

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: 3,000 - 17,100 SF

ZONING: SC

LEASE RATE: \$8.00 - \$14.00 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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www.naihb.com

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General Property Information			
Name	Georgetown Square	Parcel Number	02-08-34-151-004.000-072
Address	6400 E. State Blvd.	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
Signage	Façade & pylon	Traffic Counts	23,000 VPD
Lease Information			
Suite #	Available SF	Lease Rate / Type	
Unit 16 (6346)	4,452 SF	\$10.00/SF/YR NNN	
Unit 17 (6404)	12,648 SF	\$8.00/SF/YR NNN	
Unit 21 (6412)	3,240 SF	\$10.00/SF/YR NNN (flex space)	
Unit 23 (6418)	3,300 SF	\$14.00/SF/YR/NNN (medical space)	
Unit 37 (6536)	5,400 SF	\$14.00/SF/YR/NNN (restaurant space)	
Unit 40 (6524)	3,000 SF	\$10.00/SF/YR/NNN	
Unit 56 (6718)	6,125 SF	\$10.00/SF/YR/NNN	
Units 16-17 can be combined for 17,100 SF			
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Tax/Ins/Cam/ Association	\$3.16/SF	Tenant	
Maint./Repairs		Tenant	
Roof /Structure		Landlord	
Utilities		Tenant	

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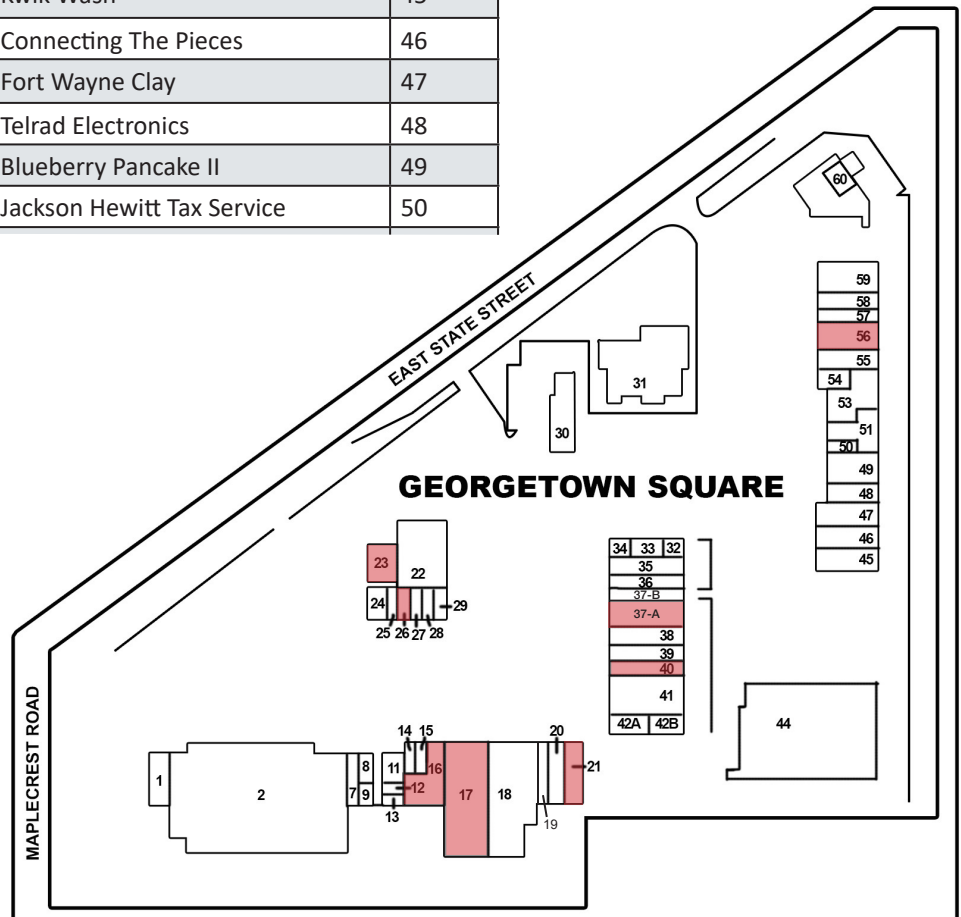
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Wells Fargo	1	Oh My Gown	33	Northeast School of Dance	51-52
Kroger, 3 Rivers FCU	2	Riegel's Pipe & Tobacco	34	Tangles Salon & Spa	53
The Donut Bar	7	Super Hot Bin Deals	35	Beyond Able	54
Jeff's Coney	8	Super Hot Bin Deals	36	Compassionate Health Care	55
Ziffle's Rib Bar	9-13	AVAILABLE - 5,400 SF	37-A	AVAILABLE - 6,125 SF	56
Femi Eyebrows	14	Guadalupe's Mexican Grill	37-B	Advance America	57
HealthKick Nutrition	15	Miyabi Asian Cuisine	38	Cloud 9	58
AVAILABLE - 4,452 SF	16	CosmoProf	39	Cap N' Cork	59
AVAILABLE - 12,648 SF	17	AVAILABLE - 3,000 SF	40	Chase Bank	60
Renew Upscale Resale	18/19	Anytime Fitness	41		
Famous Hair	20	Peking Chinese Restaurant	42-A		
AVAILABLE - 3,240 SF	21	Restoration Church	42-B		
Dollar General	22	Georgetown Bowl	44		
AVAILABLE - 3,300 SF	23	Kwik Wash	45		
Yum Thai	24	Connecting The Pieces	46		
TCBY	25	Fort Wayne Clay	47		
Rite Alterations	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 16-17 can be combined for 17,100 SF



