

## Newly Renovated Georgetown Square



6302-6770 E. State Blvd.  
Fort Wayne, IN 46815

### Property Features

Georgetown Square is one of Fort Wayne's most popular shopping centers with a national and local tenant mix. Pylon and building signage available. Located in northeast Fort Wayne at the corner of the busy East State/Maplecrest Road retail corridor. Easy access with many curb cuts to the property.

- Well-maintained, high end center with high vehicle and foot traffic counts
- Ideal for restaurants, offices, and other retail users
- Vibrant shopping hub with strong demographics

BUILDING SIZE:	215,583 SF
AVAILABLE:	1,000 - 6,000 SF
ZONING:	SC
LEASE RATE:	\$10.00 - \$16.00 PSF NNN

\*In addition to base rent, tenant is responsible for utilities, janitorial, trash removal, building insurance, and phone/computer/data.

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General Property Information			
<b>Name</b>	Georgetown Square	<b>Parcel Number</b>	02-08-34-151-004.000-072
<b>Address</b>	6400 E. State Boulevard	<b>Total Building SF</b>	215,583 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46815	<b>Acreage</b>	23.56 AC
<b>County</b>	Allen	<b>Year Built</b>	1970
<b>Township</b>	St. Joe	<b>Zoning</b>	C2
<b>Parking</b>	Asphalt	<b>Parking Spaces</b>	Ample structured spaces
<b>Signage</b>	Façade & pylon	<b>Traffic Counts</b>	30,241 VPD
Lease Information			
<b>Suite #</b>	<b>Available SF</b>	<b>Lease Rate / Type</b>	
Unit 16 (6346)	4,452 SF	\$10.00/SF/YR NNN	
Unit 21 (6412)	3,240 SF (flex space)	\$10.00/SF/YR NNN	
Unit 26 (6422 1/2)	1,000 SF (Available 1/1/26)	\$16.00/SF/YR NNN	
Units 35-36* (6544)	6,000 SF	\$10.00/SF/YR NNN	
Unit 40 (6524)	3,000 SF	\$10.00/SF/YR/NNN	
Unit 58 (6417)	2,000 SF	\$12.00/SF/YR NNN	
*Units 35-36 can be divided into two 3,000 SF units			
Expenses			
<b>Type</b>	<b>Price per SF (estimate)</b>	<b>Responsible Party (Landlord/Tenant)</b>	
<b>Tax/Ins/Cam/ Association</b>	\$3.35/SF	Tenant	
<b>Maint./Repairs</b>		Tenant	
<b>Roof /Structure</b>		Landlord	
<b>Utilities</b>		Tenant	

