



## Northwood Plaza

6047-6069 Stellhorn Rd. | Fort Wayne, Indiana 46815

### Property Features

- Well maintained, high-end center
- Ideal for retail, office and restaurant users
- Located at the northwest corner of the busy Stellhorn/Maplecrest road retail corridor
- Excellent visibility and high vehicle and foot traffic counts
- Drive-thru potential (Suite 6113)
- Exclusion on vape stores

BUILDING	63,710 SF
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AVAILABLE	UNIT 6059 - 3,500 SF UNIT 6113 - 3,000 SF
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ZONING	C-2 LIMITED COMMERCIAL
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200 E. Main Street, Suite 580  
Fort Wayne, IN 46802 USA  
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[www.naihb.com](http://www.naihb.com)

### RACHEL ROMARY

Senior Broker

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General Property Information			
Name	Northwood Plaza	Parcel Number	02-08-21-478-002.000-072
Address	6047-6069 Stellhorn Road	Total Building SF	63,710 SF
City, State, Zip	Fort Wayne, IN 46815	Acreage	12.42 AC
County	Allen	Year Built	1970
Township	St. Joseph	Zoning	C-2 (limited commercial)
Parking	Asphalt surface	Parking Spaces	1,096 spaces
Utilities		Major Roads	
Electric	AEP	Nearest Interstate	I-469
Gas	NIPSCO	Distance	2.5 Miles
Water	City of Fort Wayne	Nearest Highway	SR 930
Sewer	City of Fort Wayne	Distance	3 Miles
		Traffic Count	Stellhorn: 16,245 VPD Maplecrest: 19,195 VPD
Lease Information			
Unit	SF	Comments	
6059	3,500 SF	Please speak with broker for aggressive lease rates.	
6113	3,000 SF		
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes	\$1.82/SF	Tenant	
CAM Fee	\$5.70/SF	Tenant	
Insurance	Included in CAM	Tenant	
Maint./Repairs		Tenant	
Roof /Structure		Landlord	
Utilities		Tenant	
Total Expenses	\$7.52/SF		



