

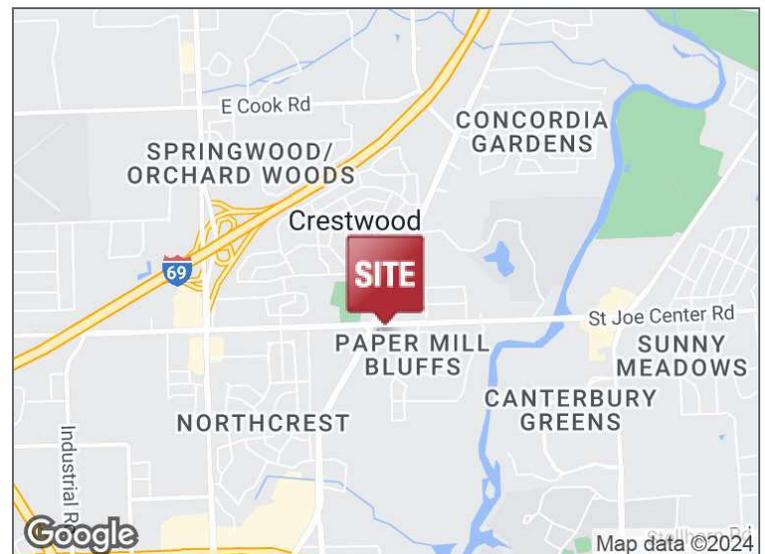


## CLINTON CORNERS

1612-1620 ST. JOE CENTER ROAD, FORT WAYNE, IN 46825

### PROPERTY HIGHLIGHTS

- 1,800 SF retail space for lease
- Ideal for restaurant, retail or office user
- Building and pylon signage available
- Entrance off of North Clinton and St. Joe Center Road
- Located at a busy intersection with high visibility
- Exclusion on vape stores



