

Riviera Plaza



3201 St. Joe Center Road
Fort Wayne, Indiana 46835

Property Features

- Close proximity to Purdue University of Fort Wayne & Ivy Tech Community College, and Canterbury Green Apartments.
- Located at a highly traveled intersection: St. Joe Center Road & St. Joe Road with 29,900 VPD.

BUILDING SIZE	63,543 SF
AVAILABLE	UNIT 3241 - 5,010 SF \$11.00 PSF NNN
	UNIT 3223 - 2,000 SF \$12.00 PSF NNN
ZONING	NC

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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			
Name	Riviera Plaza	Parcel Number	02-08-17-354-013.000-072
Address	3201 Saint Joe Center Rd	Total Building SF	63,543 SF
City, State, Zip	Fort Wayne, IN 46835	Acreage	8.03 AC
County	Allen	Year Built	1969
Township	St. Joseph	Zoning	NC
Parking	Asphalt	Parking Spaces	253
Property Features			
Construction Type	Steel frame / block / brick	Number of Floors	One / Two
Roof	Built-up	Foundation	Slab
Lighting	Fluorescent	Sprinklers	TBD
Electrical	Standard	Restrooms	At least one in every unit
Heating	Gas forced air	Central Air	Central Air
Signage	Pylon / Store front	Ceiling Height	10'
Utilities		Major Roads	
Electric	I & M	Nearest Interstate	I-69
Gas	NIPSCO	Distance	Approximately 2 miles
Water/Sewer	City of Fort Wayne	Nearest Highway	Hwy 930
Lease Information			
Unit #	Square Feet	Lease Rate	Term
3223	2,000 SF	\$12.00/SF NNN	3-5 Years
3241	5,010 SF	\$11.00/SF NNN	3-5 Years
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
CAM / Ins. / Taxes	\$1.80/PSF	Tenant	
Maint./Repairs		Tenant	
Utilities		Tenant	
Roof /Structure		Landlord	
Additional Information			

- **Anchors: Belmont Beverage, Corner Pocket Pub and Dollar General**
- **Located at highly traveled intersection: St. Joe Center Road & St. Joe Road 88,100 VPD**
- **Close proximity to the following:**
 - Purdue University of Fort Wayne
 - Ivy Tech Community College
 - Student housing apartments at Purdue Fort Wayne Student Housing, The Arch & St. Joe Place Apartments
 - Senior living apartments at Arbor Glen & Towne House Retirement Center
 - Canterbury Green , Montrose Square, Fountain Lake, Shoaff Park & Wood Creek Apartments

