

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
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AVAILABLE:	2,000 - 7,000 SF
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ZONING:	SC
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LEASE RATE:	\$10.00 - \$12.00 PSF NNN
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*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			
Name	Georgetown Square	Parcel Number	02-08-34-151-004.000-072
Address	6400 E. State Boulevard	Total Building SF	215,583 SF
City, State, Zip	Fort Wayne, IN 46815	Acreage	23.56 AC
County	Allen	Year Built	1970
Township	St. Joe	Zoning	C2
Parking	Asphalt	Parking Spaces	Ample structured spaces

Lease Information			
Unit	SF	Lease Rate	Lease Type
Unit 16 (6346)	4,452 SF	\$10.00/SF/YR	NNN
Unit 21 (6412)	3,240 SF (flex space)	\$10.00/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 45 (6750)**	3,600 SF	\$10.00/SF/YR	NNN
Unit 46 (6746)**	3,400 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

**Units 45 & 46 can be combined for 7,000 SF

Expenses		
Type	Price/SF (Estimate)	Responsible Party (Landlord/Tenant)
Taxes/CAM/Ins/Association	\$3.69/SF	Tenant
Maint/Repairs		Tenant
Roof/Structure		Landlord
Utilities		Tenant
Total Expenses	\$3.69/SF	

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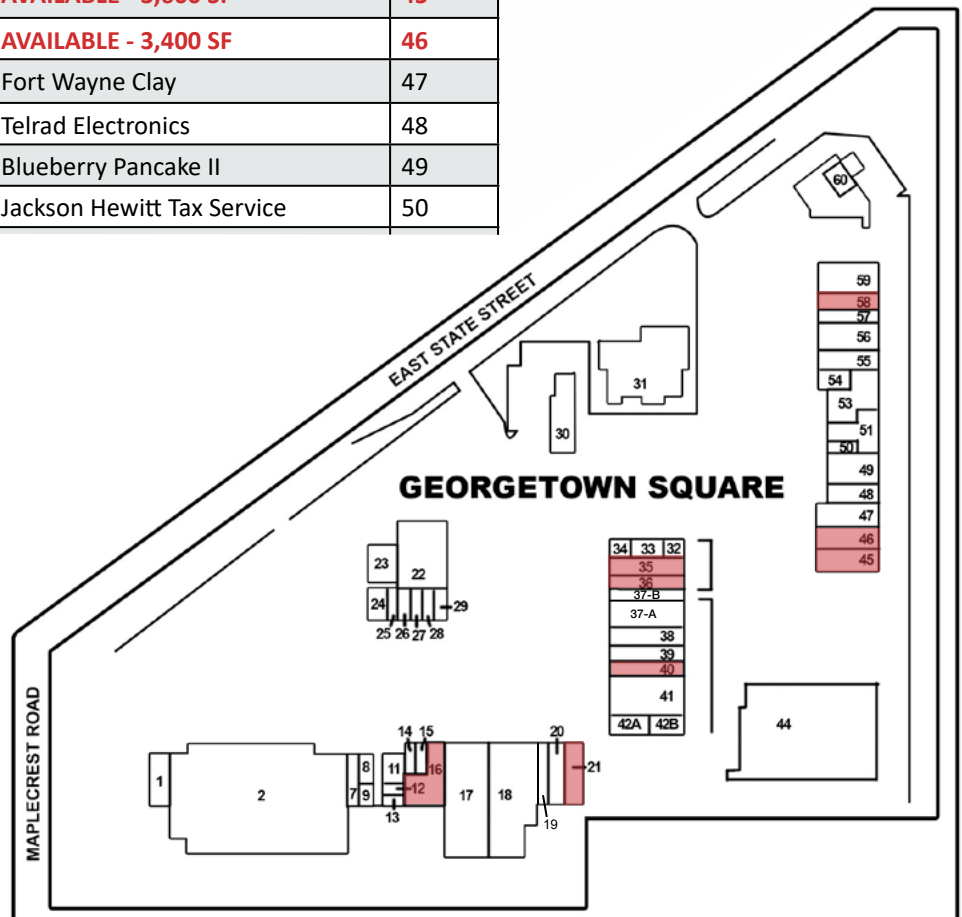
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Wells Fargo	1	Oh My Gown	33	Northeast School of Dance	51-52
Kroger, 3 Rivers FCU	2	Riegel's Pipe & Tobacco	34	Tangles Salon & Spa	53
The Donut Bar	7	AVAILABLE - 3,000 SF	35	Beyond Able	54
Jeff's Coney	8	AVAILABLE - 3,000 SF	36	Compassionate Health 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	AVAILABLE - 2,000 SF	58
AVAILABLE - 4,452 SF	16	CosmoProf	39	Cap N' Cork	59
Goodwill	17	AVAILABLE - 3,000 SF	40	Chase Bank	60
Renew Upscale Resale	18/19	Anytime Fitness	41		
Curl Creation Salon	20	Peking Chinese Restaurant	42-A		
AVAILABLE - 3,240 SF	21	Restoration Church	42-B		
Dollar General	22	Georgetown Bowl	44		
Marvel Dental	23	AVAILABLE - 3,600 SF	45		
Yum Thai	24	AVAILABLE - 3,400 SF	46		
TCBY	25	Fort Wayne Clay	47		
Post Net	26	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
- Units 45 & 46 can be combined for 7,000 SF