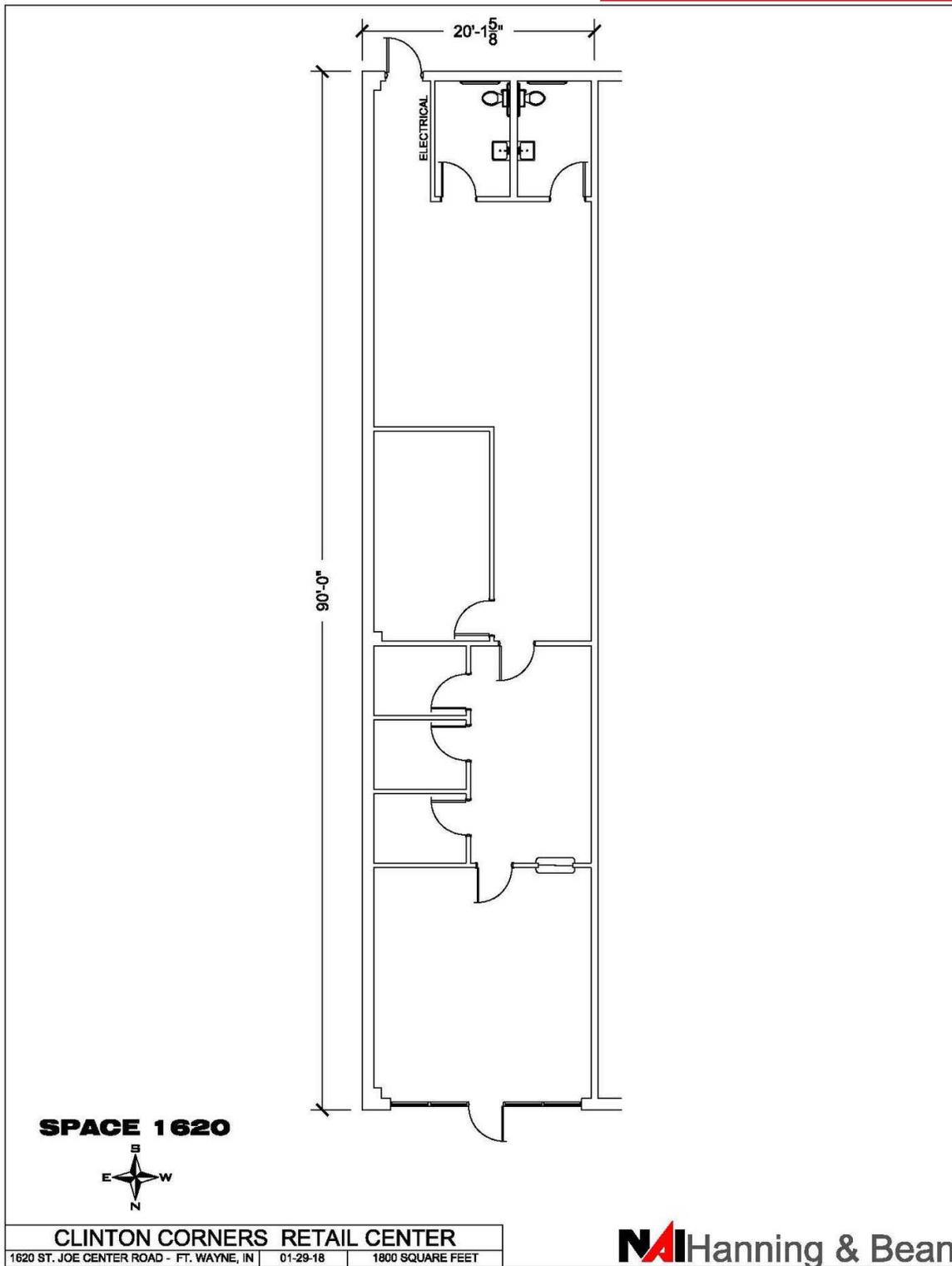
200 E. Main Street, Suite 580  
Fort Wayne, IN 46802  
260.422.2150 (o)  
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**RACHEL ROMARY**  
Senior Broker  
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General Property Information			
<b>Name</b>	Clinton Corners	<b>Parcel Number</b>	02-07-24-226-003.000-073
<b>Address</b>	1612-1620 St. Joe Center Road	<b>Total Building SF</b>	9,000 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46825	<b>Acreage</b>	1.25 AC
<b>County</b>	Allen	<b>Year Built</b>	2000
<b>Township</b>	Washington	<b>Zoning</b>	C2
<b>Parking</b>	Asphalt	<b>Parking Spaces</b>	35+/-
Property Features			
<b>Construction Type</b>	Concrete block	<b>Number of Floors</b>	One
<b>Roof</b>	Flat	<b>Foundation</b>	Concrete slab
<b>Lighting</b>	Fluorescent	<b>Sprinklers</b>	No
<b>Electrical</b>	Standard	<b>Restrooms</b>	One per space
<b>Heating</b>	Gas forced air	<b>Central Air</b>	Yes
<b>Signage</b>	Façade / pylon		
Utilities		Major Roads	
<b>Electric</b>	AEP	<b>Nearest Interstate</b>	I-69
<b>Gas</b>	NIPSCO	<b>Distance</b>	Approximately 1 mile
<b>Sewer / Water</b>	City of Fort Wayne	<b>Nearest Highway</b>	Hwy 3 / Hwy 27
		<b>Distance</b>	Approximately 2 miles
Lease Information			
<b>Space</b>	<b>Available SF</b>	<b>Lease Rate</b>	<b>Lease Type</b>
Unit 1620	1,800 SF	\$14.00/SF/YR	NNN
Expenses			
<b>Type</b>	<b>Price per SF (estimate)</b>	<b>Responsible Party (Landlord/Tenant)</b>	
<b>Taxes</b>	\$1.68/PSF	Tenant	
<b>CAM Fee</b>	\$3.65/PSF	Tenant	
<b>Insurance</b>	\$0.19/PSF	Tenant	
<b>Utilities</b>	\$TBD	Tenant	
<b>Maint./Repairs</b>		Tenant	
<b>Roof /Structure</b>		Landlord	
<b>Total</b>	\$5.53		

