chase Bank	60
AVAILABLE - 12,648 SF	17	Peking Chinese Restaurant	42-A		
ReNew Upscale Resale	18	Restoration Christian Center	42-B		
AVAILABLE - 4,600 SF	19	Sports Gallery Lounge	43		
Famous Hair	20	Georgetown Entertainment	44		
Inkworks Printing	21	Crown Cleaners	45		
Dollar General	22	Cravin' Vapes	46-47		
Women's Health Advantage	23	Telrad Electronics	48		
Yum Thai	24	AVAILABLE - 4,250 SF	49		
TCBY	25	Shelter Insurance	50		
Rite Alterations	26				
Hearing Aids Plus	27				
DT Nails	28				
Peerless Cleaners	29				
First Source Bank	30				
Georgetown Library	31				



Retail Space For Lease

1,470 SF - 12,648 SF

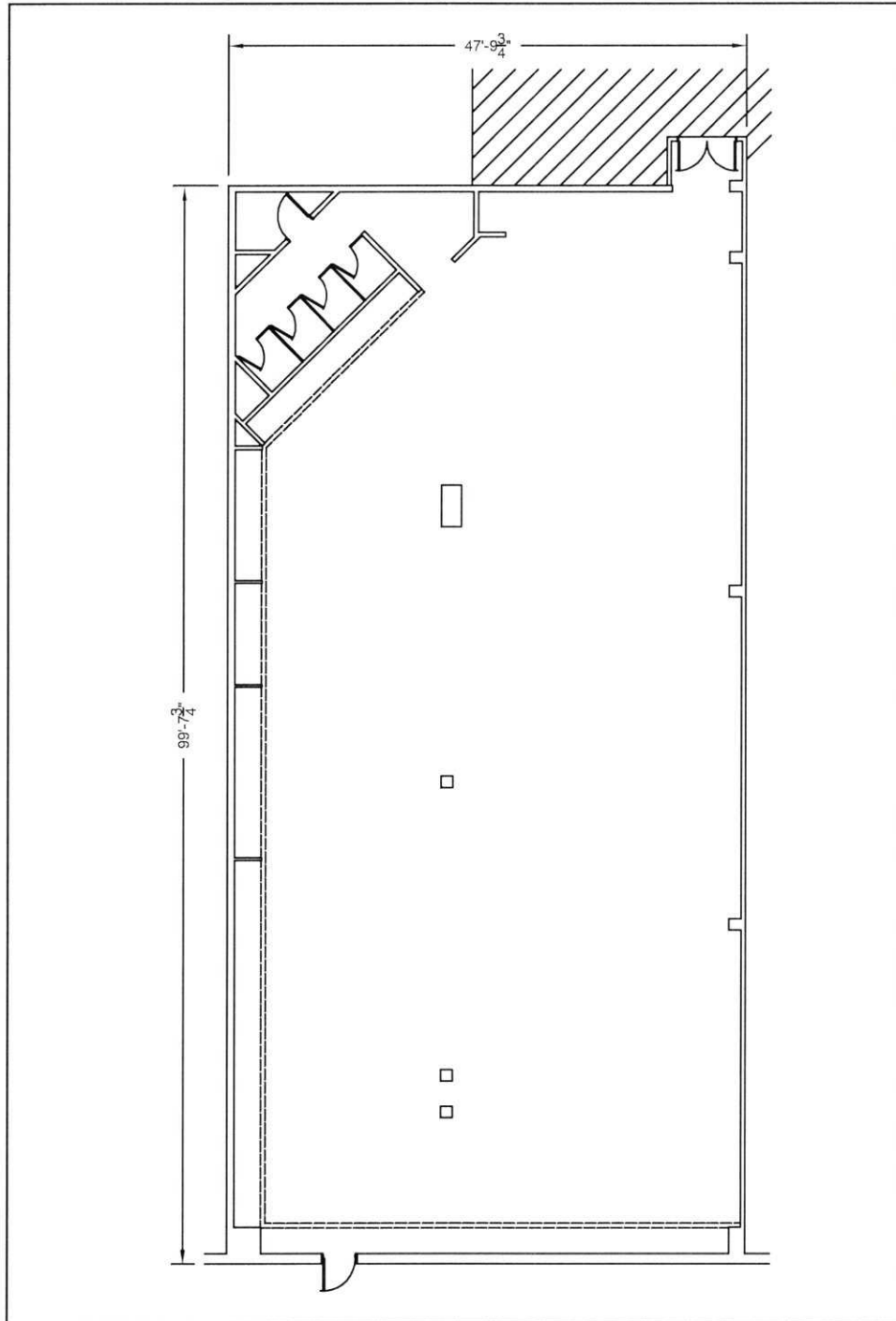
Floor Plan 17-6404



Retail Space For Lease

1,470 SF - 12,648 SF

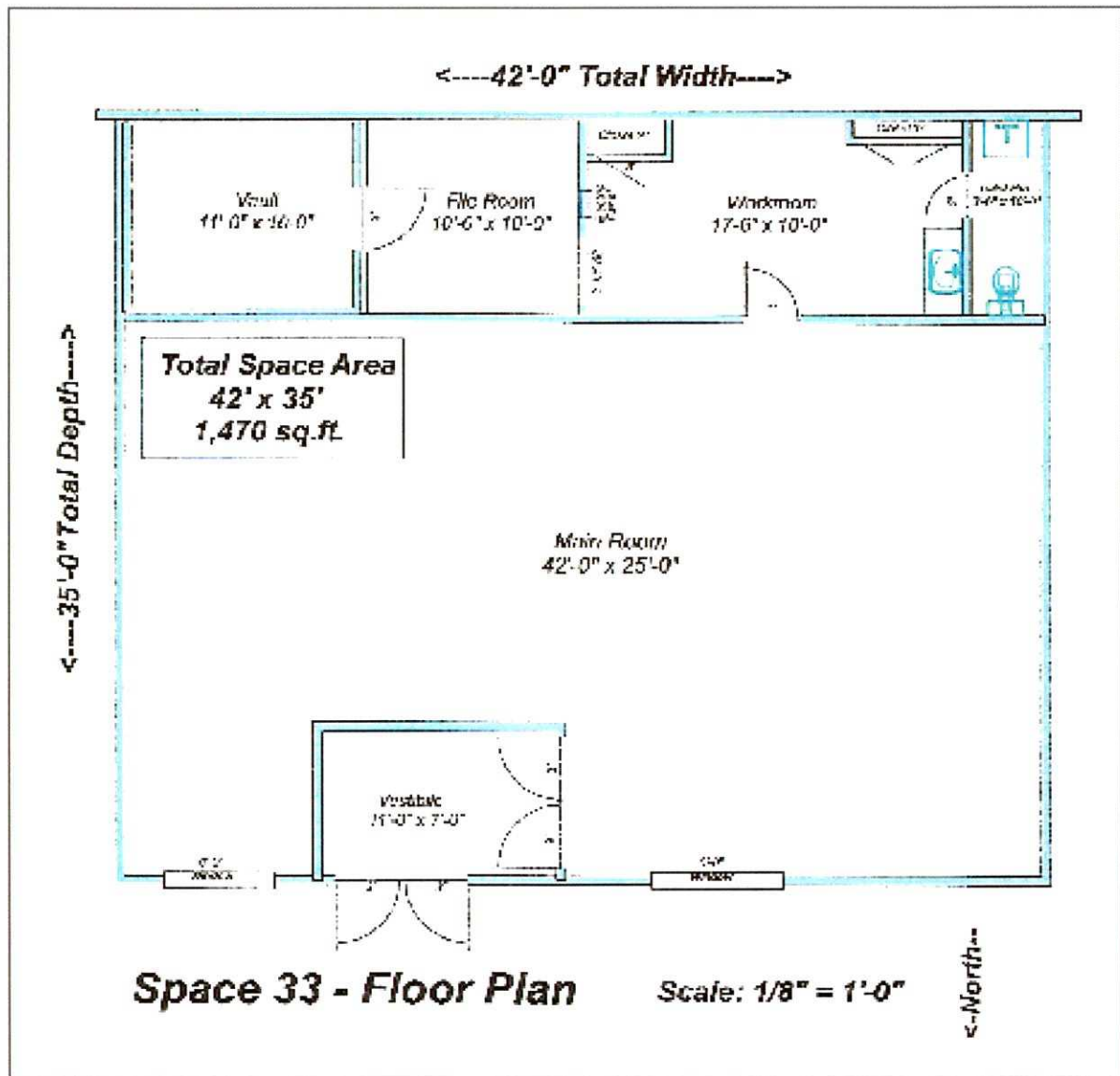
