

## Kroger Anchored 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. Anchored by Kroger, junior anchor space is available. 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 - 17,100 SF
ZONING:	SC
LEASE RATE:	\$8.00 - \$13.00 PSF NNN

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

200 E. Main Street, Suite 580  
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**RACHEL ROMARY**  
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rromary@naihb.com

[www.naihb.com](http://www.naihb.com)

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

## General Property Information

<b>Name</b>	Georgetown Square	<b>Parcel Number</b>	02-08-34-151-004.000-072
<b>Address</b>	6302-6770 E. State Blvd.	<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>	SC
<b>Parking</b>	Asphalt	<b>Parking Spaces</b>	Ample Surface Parking
<b>Signage</b>	Façade & Pylon	<b>Traffic Count</b>	23,000 VPD

## Lease Information

Suite #	Available SF	Lease Rate / Type
Unit 14 (6342)	1,000 SF	\$13.00 PSF NNN
Unit 16 (6346)	4,452 SF	\$10.00 PSF NNN
Unit 17 (6404)	12,648 SF	\$8.00 PSF NNN
Unit 35 (6544)	3,000 SF	\$10.00 PSF NNN
Unit 36 (6544)	3,000 SF	\$10.00 PSF NNN
Unit 40 (6524)	3,000 SF	\$10.00 PSF NNN
Unit 46 (6746)	3,400 SF	\$10.00 PSF NNN
Unit 47 (6742)	3,900 SF	\$10.00 PSF NNN
Unit 58 (6714)	2,000 SF	\$10.00 PSF NNN

Units 16 & 17 can be combined.

Units 35 & 36 are currently combined and can be divided.

Units 46 & 47 are currently combined and can be divided.

## Expenses

Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
<b>Taxes</b>	\$1.46 PSF	Tenant
<b>CAM Fee</b>	\$1.29 PSF	Tenant
<b>Insurance</b>	\$0.17 PSF	Tenant
<b>Association Fee</b>	\$0.16 PSF	Tenant
<b>Roof /Structure</b>		Landlord
<b>Utilities</b>		Tenant
<b>Total Expenses</b>	\$3.08	