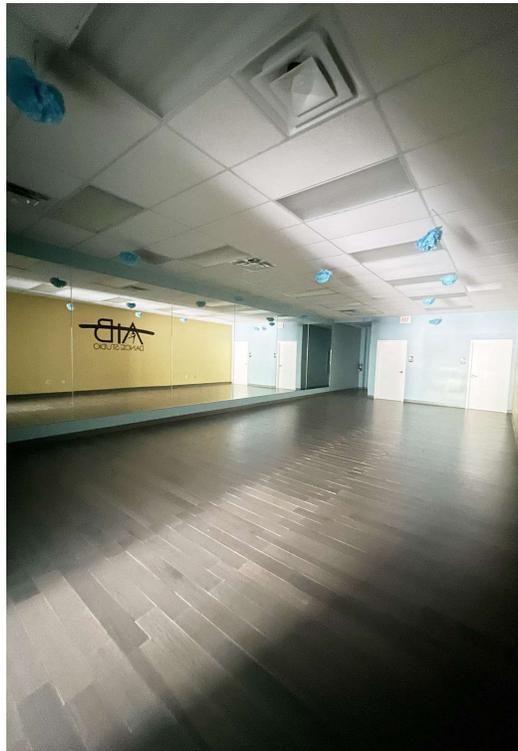
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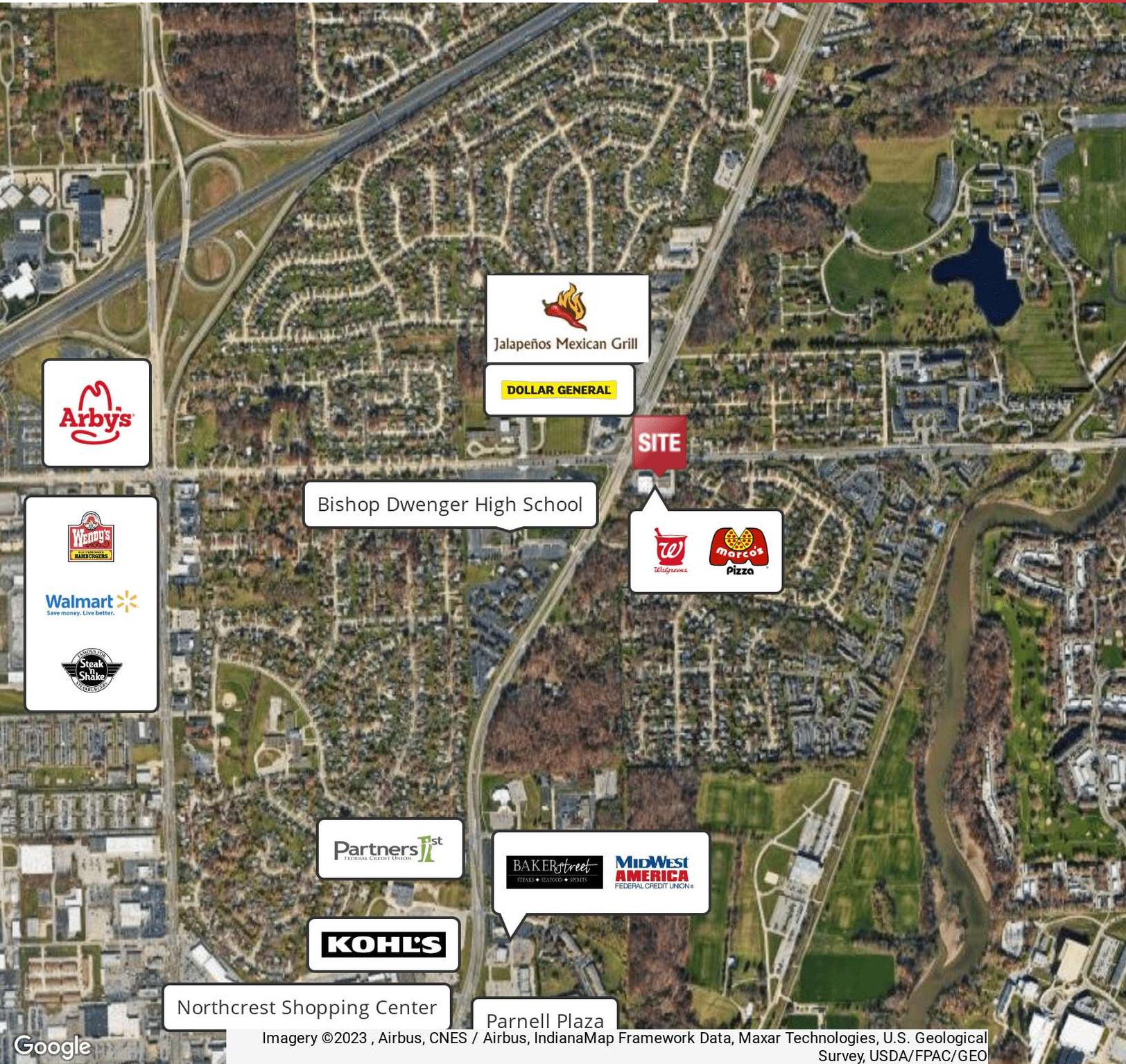
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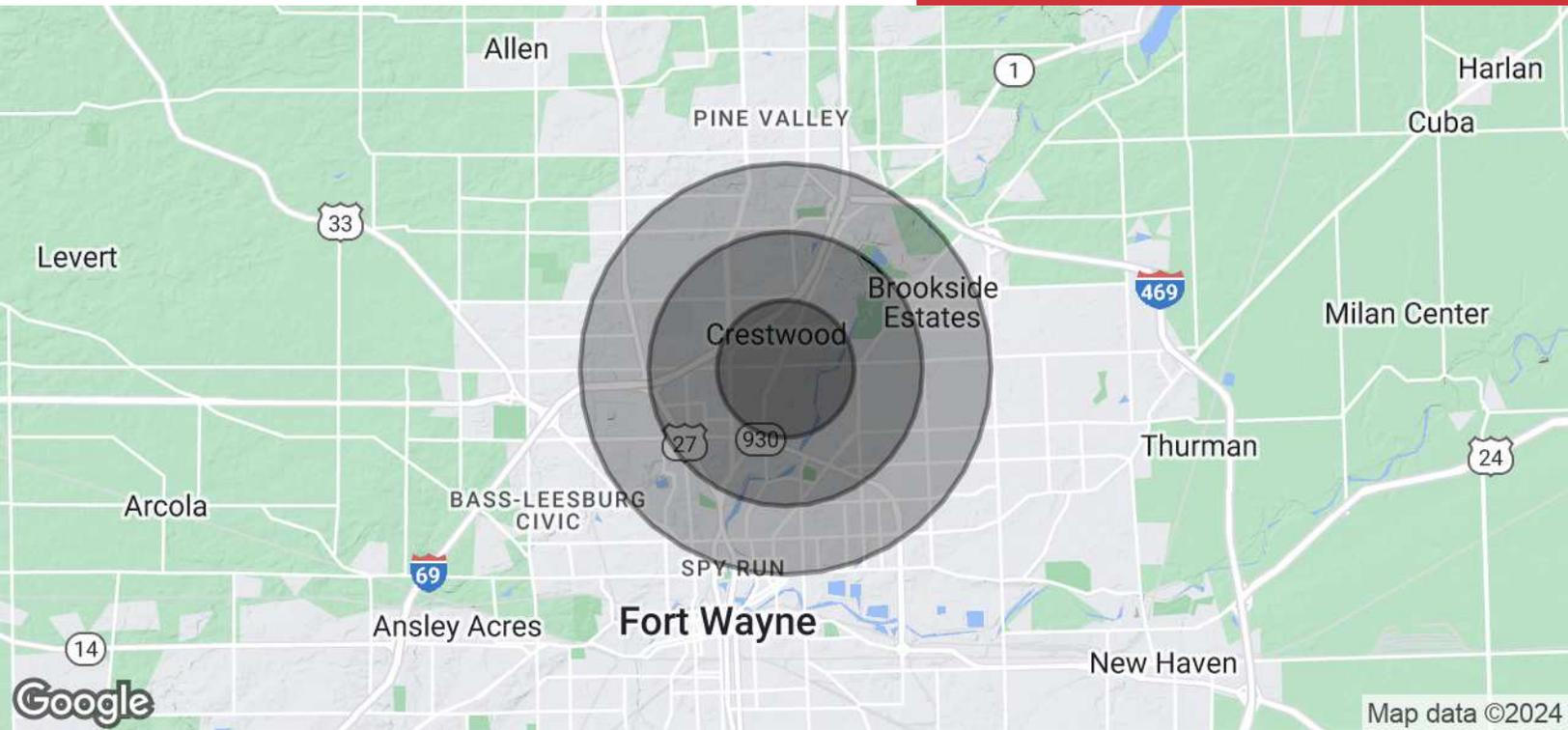
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### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	10,262	30,931	70,155
Average Age	30.3	32.6	33.7
Average Age (Male)	28.1	30.3	32.2
Average Age (Female)	32.9	34.8	35.1

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	4,722	13,727	30,096
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$42,230	\$48,762	\$52,012
Average House Value	\$94,679	\$111,143	\$105,225

\* Demographic data derived from 2020 ACS - US Census

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