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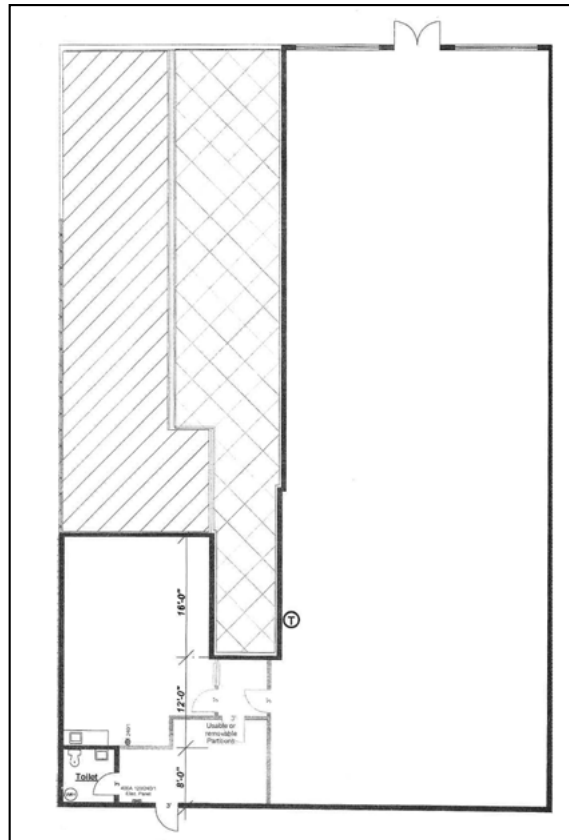
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Unit 16: 4,452 SF
[Click here for virtual tour](#)