## Additional Information

- Anchored by Kroger - Junior anchor space available

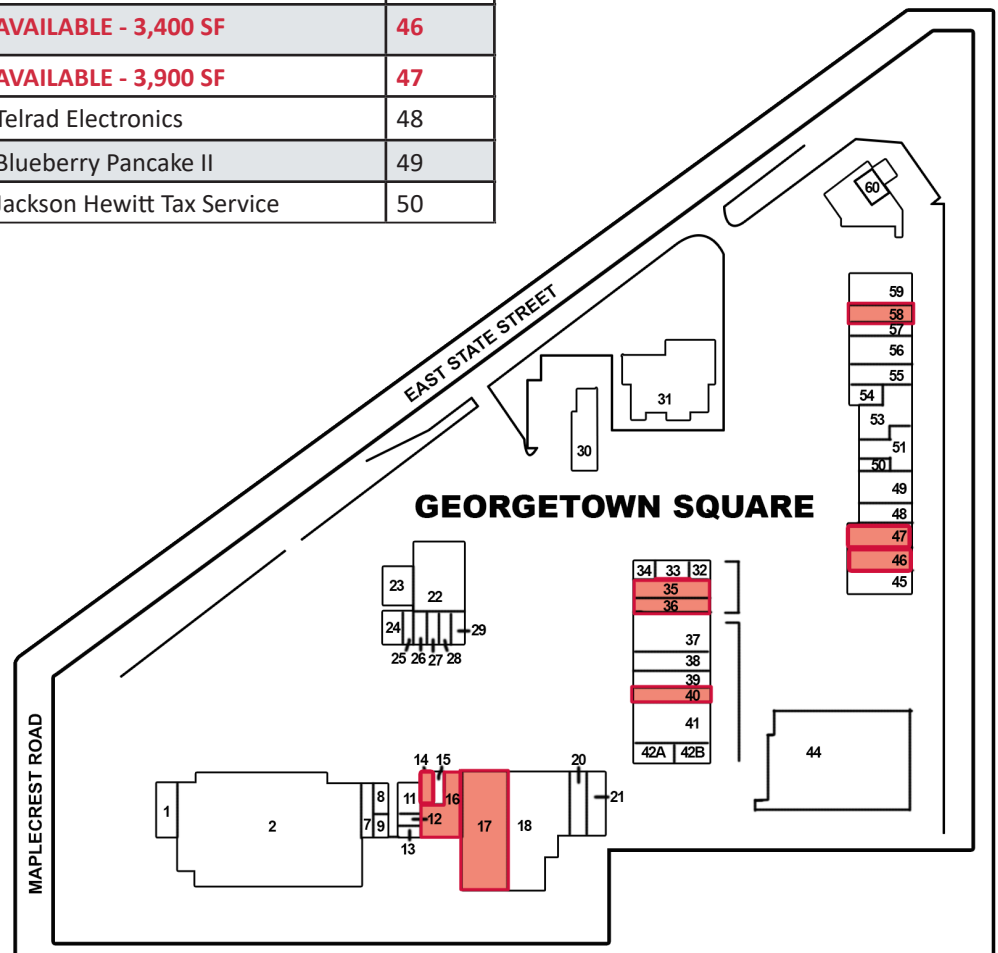
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Wells Fargo	1	Household 5	33	Northeast School of Dance	51-52
Kroger, 3 Rivers FCU	2	Riegel's Pipe & Tobacco	34	Tangles Salon & Spa	53
The Donut Bar	7	<b>AVAILABLE - 3,000 SF</b>	<b>35</b>	Sweets Go Geek	54
Jeff's Coney	8	<b>AVAILABLE - 3,000 SF</b>	<b>36</b>	Compassionate Health Care	55
Ziffle's Rib Bar	9-13	Bandido's	37	Mountains of Fire Ministries	56
<b>AVAILABLE - 1,000 SF</b>	<b>14</b>	Angel's Cafe	38	Advance America	57
HealthKick Nutrition	15	CosmoProf	39	<b>AVAILABLE - 2,000 SF</b>	<b>58</b>
<b>AVAILABLE - 4,452 SF</b>	<b>16</b>	<b>AVAILABLE - 3,000 SF</b>	<b>40</b>	Cap N' Cork	59
<b>AVAILABLE - 12,648 SF</b>	<b>17</b>	Anytime Fitness	41	Chase Bank	60
ReNew Upscale Resale	18-19	Peking Chinese Restaurant	42-A		
Famous Hair	20	Restoration Church	42-B		
Inkworks Printing	21	Georgetown Bowl	44		
Dollar General	22	Crown Cleaners	45		
Women's Health Advantage	23	<b>AVAILABLE - 3,400 SF</b>	<b>46</b>		
Yum Thai	24	<b>AVAILABLE - 3,900 SF</b>	<b>47</b>		
TCBY	25	Telrad Electronics	48		
Rite Alterations	26	Blueberry Pancake II	49		
Hearing Aids Plus	27	Jackson Hewitt Tax Service	50		
DT Nails	28				
Peerless Cleaners	29				
First Source Bank	30				
Georgetown Library	31				
Bigby Coffee	32				