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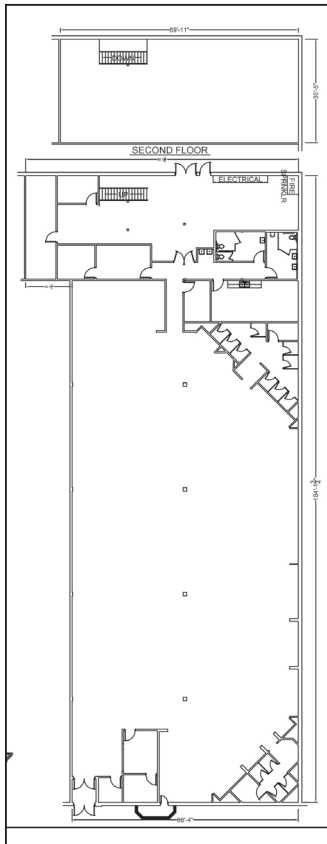
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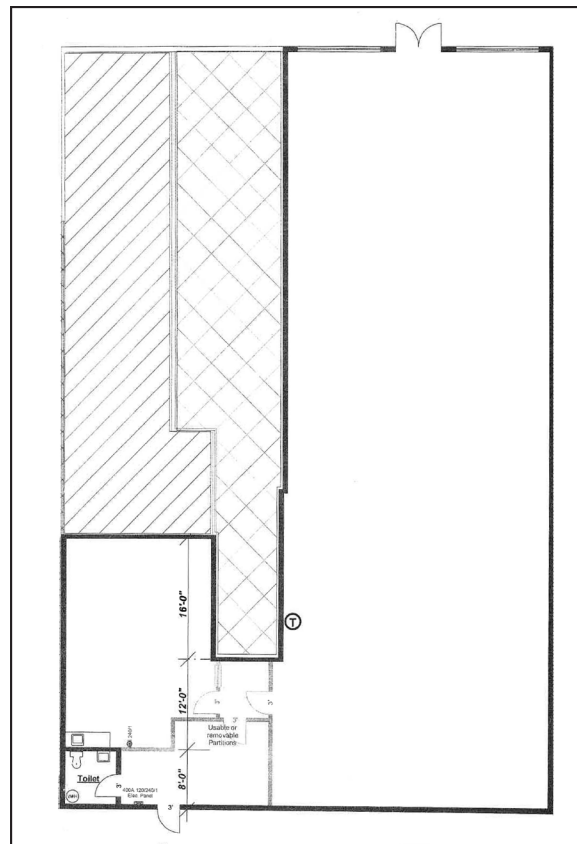
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Unit 17: 12,648 SF



