

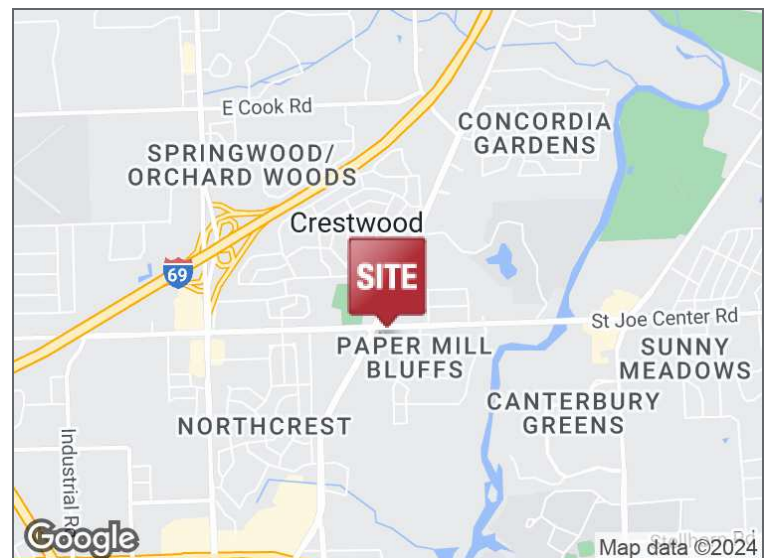


CLINTON CORNERS

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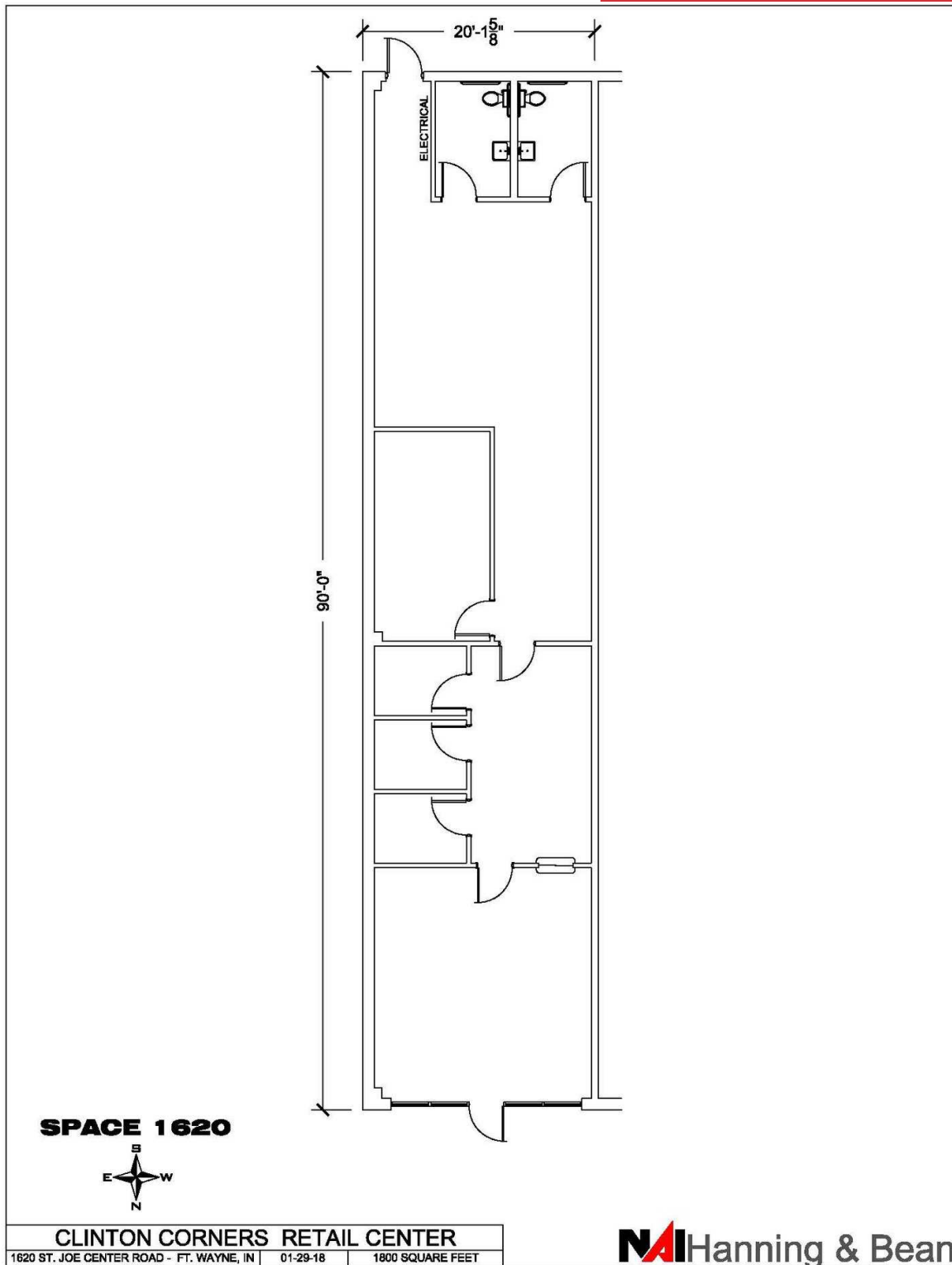
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General Property Information			
Name	Clinton Corners	Parcel Number	02-07-24-226-003.000-073
Address	1612-1620 St. Joe Center Road	Total Building SF	9,000 SF
City, State, Zip	Fort Wayne, IN 46825	Acreage	1.25 AC
County	Allen	Year Built	2000
Township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