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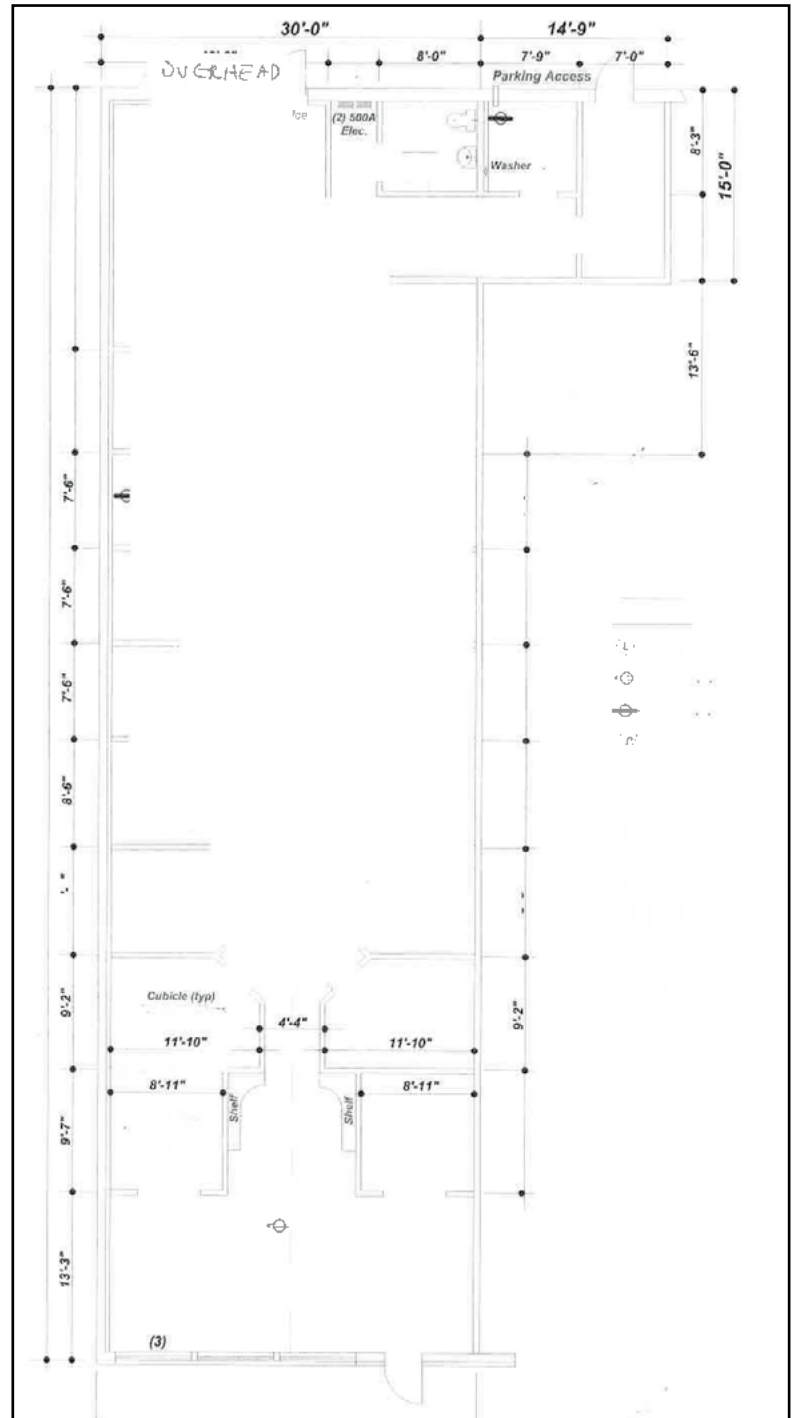
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3,240 SF



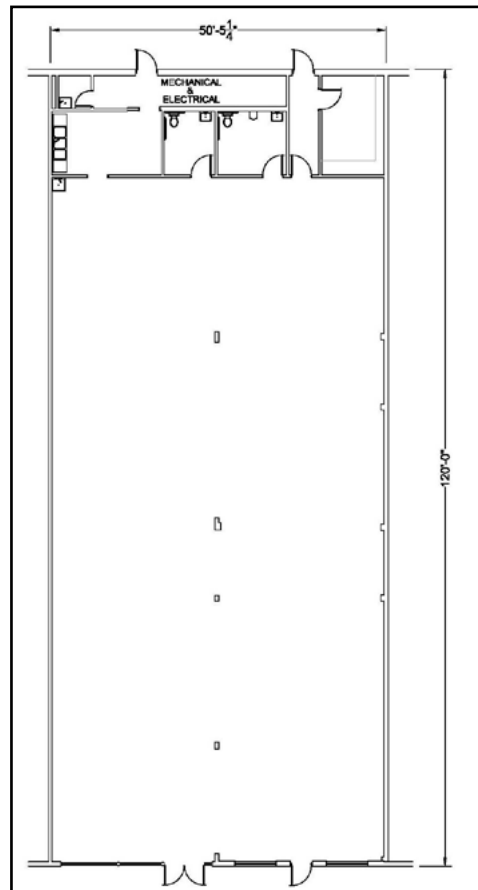
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Unit 35-36

