



GEORGETOWN NORTH

2808 MAPLECREST RD FORT WAYNE, INDIANA 46815

PROPERTY HIGHLIGHTS

- Flexible leasing opportunities in an established neighborhood retail center with spaces designed to accommodate a variety of business uses.
- Unit 2820: 6,780 SF former butcher shop/grocery store featuring an above-ground grease trap, hood system, three 3-bay sinks, two walk-in coolers, and two walk-in freezers. Unit is divisible and offers a rare drive-thru opportunity, making it ideal for a restaurant, grocery, food service, or other retail users.
- Unit 2810: 2,000 SF former hair salon, well suited for salon, spa, office, medical, retail, or other service-oriented businesses.
- Surrounded by established residential neighborhoods, schools, medical offices, and national retailers with strong daily traffic.



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General Property Information			
Name	Georgetown North	Parcel Number	02-08-34-104-001.000-072
Address	2808 Maplecrest Road	Total Building SF	23,605 SF
City, State, Zip	Fort Wayne, IN 46815	Acreage	2.53 AC
County	Allen	Year Built	1974
Township	St. Joseph	Zoning	NC
Parking	Surface	Parking Spaces	160 Spaces

Property Features			
Construction	Brick	# of Floors	1
Roof	Rubber membrane	Restrooms	1 in each unit
Heating	Rooftop units	Central Air	Rooftop units
Signage	Monument signage	Traffic Counts	15,017 ADT

Utilities		Nearest Major Roads	
Electric	I&M	Interstate	I-469
Gas	NIPSCO	Distance	4.5 Miles
Water	City of Fort Wayne	Highway	SR 930
Sewer	City of Fort Wayne	Distance	1.9 Miles

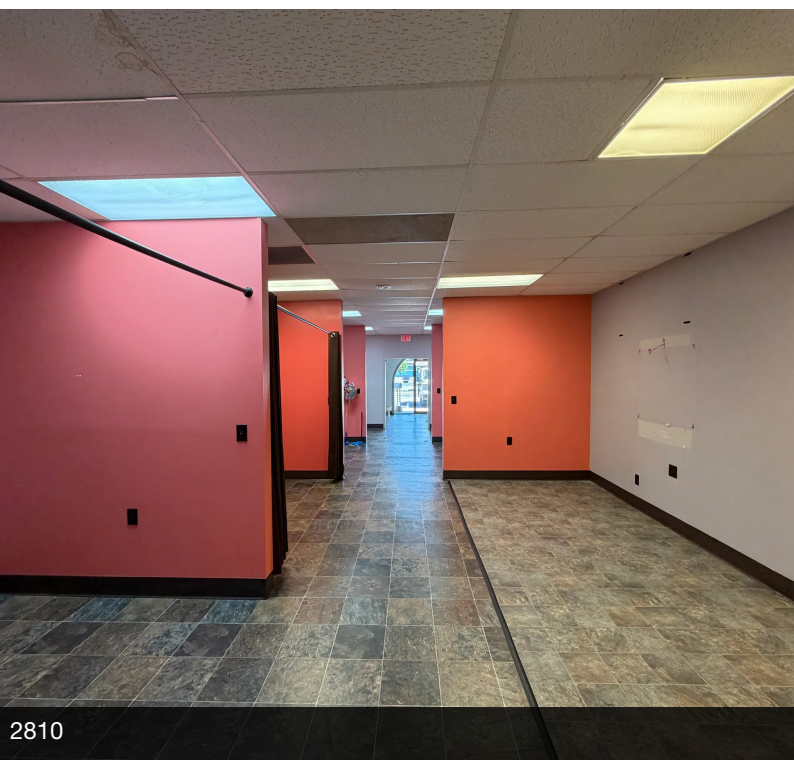
Lease Information			
Unit	SF	Lease Rate	Lease Type
2810	2,000 SF	\$12.00/SF	NNN
2820	6,780 SF	\$10.00/SF	NNN

Expenses		
Type	Price/SF (Estimate)	Responsible Party (Landlord/Tenant)
Taxes	TBD	Tenant
CAM	TBD	Tenant
Insurance	TBD	Tenant
Maint/Repairs		Tenant
Roof/Structure		Landlord
Utilities		Tenant
Total Expenses	TBD	