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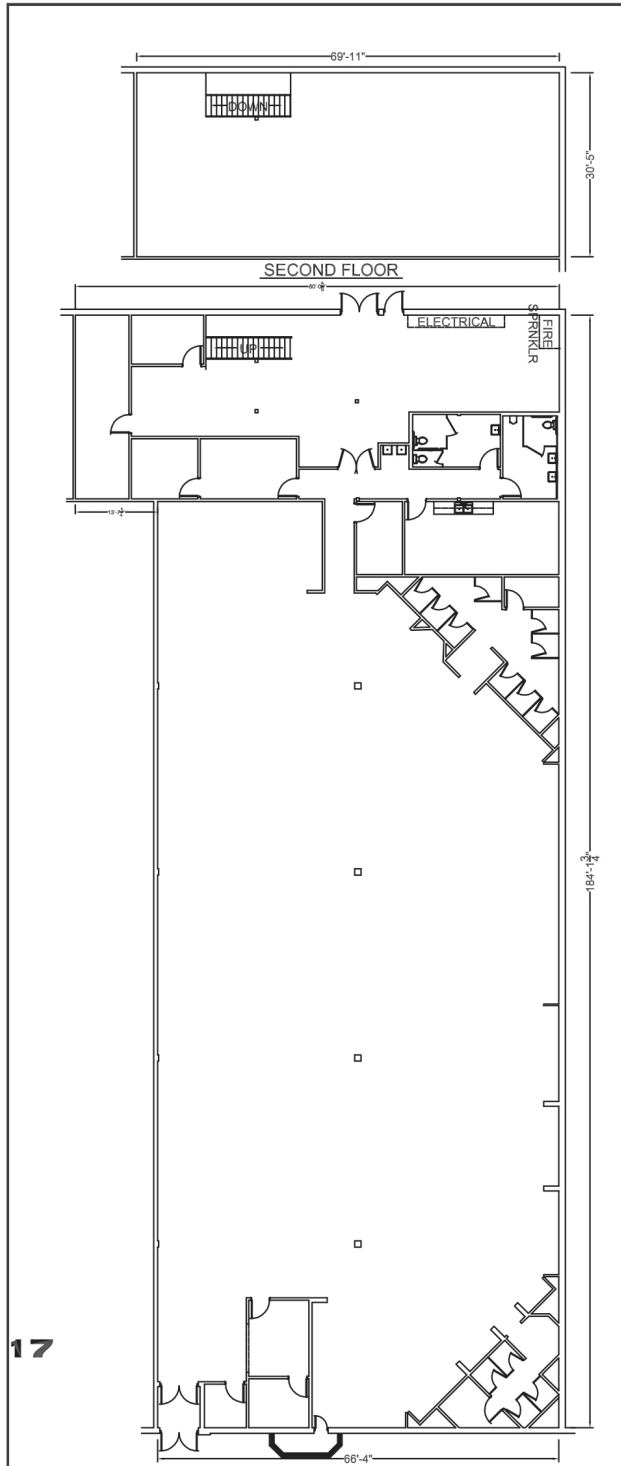


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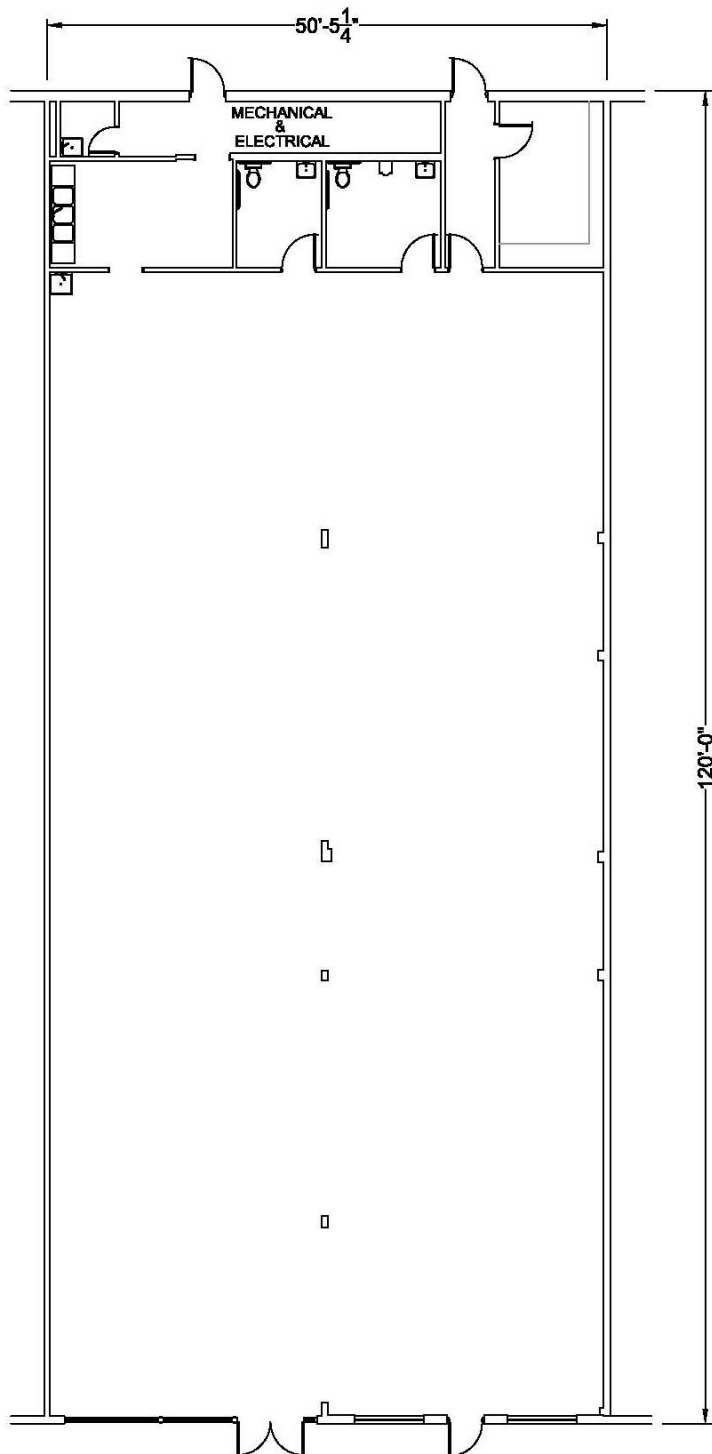
Suite 17: 12,648 SF