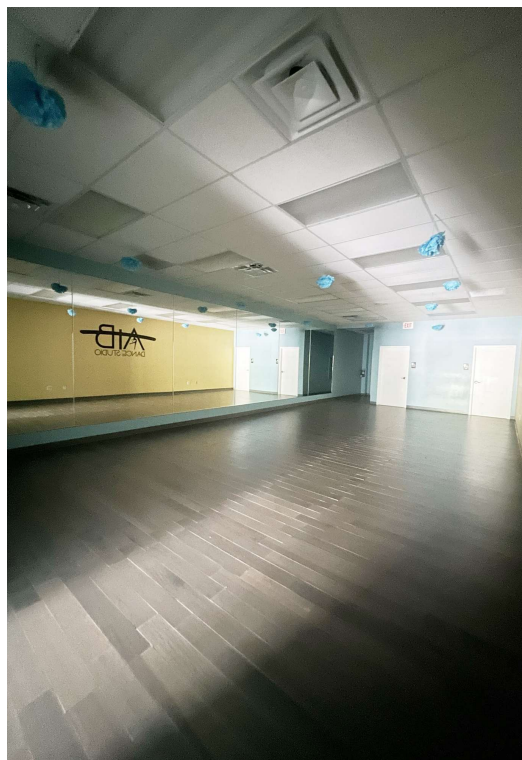
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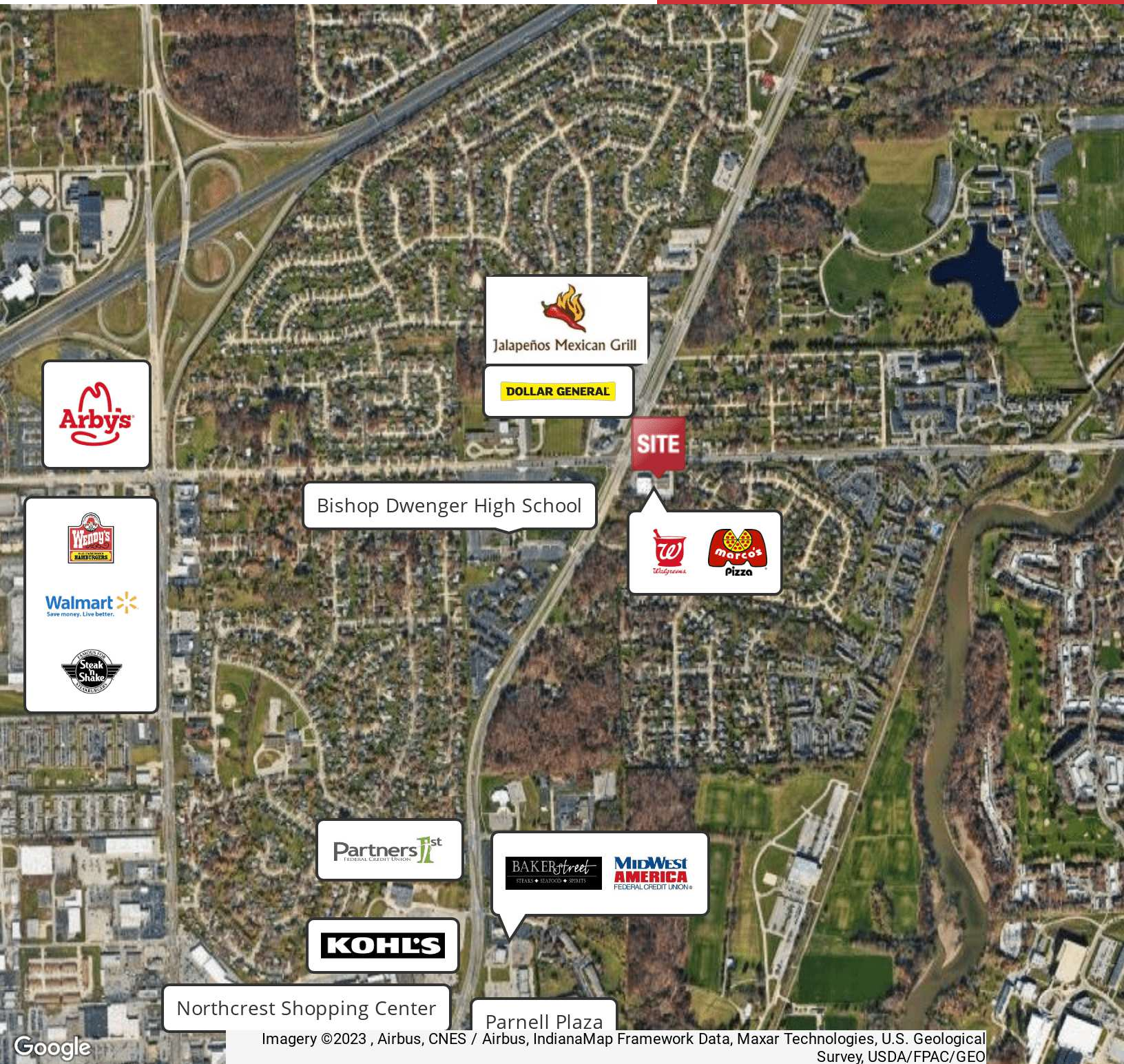
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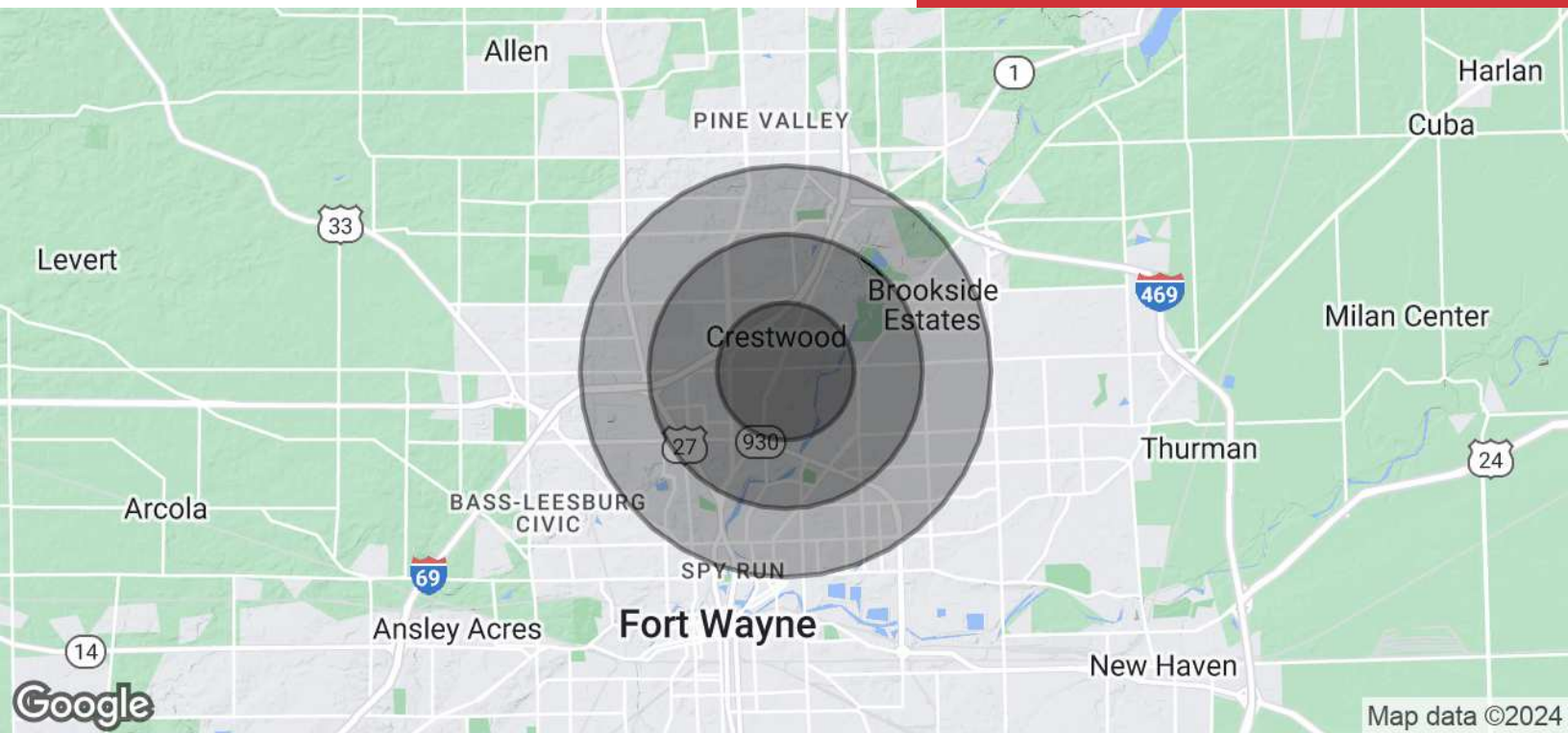


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POPULATION

	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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