Unit 16: 4,452 SF



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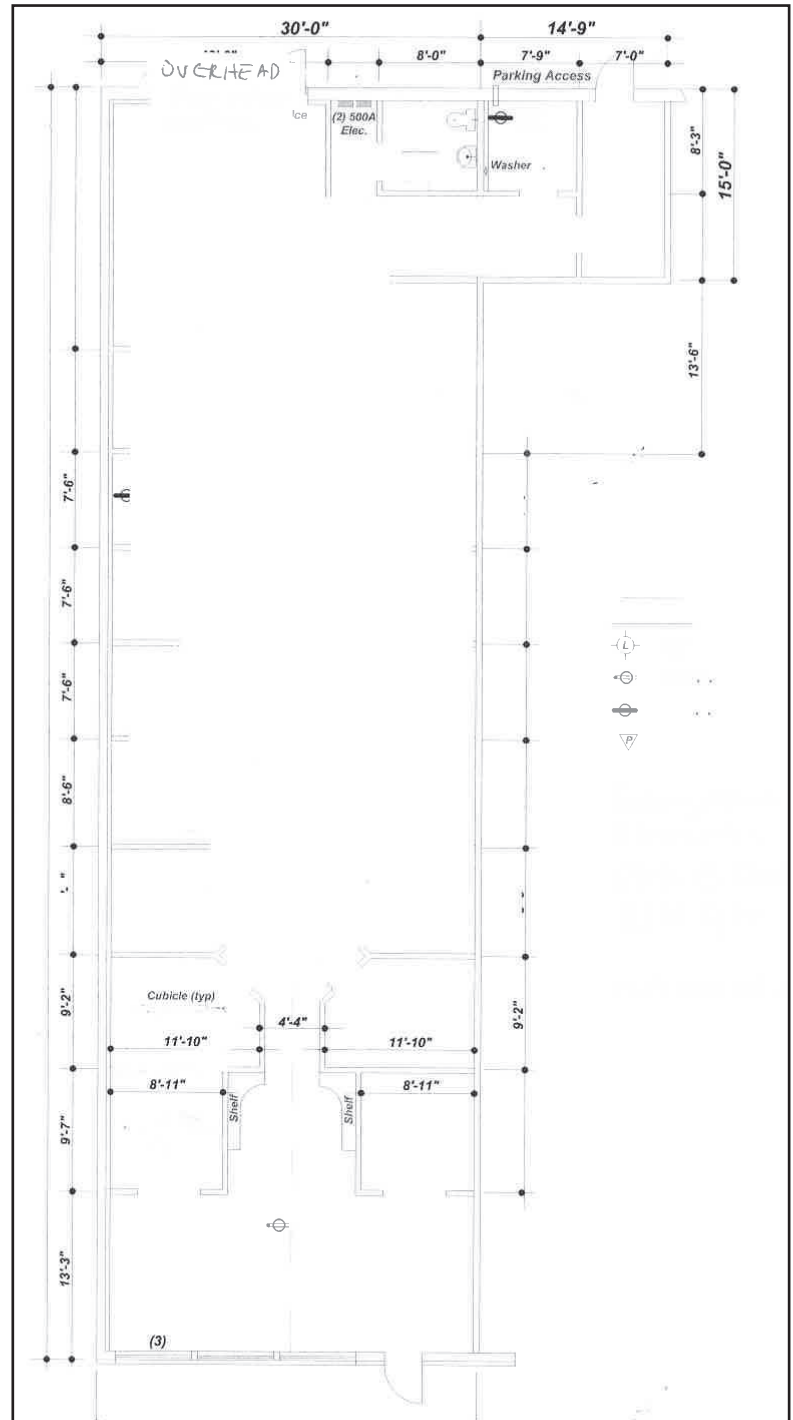
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Unit 21
3,240 SF



