

# For Lease

Retail Property - 2,000-5,000 SF Available



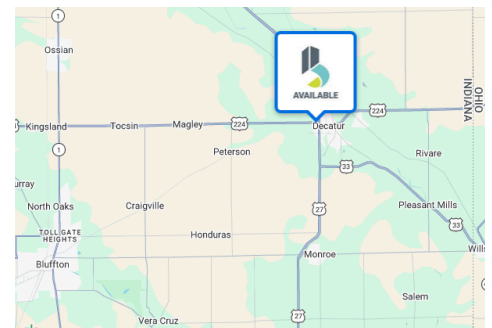
## Decatur Shoppes 519-625 N. 13th St.

Decatur, IN, 46733

<b>Available SF</b>	2,000 - 5,000 SF
<b>Building Size</b>	30,300 SF
<b>NNN Charges</b>	\$2.52/SF/YR

### Highlights

- Anchored by the Indiana Bureau of Motor Vehicles
- Shadow-anchored by Rural King
- Located 30 minutes southeast of Fort Wayne, Indiana's second-largest city by population
- Surrounded by various local, regional, and national retailers
- 4.67 Acres along Decatur's main retail corridor
- Most vacant suites are recently renovated
- Various points of ingress and egress from Nuttman Avenue and 13th Street



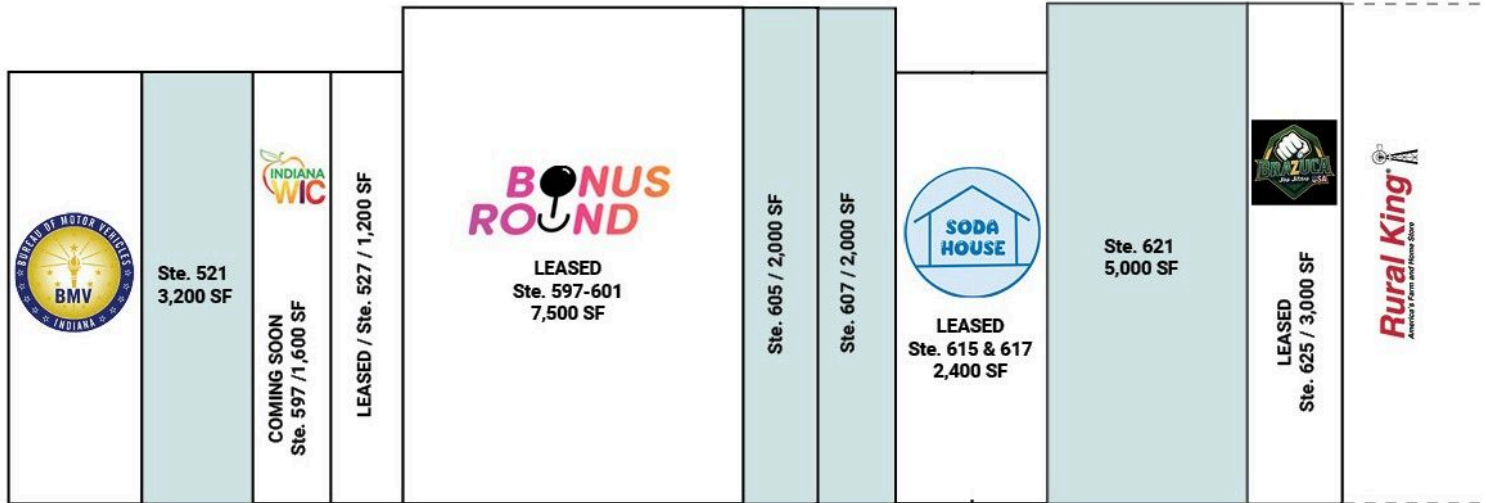
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# Availabilities

519-625 N. 13th Street, Decatur, IN 46733



## Available Spaces

<b>Suite 521</b>	3,600 SF	\$6.99 - \$9.99/SF/Yr NNN
<b>Suite 605</b>	2,000 SF	\$6.99 - \$9.99/SF/Yr NNN
<b>Suite 607</b>	2,000 SF	\$6.99 - \$9.99/SF/Yr NNN
<b>Suite 621</b>	5,000 SF	\$6.99 - \$9.99/SF/Yr NNN

## Location Overview

Nestled in a thriving community, Decatur Shoppes offers a prime location for retail and strip center tenants. With easy access to local attractions like Adams Public Library, Decatur Sculpture Tour, and St. Mary of the Assumption Church, the area attracts a steady flow of foot traffic and visitors year-round. Nearby dining options like Back 40 Junction and Pizzeria are sure to draw in customers, while the picturesque parks and recreational facilities add to the appeal. Take advantage of this vibrant location to elevate your retail business.

# Property Details

519-625 N. 13th Street, Decatur, IN 46733



**Lease Rate**      **\$6.99 - \$9.99 SF/YR**

## Location Information

**Address**                    519-625 N. 13th Street  
**City, State, Zip**            Decatur, IN 46733  
**County**                      Adams

## Property Information

**Property Type**              Retail  
**Property Subtype**          Strip Center  
**Zoning**                        Commercial  
**Lot Size**                      4.67 Acres  
**APN #**                         01-02-33-400-005.000-014;  
   01-02-33-400-006.000-014

## Building Information

**Building Size**              30,300 SF  
  
**Ceiling Heights**            To tiles: 9'-8"  
                                      To bottom of bar joints: 12'-4"  
                                      To bottom of roof deck: 14'-10"  
  
**Year Built**                    1996; Renovated 2025

## Demographics

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	5,729	12,140	15,036
<b>Total Households</b>	2,501	5,141	6,182
<b>Avg. Household Income</b>	\$59,032	\$67,382	\$73,586



# Exterior Photos

519-625 N. 13th Street, Decatur, IN 46733



# Suite Photos

519-625 N. 13th Street, Decatur, IN 46733