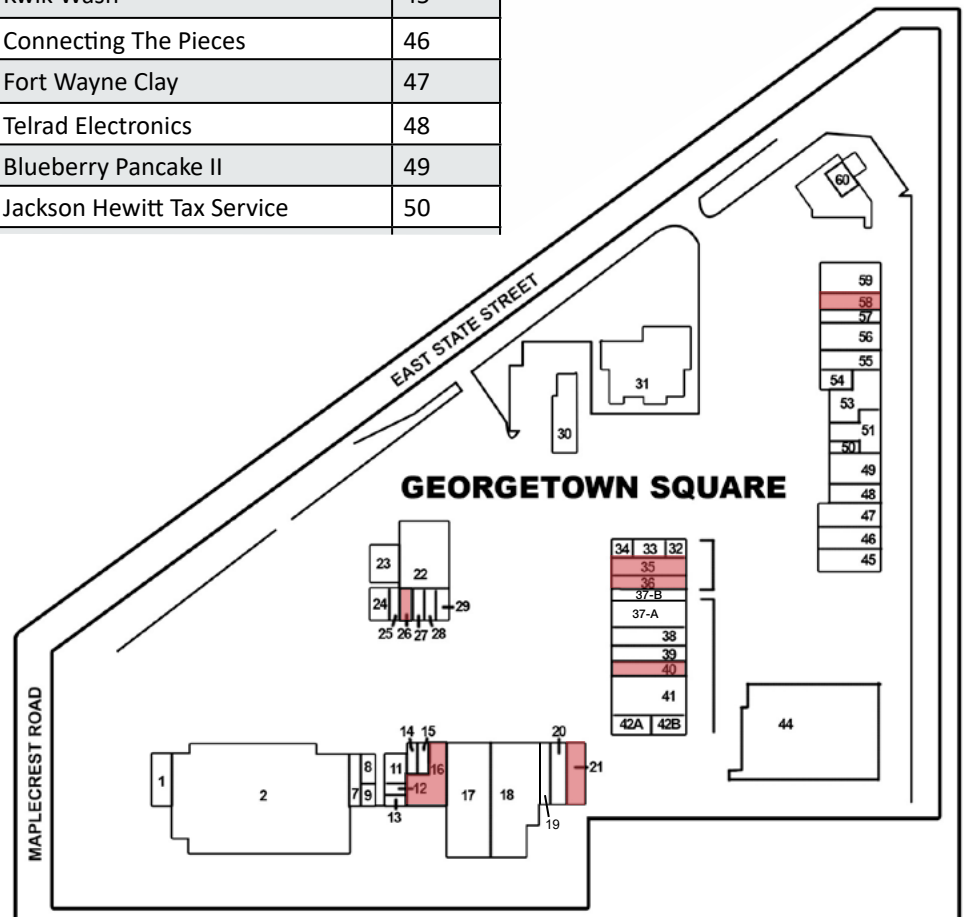
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Wells Fargo	1	Oh My Gown	33	Northeast School of Dance	51-52
Kroger, 3 Rivers FCU	2	Riegel's Pipe & Tobacco	34	Tangles Salon & Spa	53
The Donut Bar	7	<b>AVAILABLE - 3,000 SF</b>	<b>35</b>	Beyond Able	54
Jeff's Coney	8	<b>AVAILABLE - 3,000 SF</b>	<b>36</b>	Compassionate Health Care	55
Ziffle's Rib Bar	9-13	Ya Hala Mediterranean	37-A	Fae's Cabinet	56
Femi Eyebrows	14	Guadalupe's Mexican Grill	37-B	Advance America	57
HealthKick Nutrition	15	Miyabi Asian Cuisine	38	<b>AVAILABLE - 2,000 SF</b>	<b>58</b>
<b>AVAILABLE - 4,452 SF</b>	<b>16</b>	CosmoProf	39	Cap N' Cork	59
Goodwill	17	<b>AVAILABLE - 3,000 SF</b>	<b>40</b>	Chase Bank	60
Renew Upscale Resale	18/19	Anytime Fitness	41		
Famous Hair	20	Peking Chinese Restaurant	42-A		
<b>AVAILABLE - 3,240 SF</b>	<b>21</b>	Restoration Church	42-B		
Dollar General	22	Georgetown Bowl	44		
Marvel Dental	23	Kwik Wash	45		
Yum Thai	24	Connecting The Pieces	46		
TCBY	25	Fort Wayne Clay	47		
<b>AVAILABLE - 1,000 SF</b>	<b>26</b>	Telrad Electronics	48		
Hearing Aids Plus	27	Blueberry Pancake II	49		
DT Nails	28	Jackson Hewitt Tax Service	50		
Peerless Cleaners	29				
First Source Bank	30				
Georgetown Library	31				
Bigby Coffee	32				

- Units 35 & 36 are currently combined at 6,000 SF but can be divided into two 3,000 SF units



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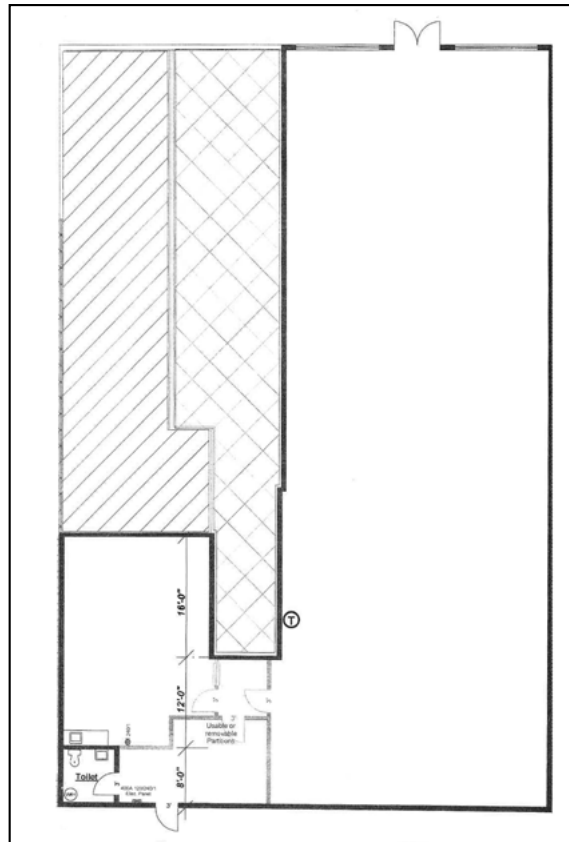
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Unit 16: 4,452 SF  
[Click here for virtual tour](#)