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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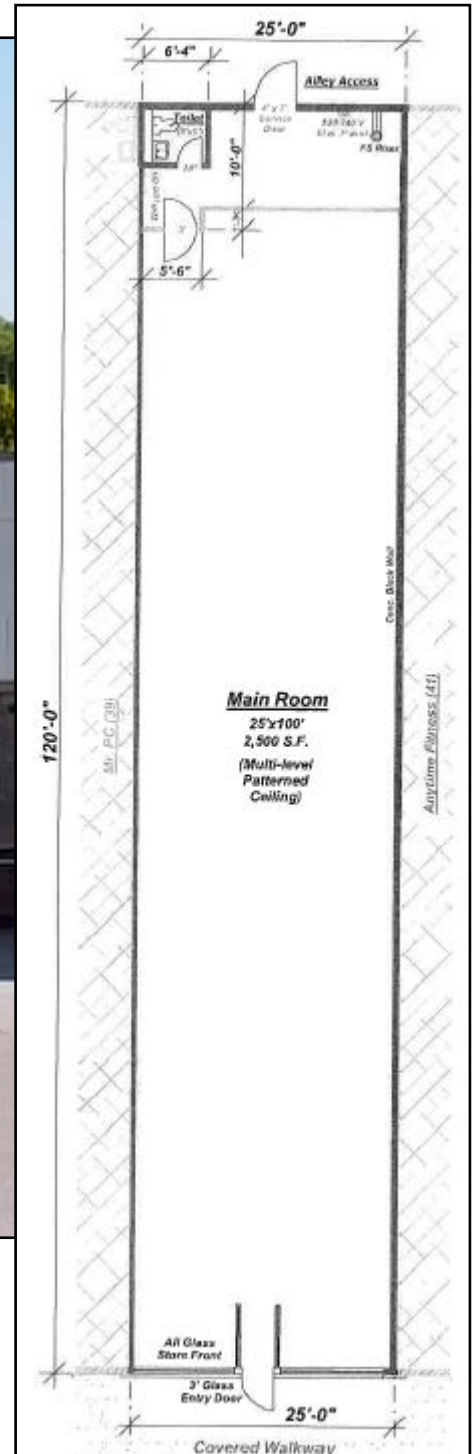
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Unit 40
3,000 SF