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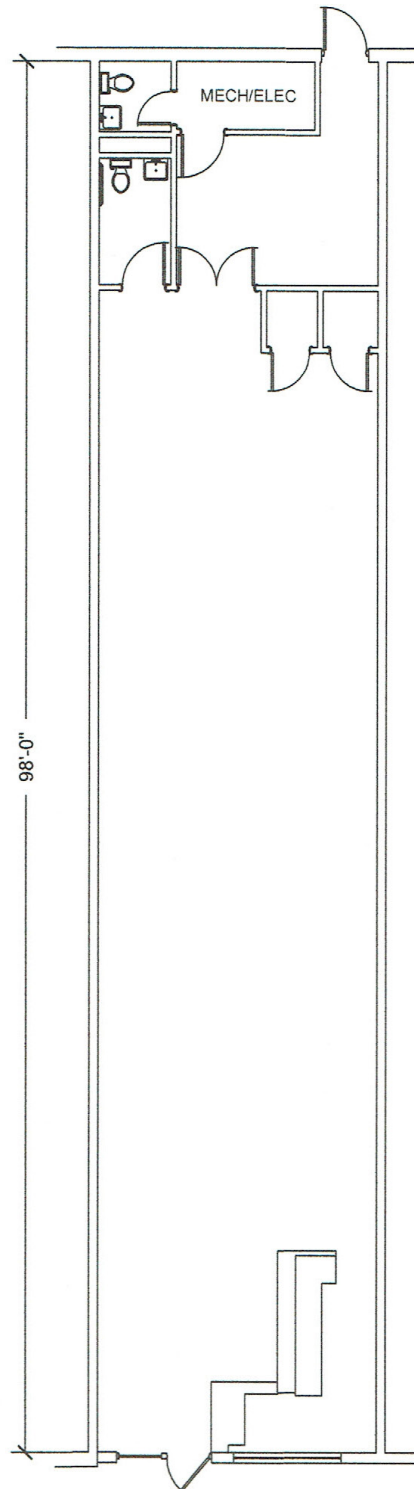
Suites 35 & 36: 6,000 SF  
(Can be divided into two  
3,000 SF suites)