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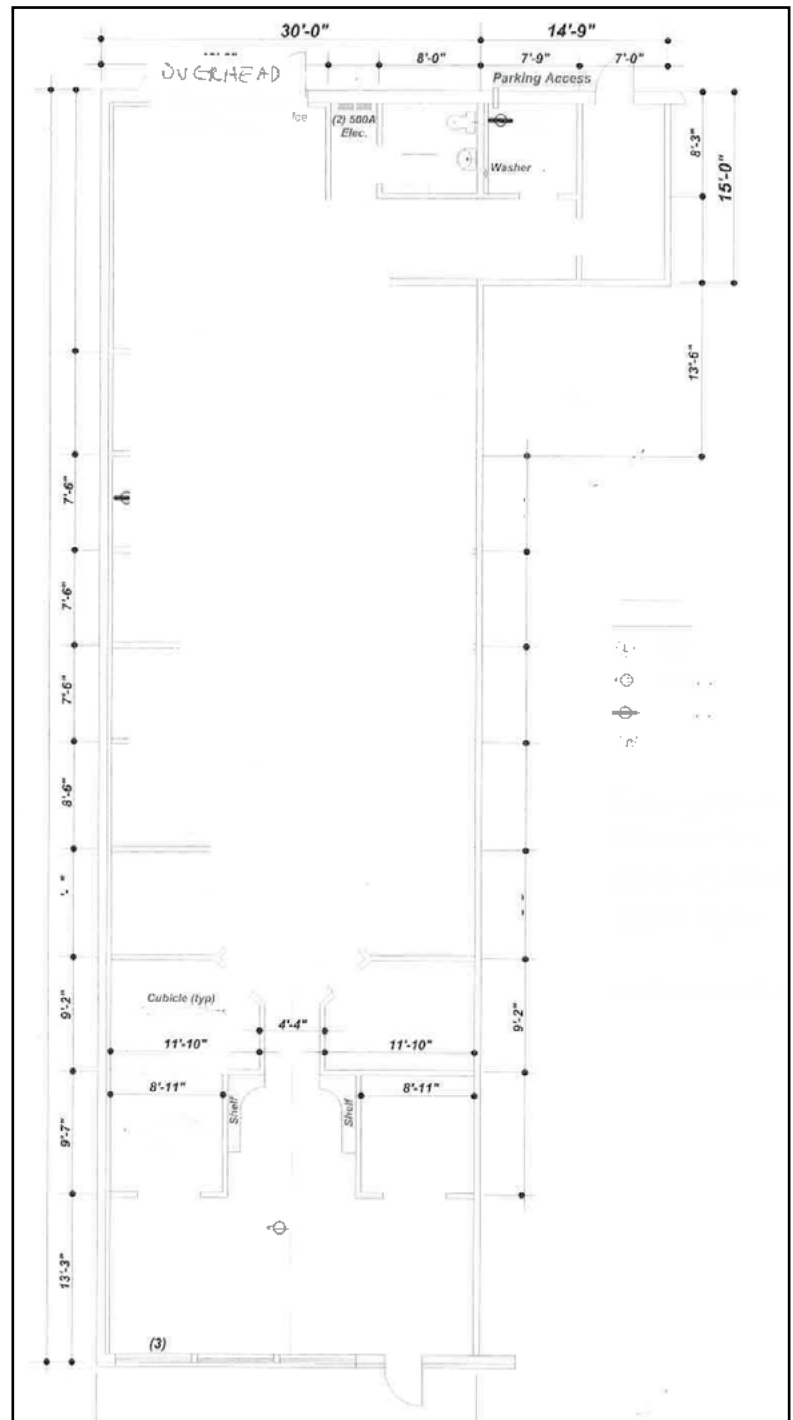
Unit 21

3,240 SF



End cap unit with 12'x10'6" OHD in rear

[Click here for virtual tour](#)