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Unit 45

3,600 SF

AVAILABLE



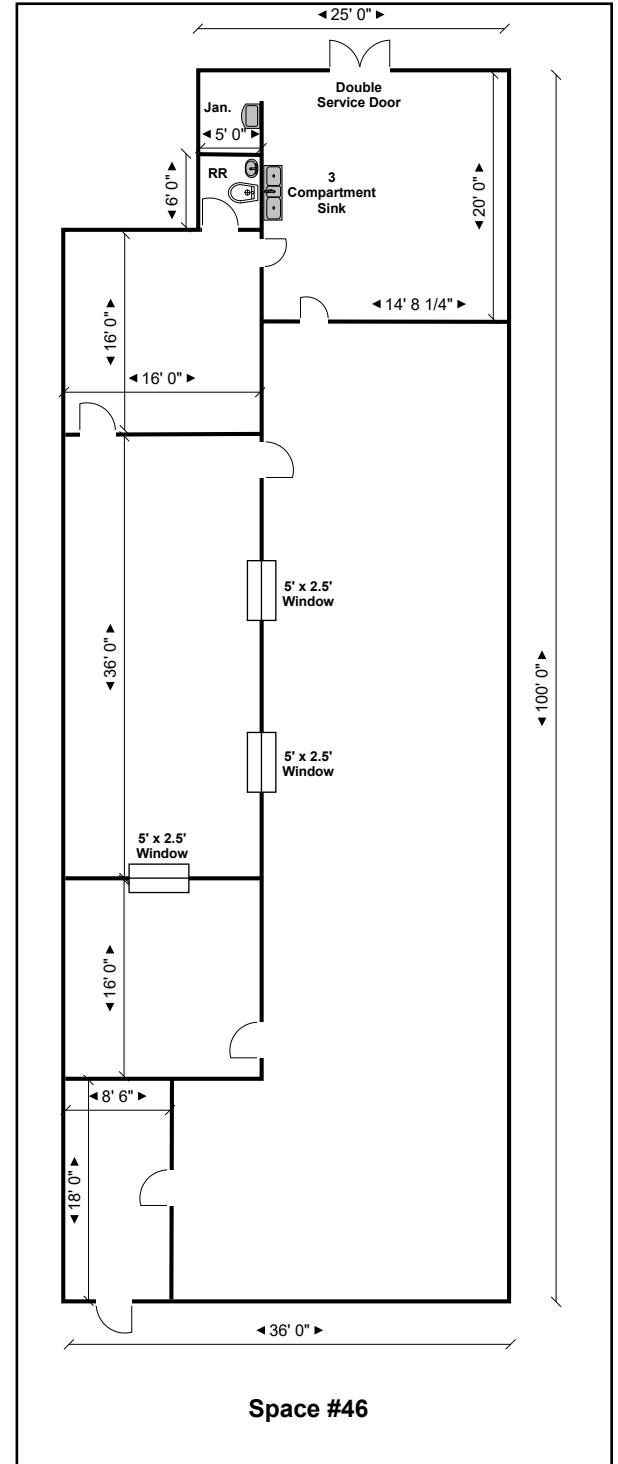
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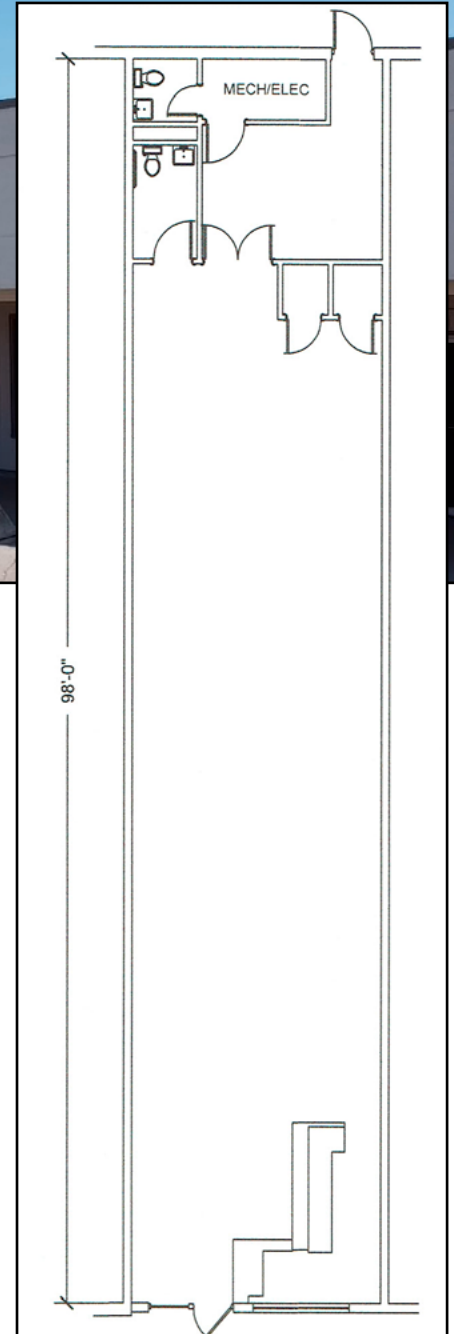
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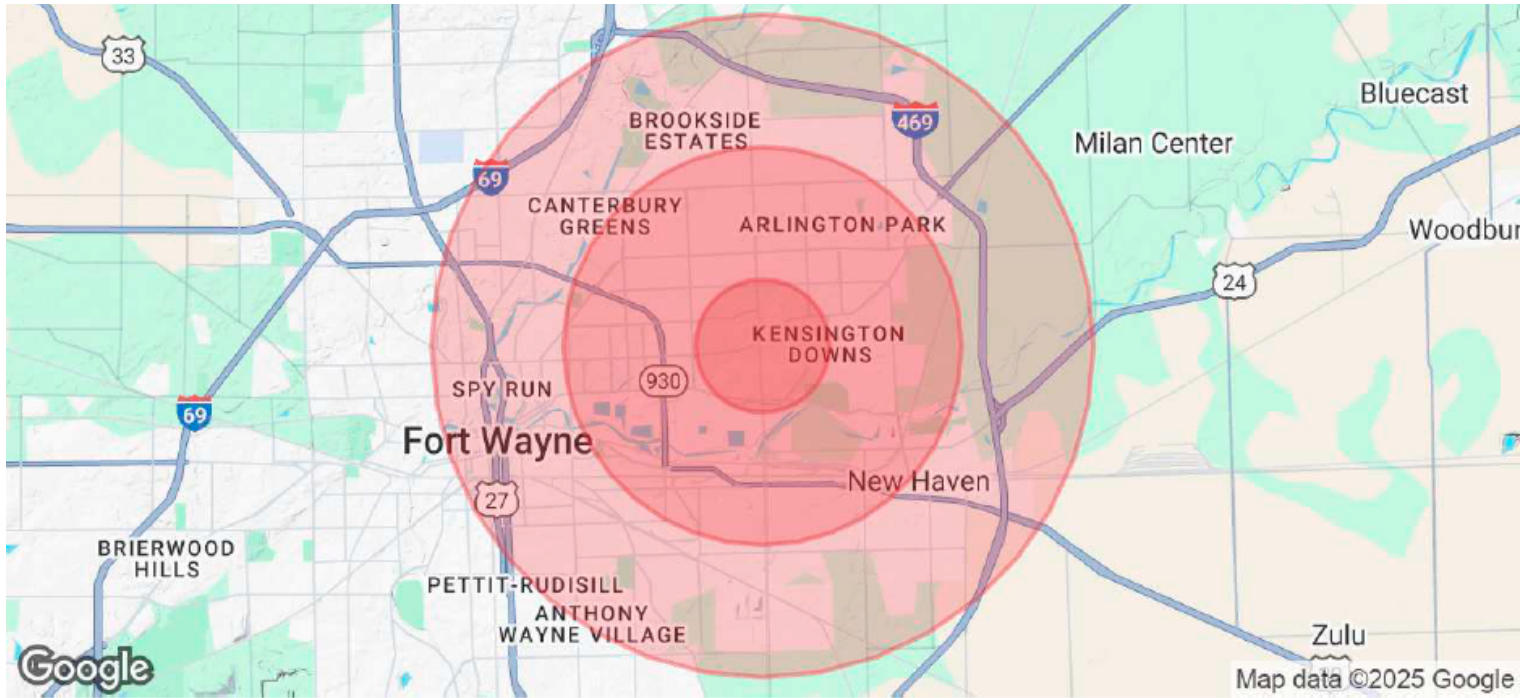
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,900	63,142	155,863
Average Age	40	40	38
Average Age (Male)	38	38	37
Average Age (Female)	42	41	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,682	25,520	63,193
# of Persons per 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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