Floor Plan 19-6408



Retail Space For Lease

1,470 SF - 12,648 SF

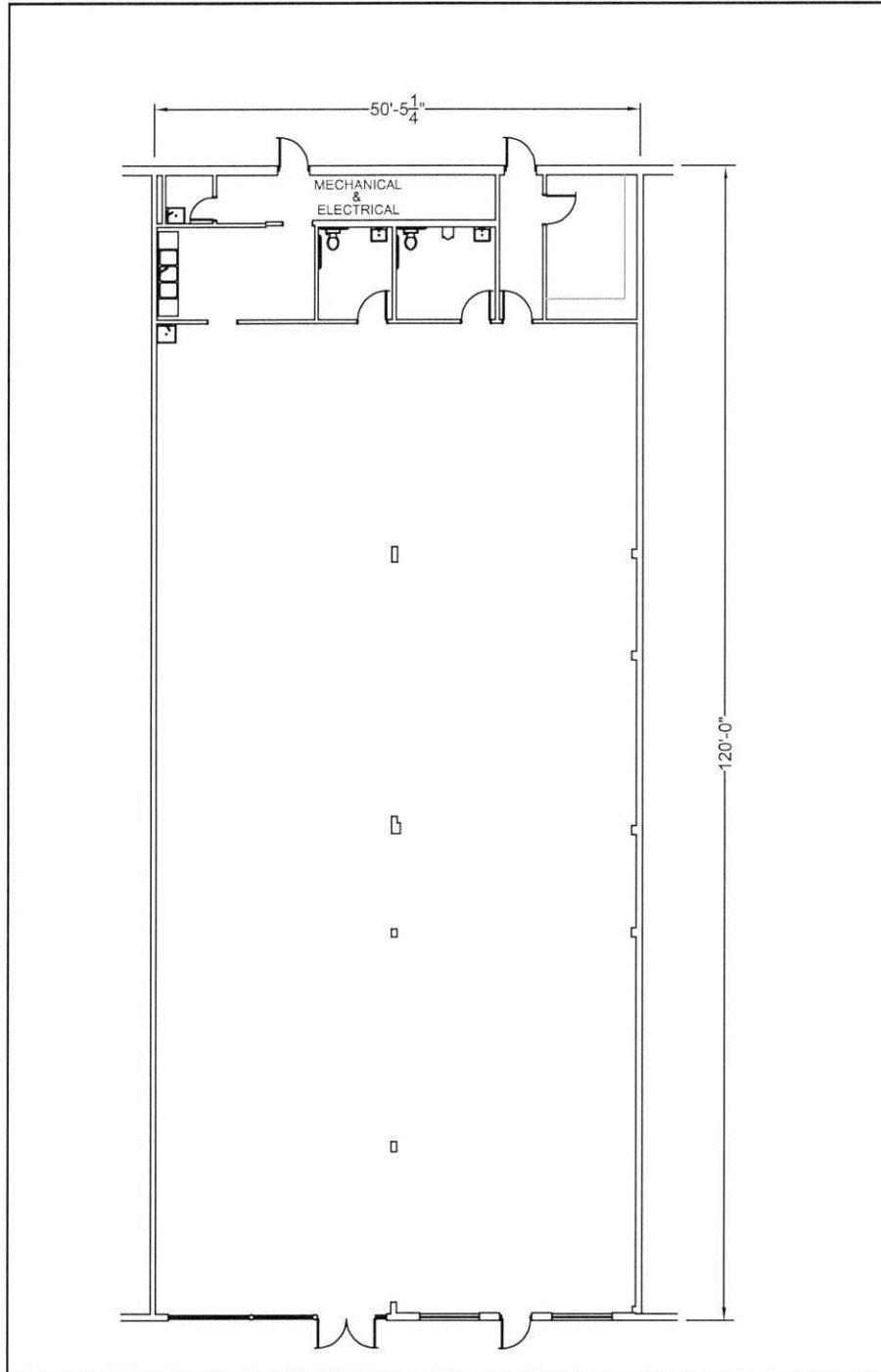
Floor Plan 33-6564



Retail Space For Lease

1,470 SF - 12,648 SF

Floor Plan 35/36-6544

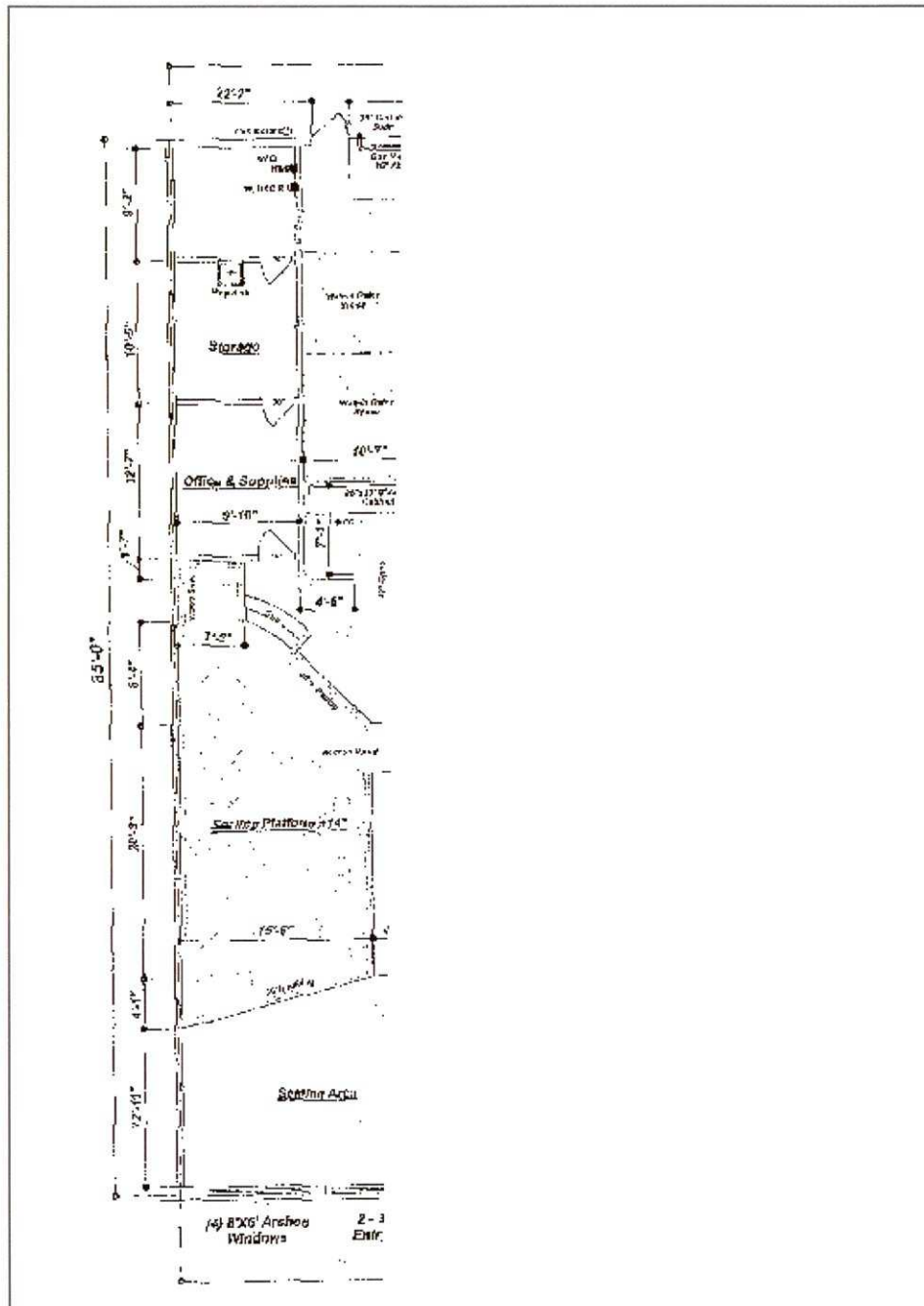


Retail Space For Lease