End cap unit with 12'x10'6" OHD in rear



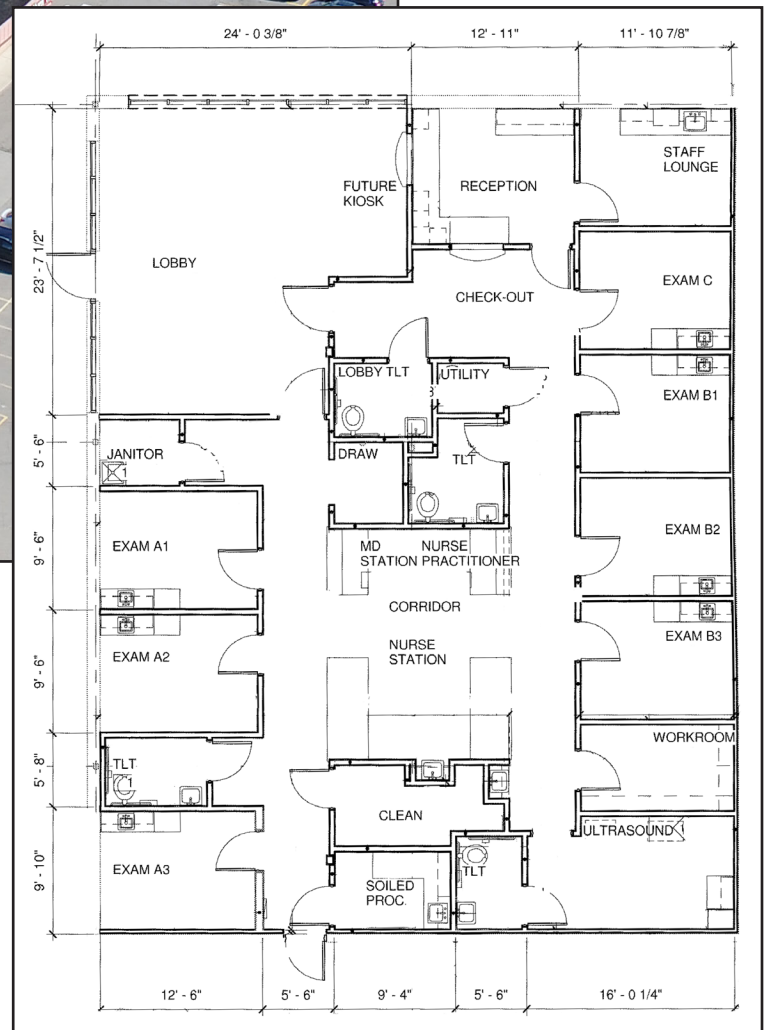
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