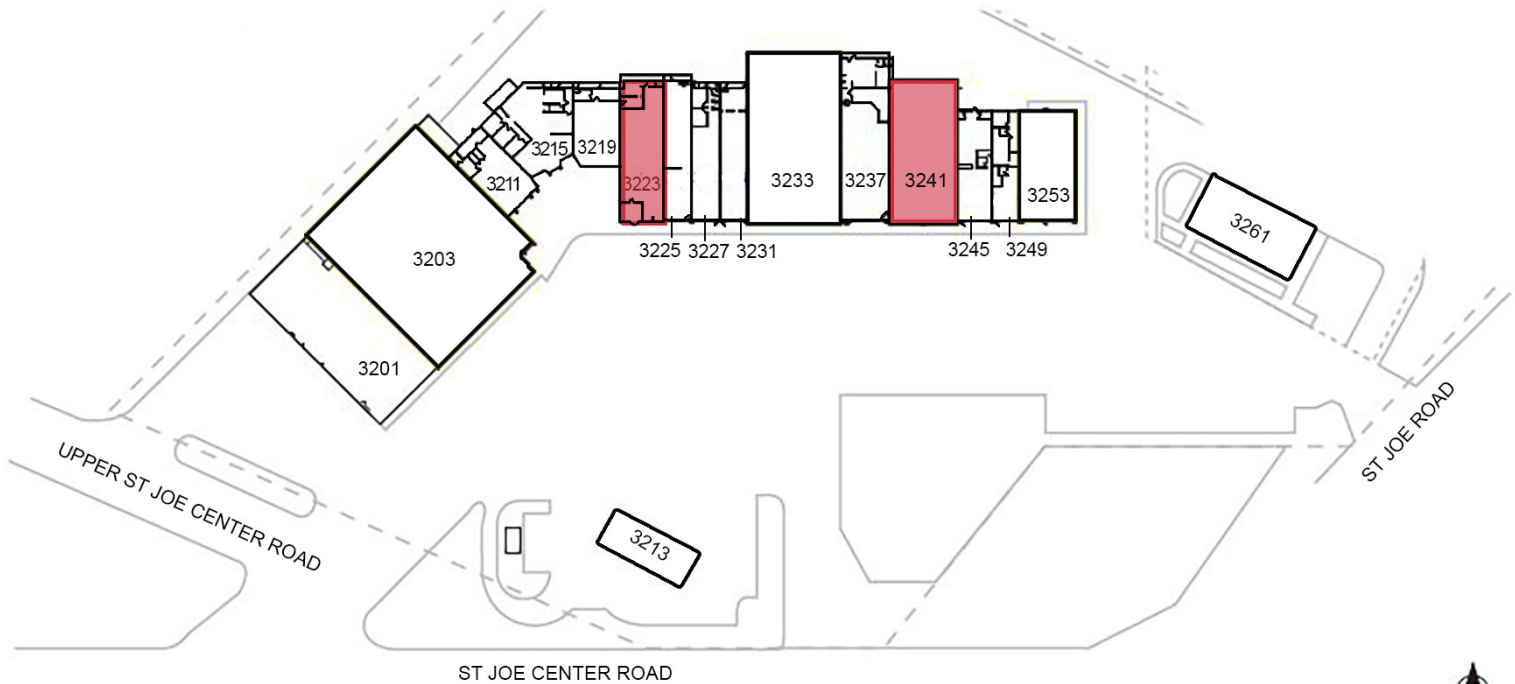
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UNIT	TENANT	SF	UNIT	TENANT	SF
3201	Dollar General	8,658 SF	3231	Get Laced Barber Shop	1,975 SF
3203	The Diamond	13,930 SF	3233	Elks Lodge #155	8,000 SF
3211	Corner Pocket	10,119 SF	3237	Belmont Liquors	4,127 SF
3215	Corner Pocket		3241	AVAILABLE	5,010 SF
3219	Corner Pocket		3245	New Hong Kong	2,000 SF
3213	Waffle Station	250 SF	3249	Nail Design	777 SF
3223	AVAILABLE	2,000 SF	3253	TRCMI	4,000 SF
3225	Chambers	1,975 SF	3261	Copper Canyon	3,258 SF
3227	Dark Horse Tattoo	1,975 SF			

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Suite 3223



Suite 3241



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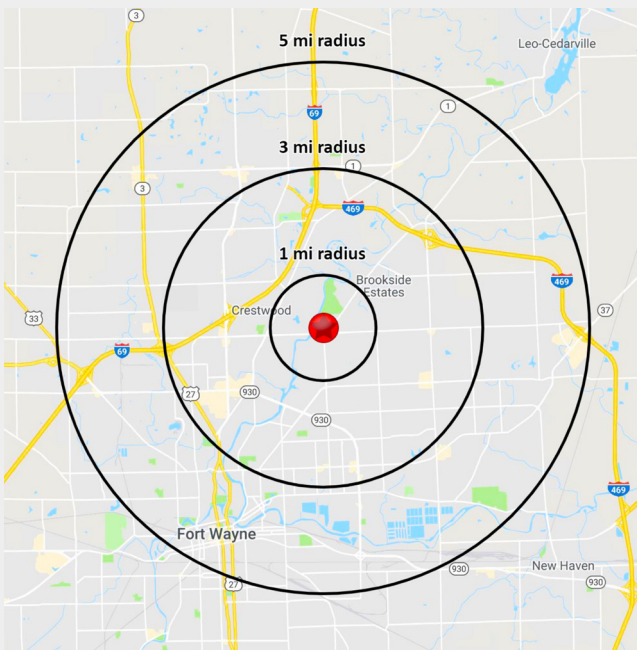
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Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	10,995	75,003	170,638
HOUSEHOLDS	5,528	32,016	70,761
MEDIAN AGE	32.7	36.1	36.0
AVERAGE HOUSEHOLD INCOME	\$49,381	\$63,745	\$70,251
MEDIAN HOME VALUE	\$109,054	\$115,355	\$129,108
AVERAGE DAILY TRAFFIC COUNT	ST. JOE CENTER ROAD & ST. JOE ROAD 29,900 VPD		

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