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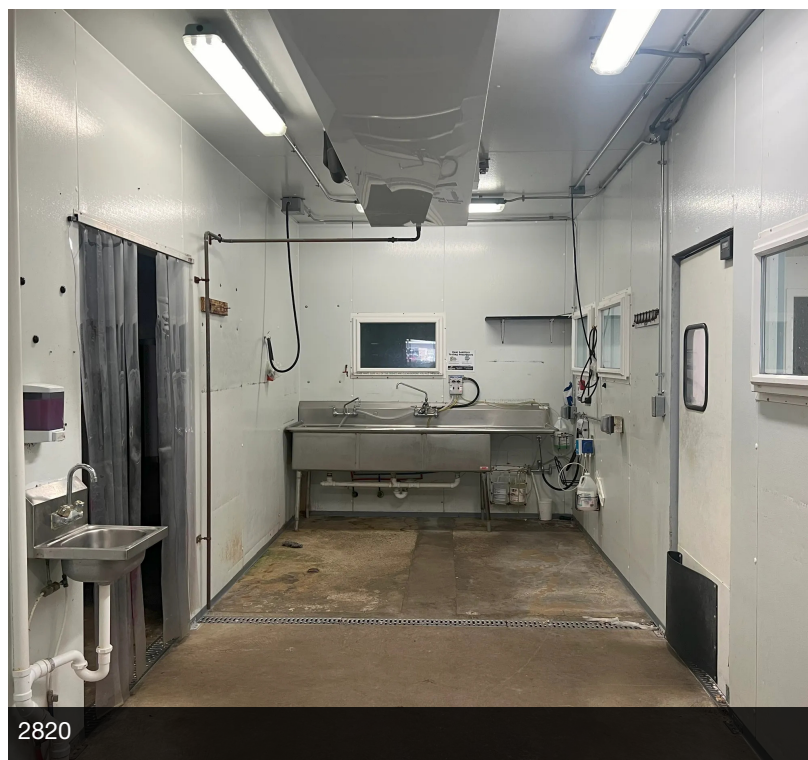
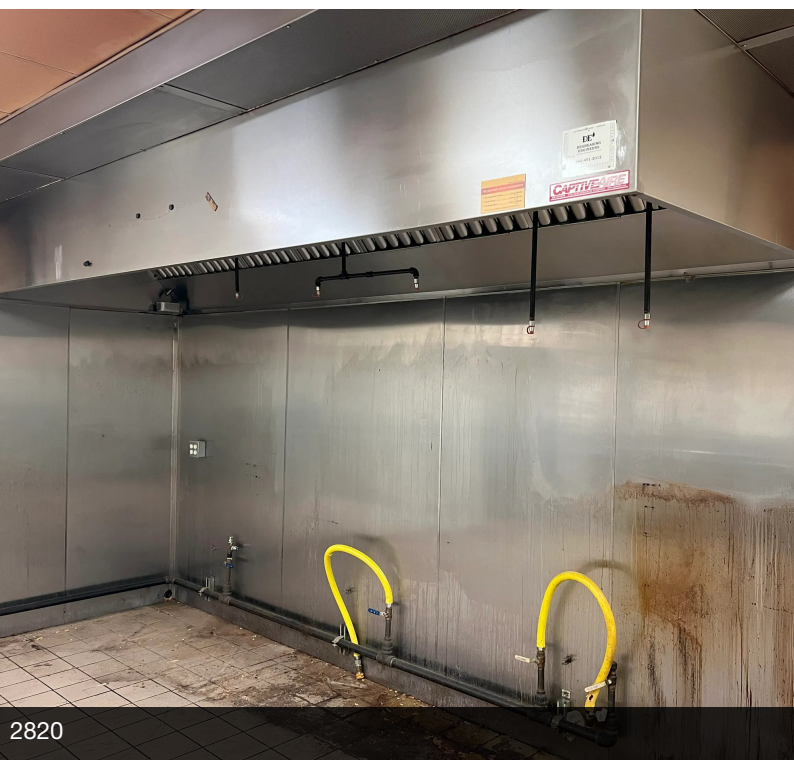
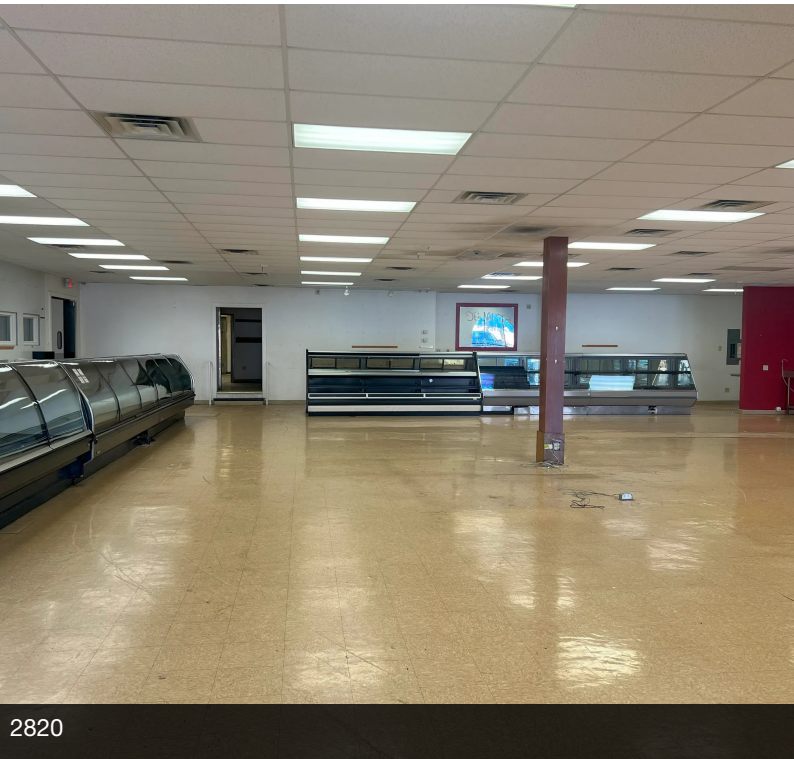
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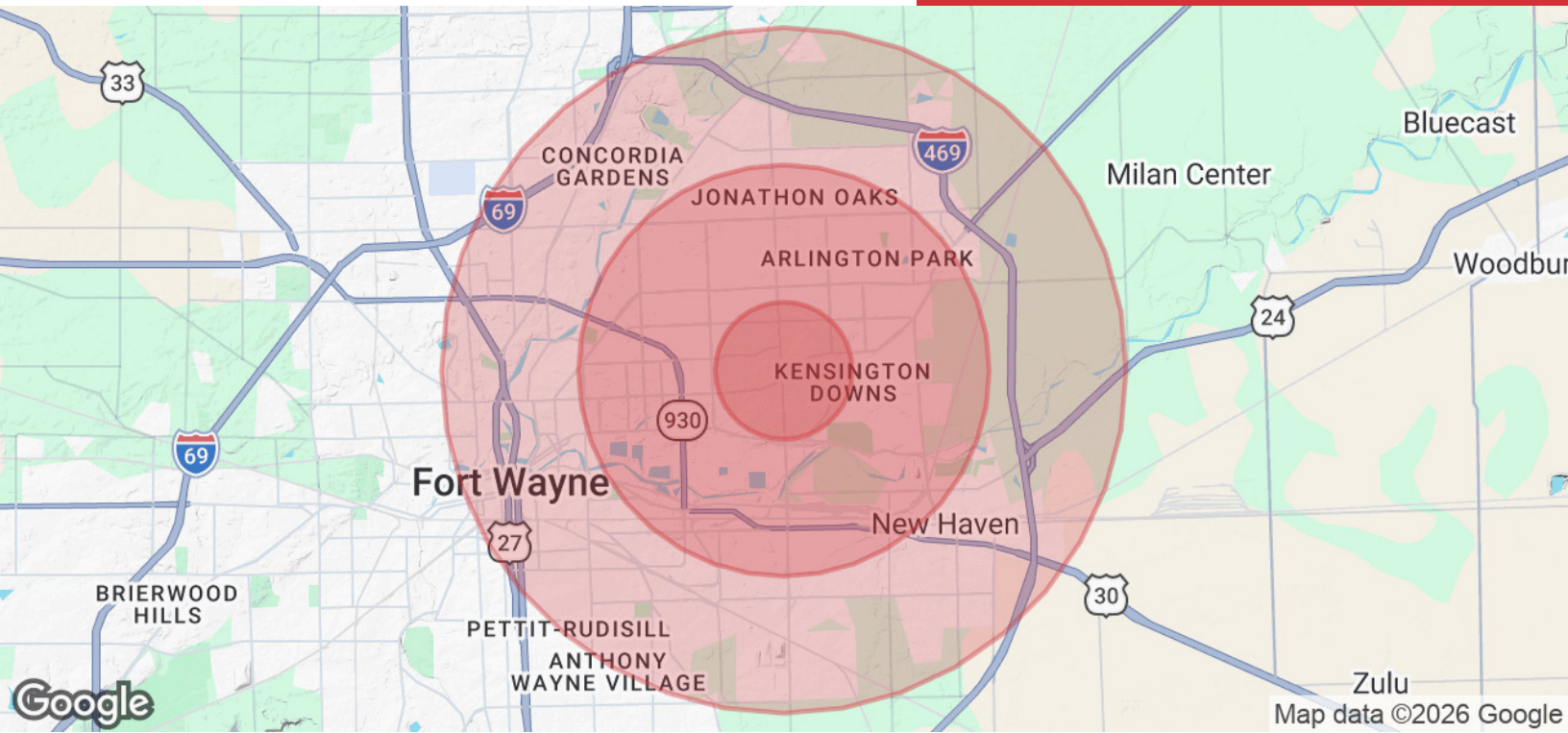
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,452	64,165	150,492
Average Age	38.1	37.7	35.9
Average Age (Male)	33.7	35.2	33.9
Average Age (Female)	41.8	38.9	37.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,595	27,097	65,146
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$69,244	\$64,634	\$57,970
Average House Value	\$136,269	\$128,195	\$116,433

2020 American Community Survey (ACS)

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