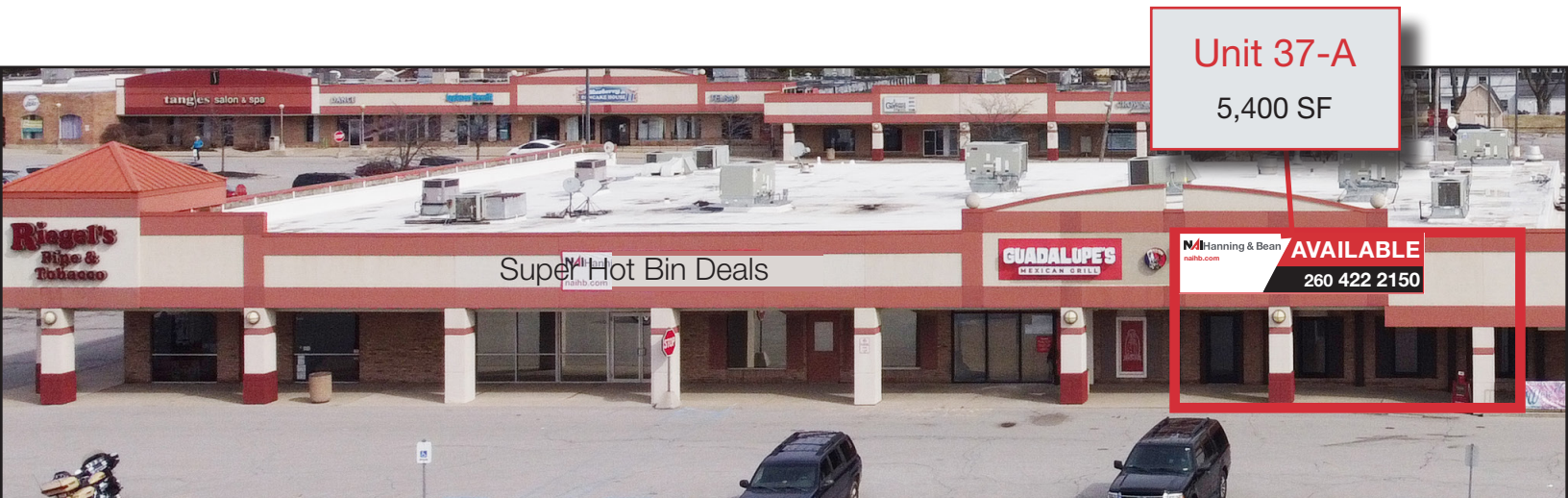
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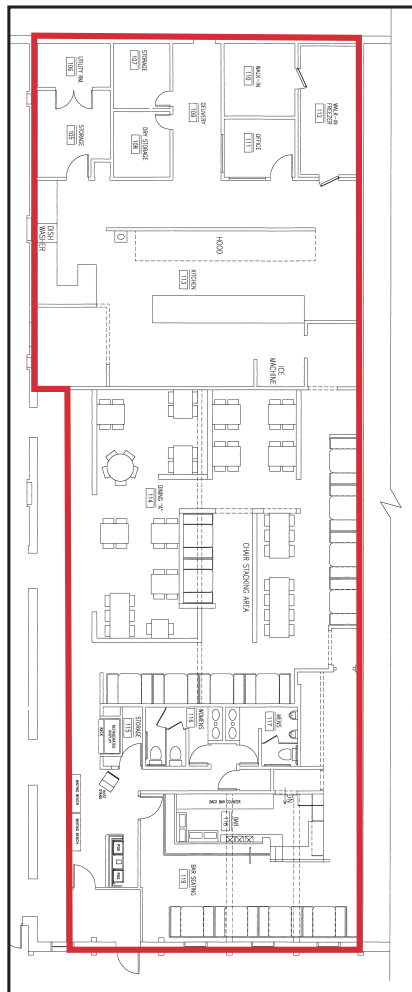