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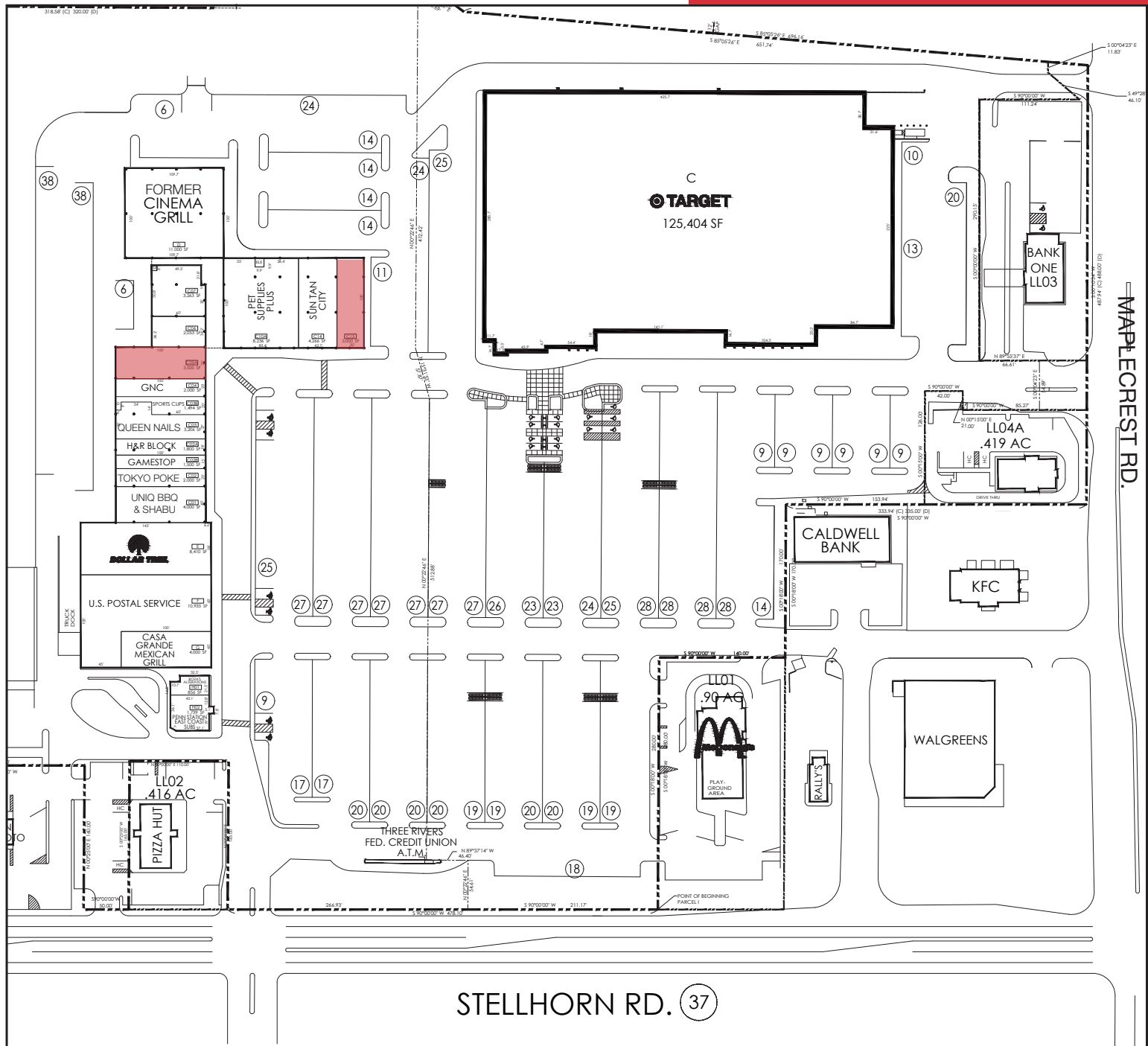
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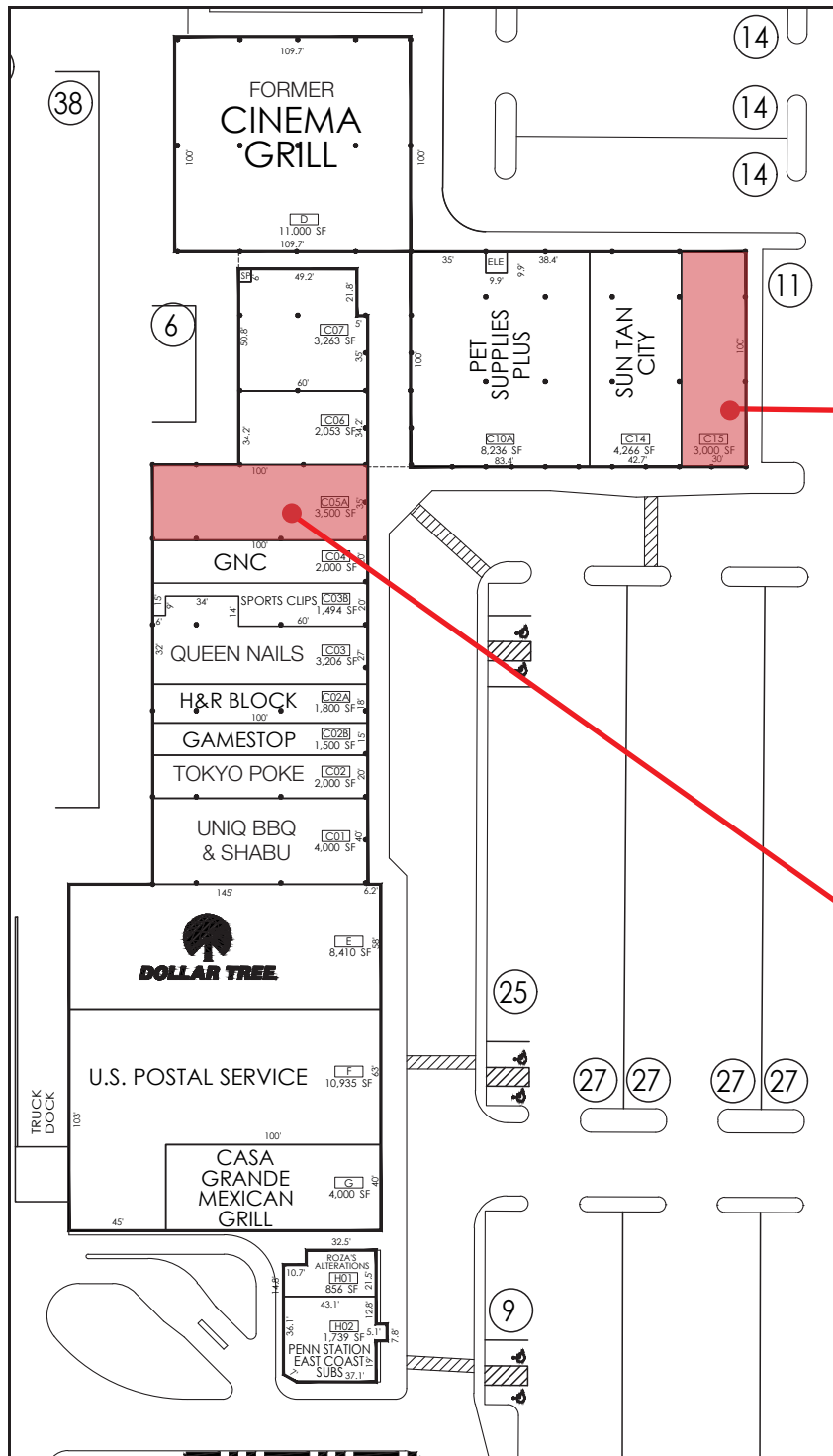
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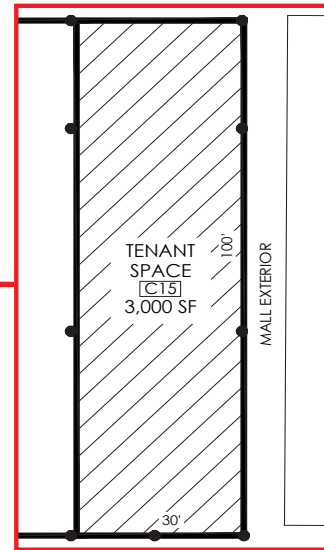
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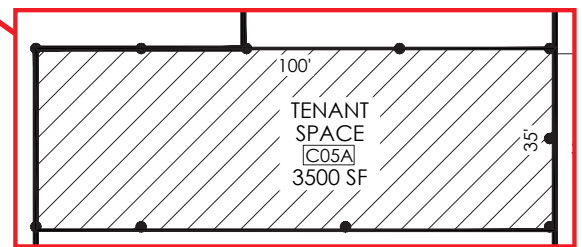
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Suite 6113