1,470 SF - 12,648 SF

Floor Plan 49-6736

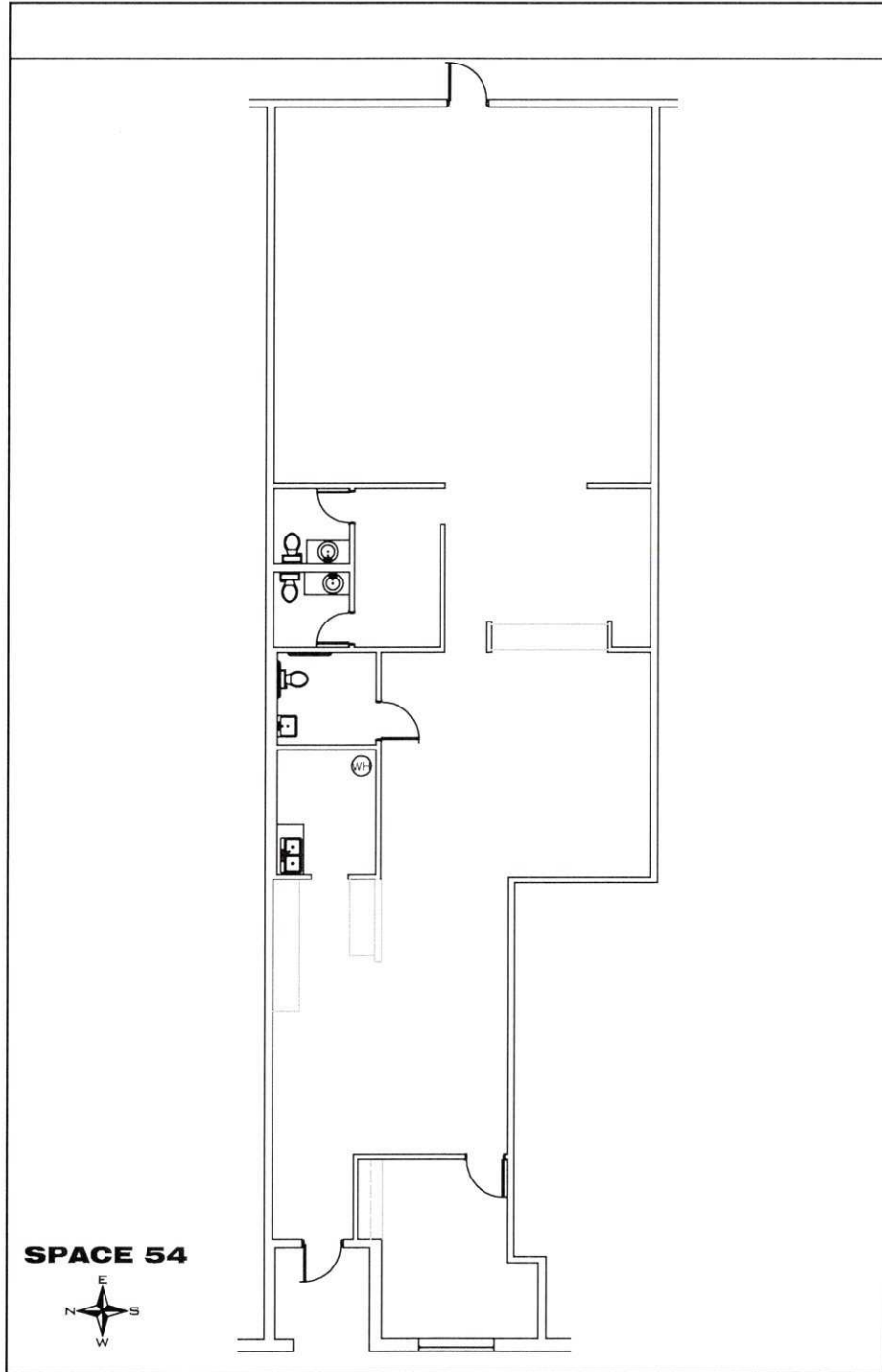
Former restaurant space



Retail Space For Lease

1,470 SF - 12,648 SF

Floor Plan 54-6722



SPACE 54



Retail Space For Lease

1,470 SF - 12,648 SF

Floor Plan 58-6714