Unit 37-A

5,400 SF

NAI Hanning & Bean
naih.com

AVAILABLE
260 422 2150



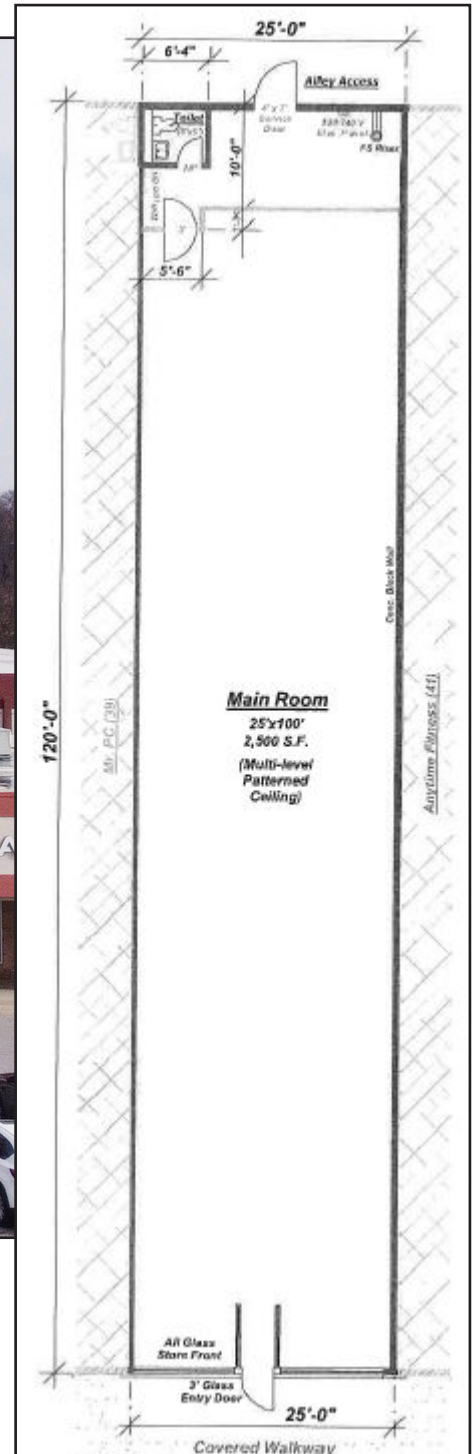
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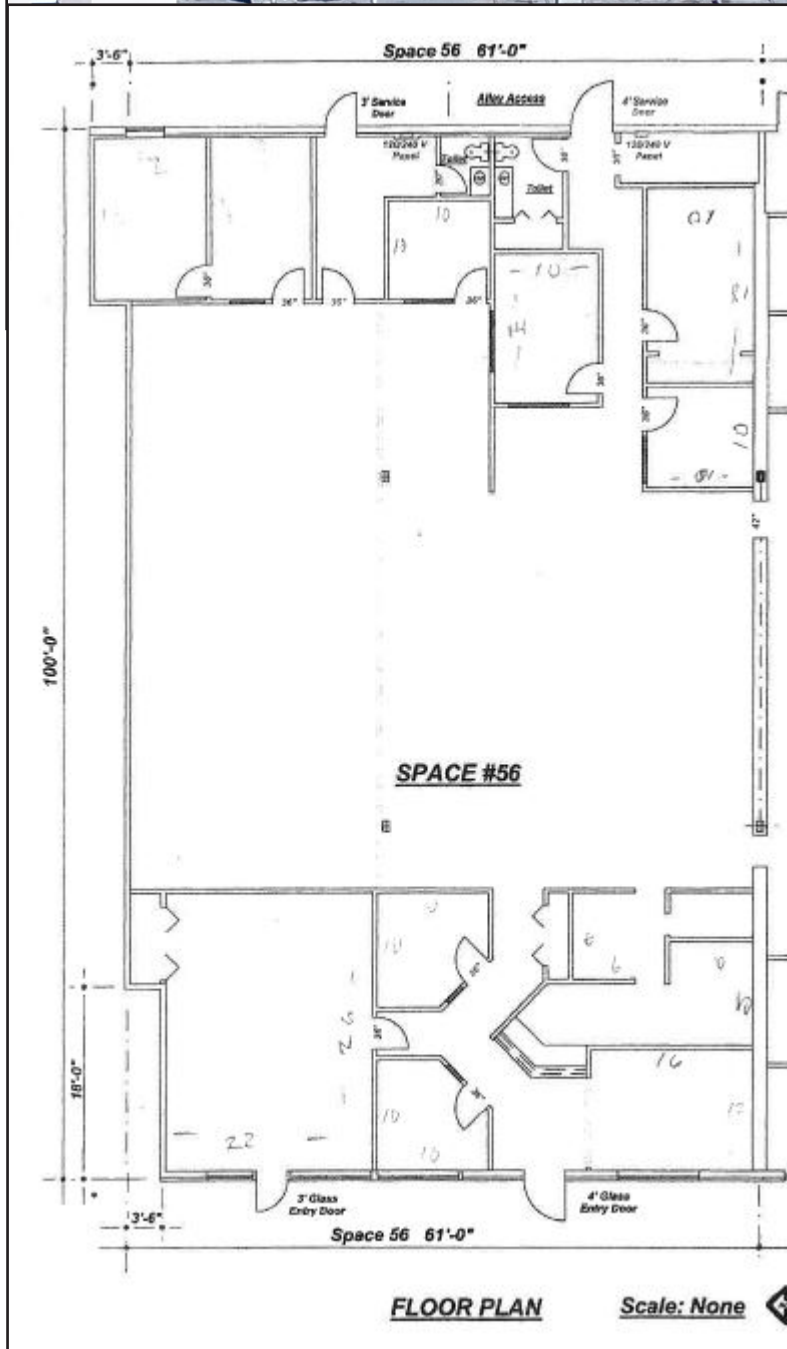
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Unit 56