Suite 6059



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## Unit 6059



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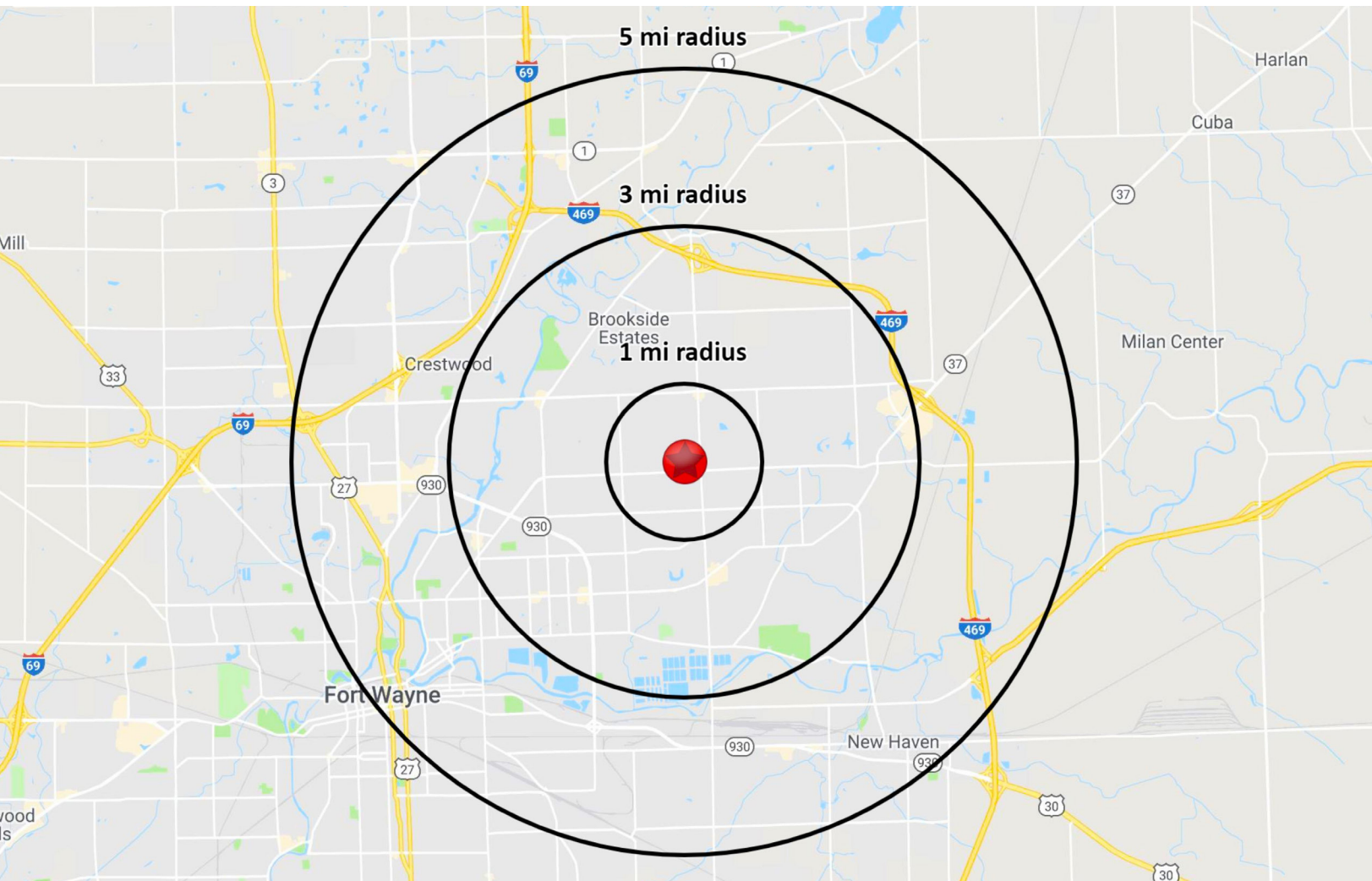
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,063	75,301	147,669
NUMBER OF HOUSEHOLDS	3,938	31,212	60,386
AVERAGE HOUSEHOLD INCOME	\$78,216	\$72,066	\$70,451
MEDIAN HOME VALUE	\$151,074	\$167,108	\$167,271
TRAFFIC COUNT	Stellhorn Road Maplecrest Road		16,245 VPD 19,195 VPD

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