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Space available 1/1/26

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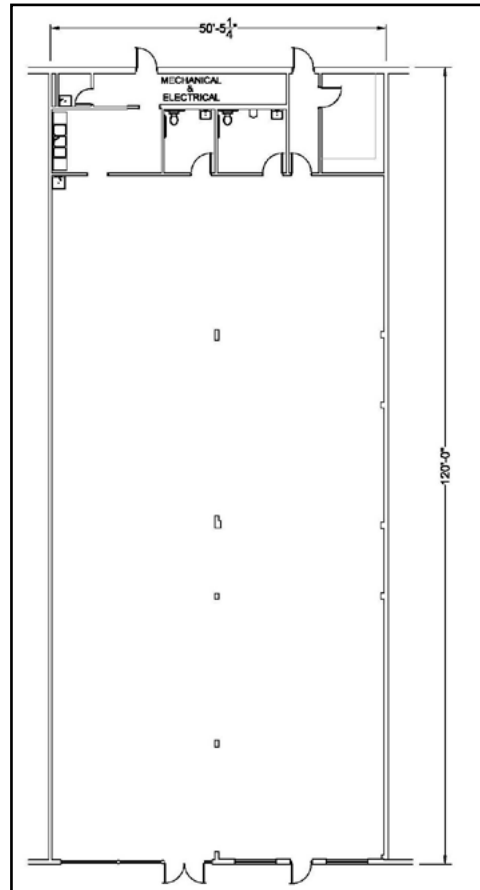
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**Unit 35-36**  
6,000 SF  
(can be divided)

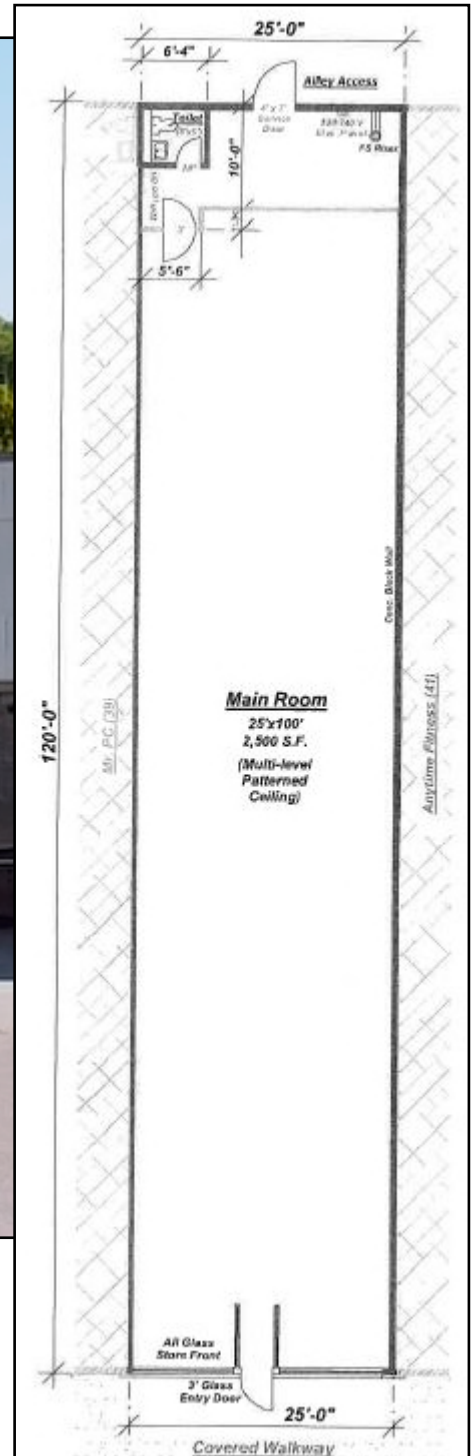
**Units 35 & 36: 6,000 SF**  
(Can be divided into two 3,000 SF units)