6,125 SF



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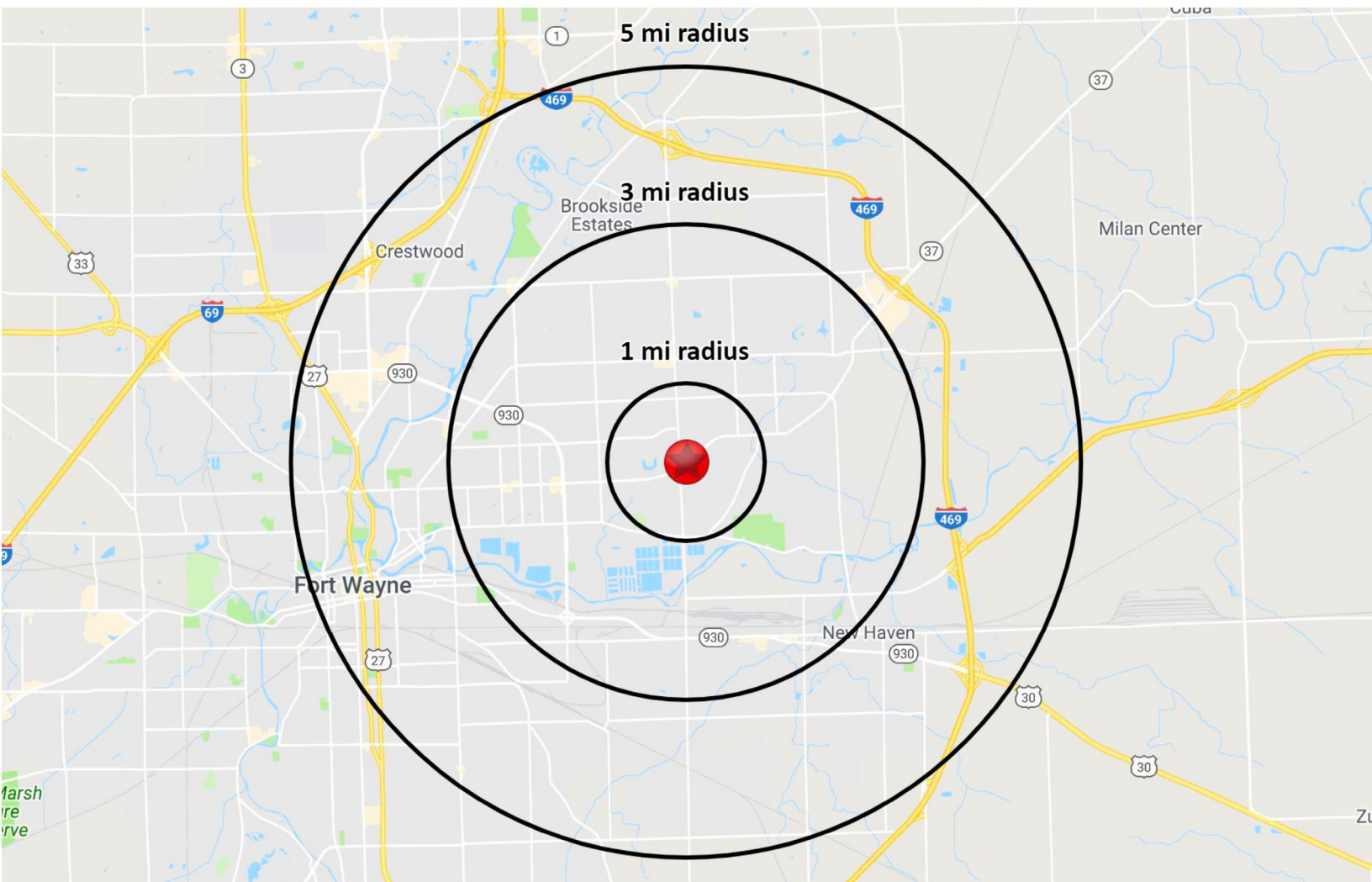
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	12,608	61,035	148,685
NUMBER OF HOUSEHOLDS	5,031	24,916	59,613
AVERAGE HOUSEHOLD INCOME	\$77,757	\$72,112	\$65,164
MEDIAN HOME VALUE	\$144,448	\$138,512	\$128,997
TRAFFIC COUNT	Maplecrest Road E. State Boulevard		18,208 VPD 14,067 VPD

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