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Suites 58: 2,000 SF

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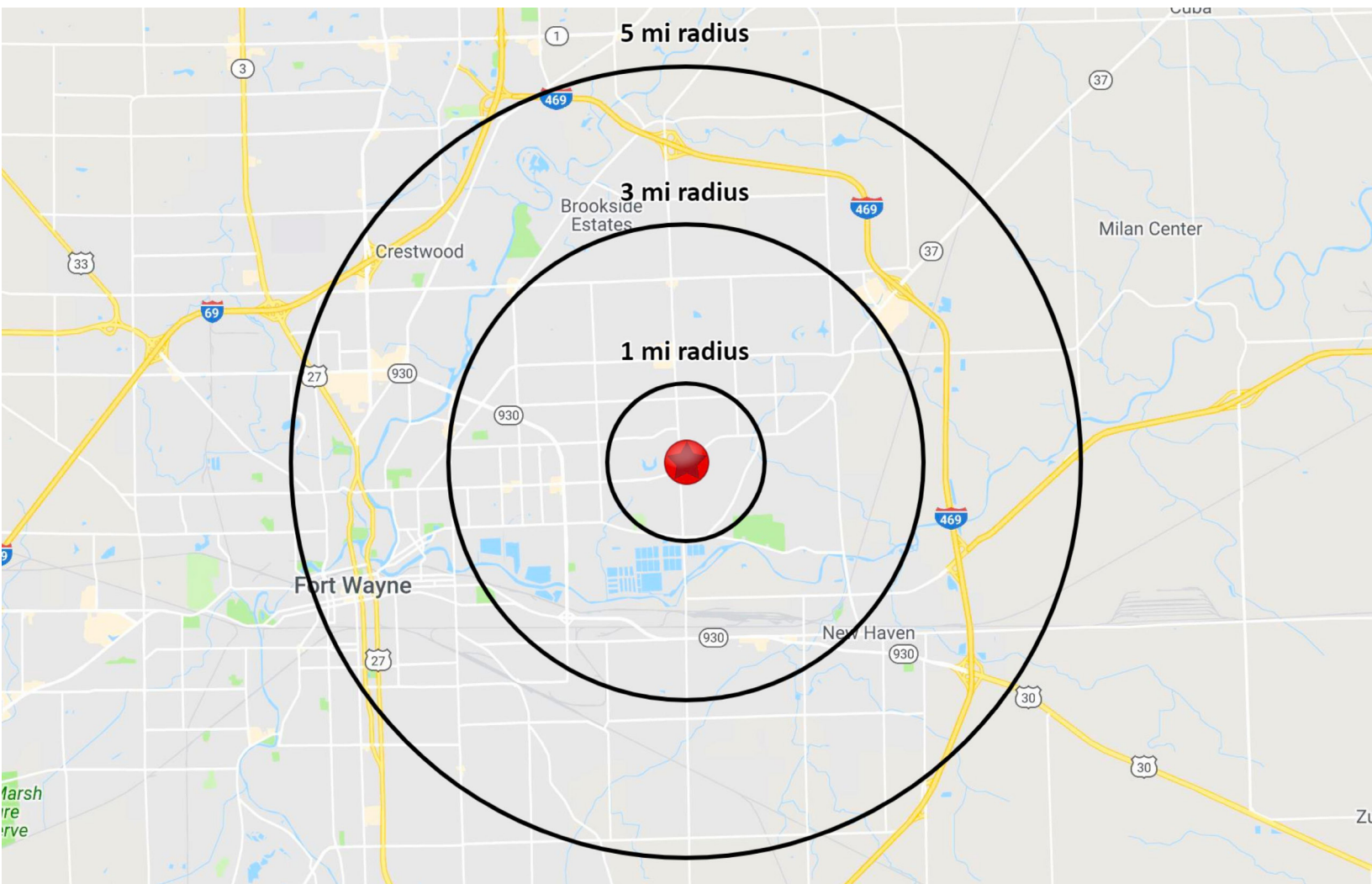


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2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	12,608	61,035	148,685
NUMBER OF HOUSEHOLDS	5,031	24,916	59,613
AVERAGE HOUSEHOLD INCOME	\$77,757	\$72,112	\$65,164
MEDIAN HOME VALUE	\$144,448	\$138,512	\$128,997
TRAFFIC COUNT	Maplecrest Road		18,208 VPD

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