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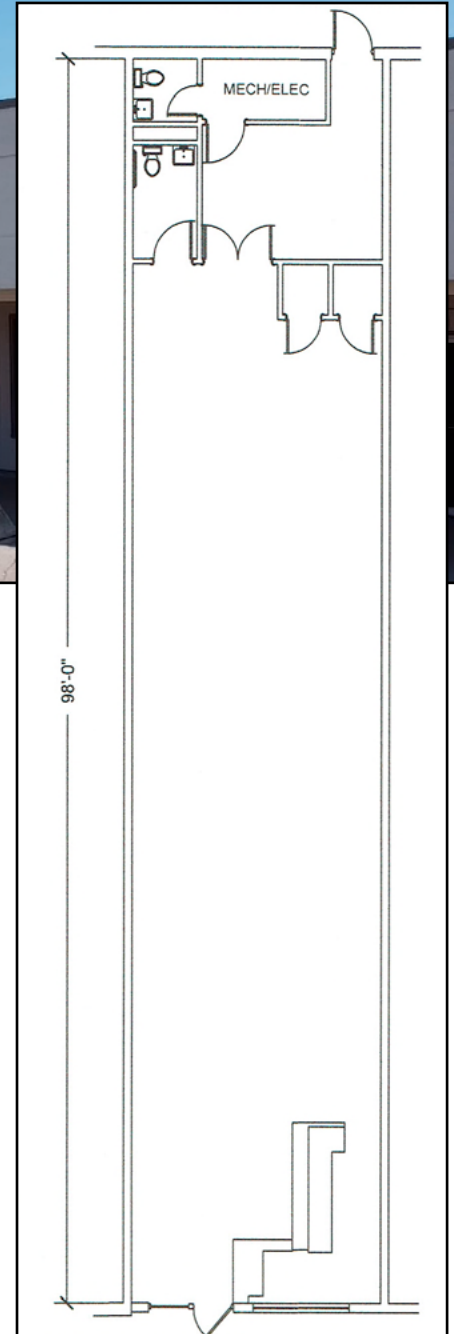
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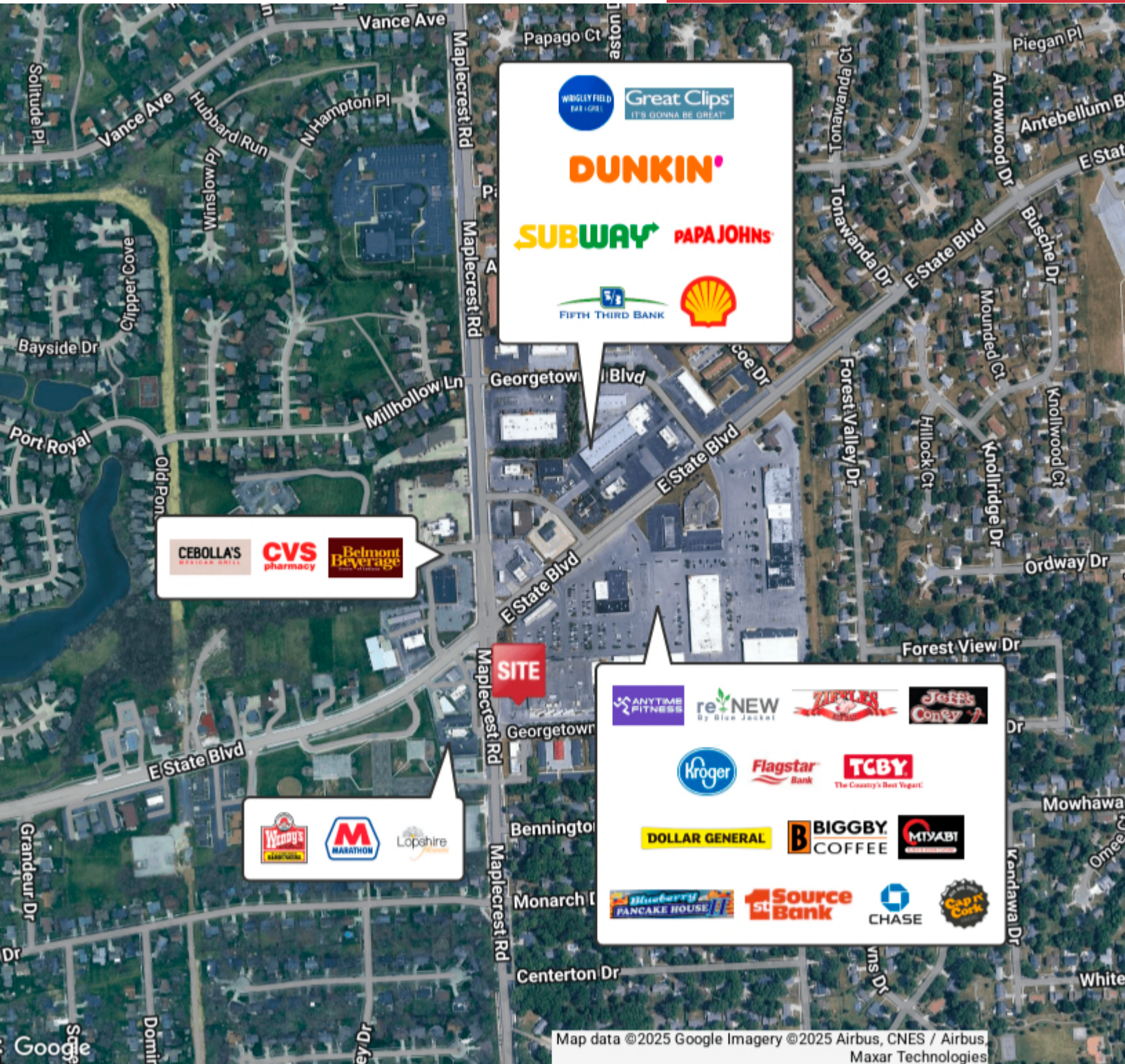
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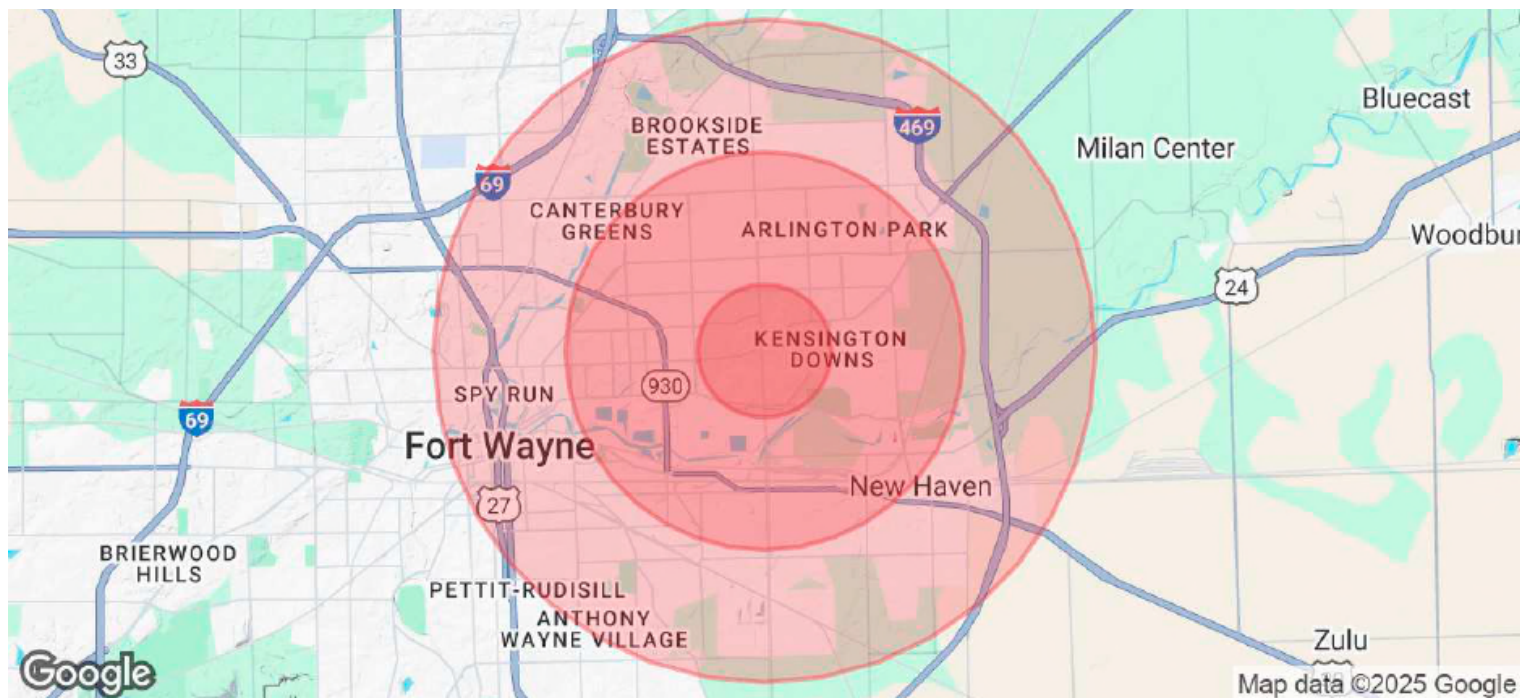


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	11,900	63,142	155,863
Average Age	40	40	38
Average Age (Male)	38	38	37
Average Age (Female)	42	41	39
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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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