

One Unit Left!



5925-6131 N. Clinton St.
Fort Wayne, IN 46825

Property Features

Claim your space in one of north Fort Wayne's popular shopping centers along a busy retail corridor. Located on the northwest corner of Washington Center and North Clinton, this center boasts easy access from three entrances, high visibility, strong demographics, and competitive lease rates.

- National Tenants include: Chase Bank, Dollar General, H&R Block & State Farm.
- Great location, close proximity to residential areas, schools and high traffic counts on North Clinton Street and Washington Center Road 24,069 VPD combined.

BUILDING SIZE: 78,225 SF

AVAILABLE: UNIT 6 - 800 SF

ZONING: C-2

LEASE RATE: \$14.00 PSF NNN

200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
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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	Washington Square	Parcel Number	02-07-13-476-002.000-073
Address	5925-6131 N. Clinton St.	Total Building SF	78,225 SF
City, State, Zip	Fort Wayne, IN 46825	Acreage	9.36 AC
County	Allen	Year Built	1971
Township	Washington	Zoning	C-2
Parking	Asphalt	Parking Spaces	+/- 400 Striped spaces

Property Features

Construction Type	Steel frame / block / brick	Number of Floors	One
Roof	Flat	Foundation	Slab
Lighting	Fluorescent	Sprinklers	No
Electrical	Standard	Restrooms	At least one in every unit
Heating	Gas forced air	Central Air	Central Air
Signage	Pylon / Store front		

Utilities

Electric	AEP
Gas	NIPSCO
Water/Sewer	City of Fort Wayne

Major Roads

Nearest Interstate	I-69—approx. 1 mile
Nearest Highway	SR 930—approx. 1 mile

Lease Information

Unit #	Square Feet	Lease Rate	Term
6	800 SF	\$14.00/SF NNN	3-5 Years

Expenses

Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
CAM / Ins. / Taxes	\$2.13/PSF	Tenant
Maint./Repairs		Tenant
Utilities		Tenant
Roof /Structure		Landlord

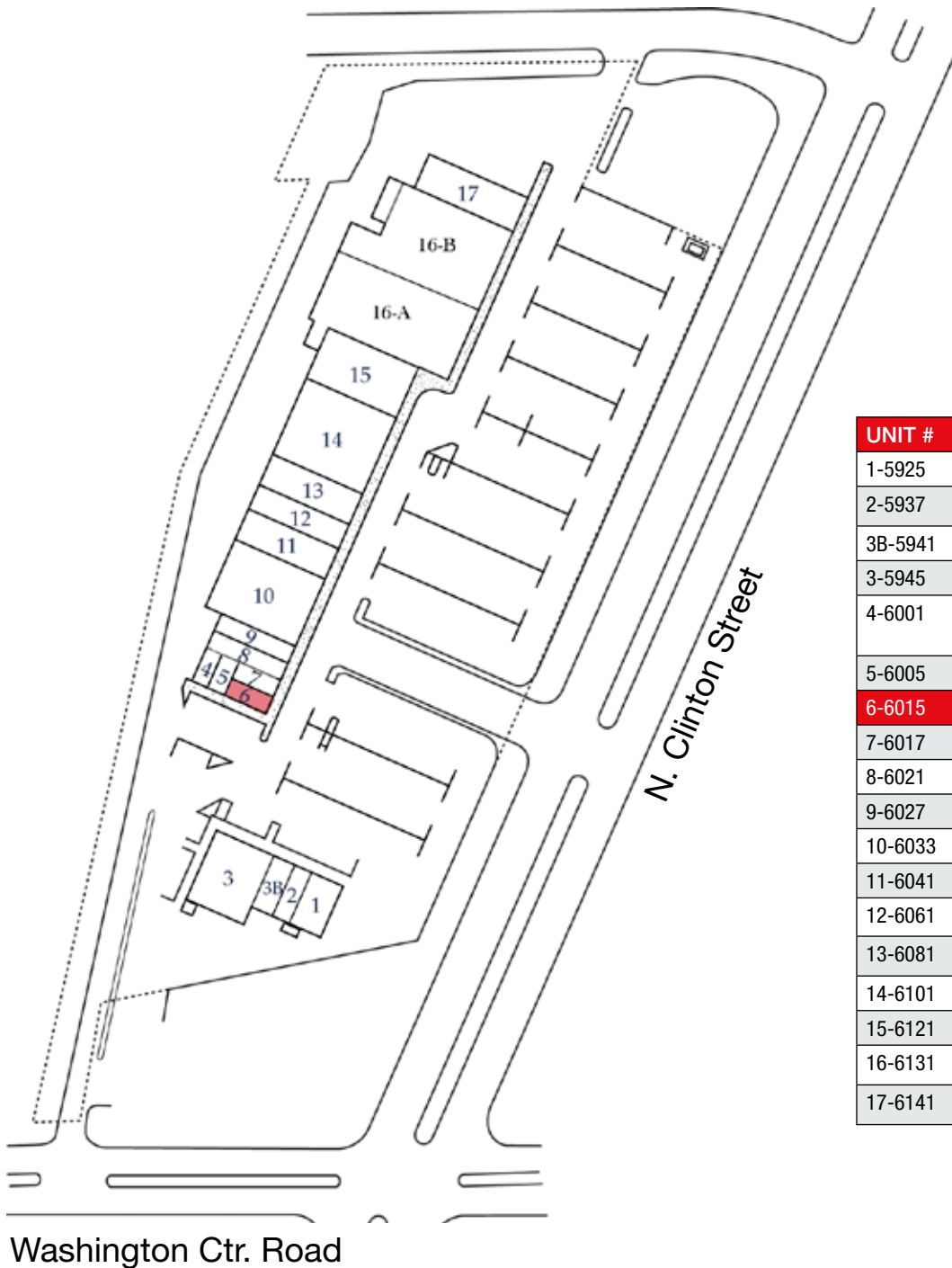
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UNIT #	TENANT	SF
1-5925	For Goodness Cakes	2,400
2-5937	H&R Block	1,200
3B-5941	A Bark Above	1,200
3-5945	Magadoo Asian Grocery	5,600
4-6001	Cornerstone Insurance Co., LLC	800
5-6005	Sisters Studio	800
6-6015	AVAILABLE	800
7-6017	Ennat Foods	800
8-6021	Stephen Shannon Jewelers	1,600
9-6027	Uptown Hair	1,600
10-6033	LabCorp	8,505
11-6041	Basche Martial Arts	3,703
12-6061	Corbett Insurance	2,520
13-6081	Gigi's Playhouse	4,172
14-6101	Dollar General Corp.	9,450
15-6121	Jalapenos	6,300
16-6131	Children's Autism Center	18,975
17-6141	Total Quality Logistics	7,800

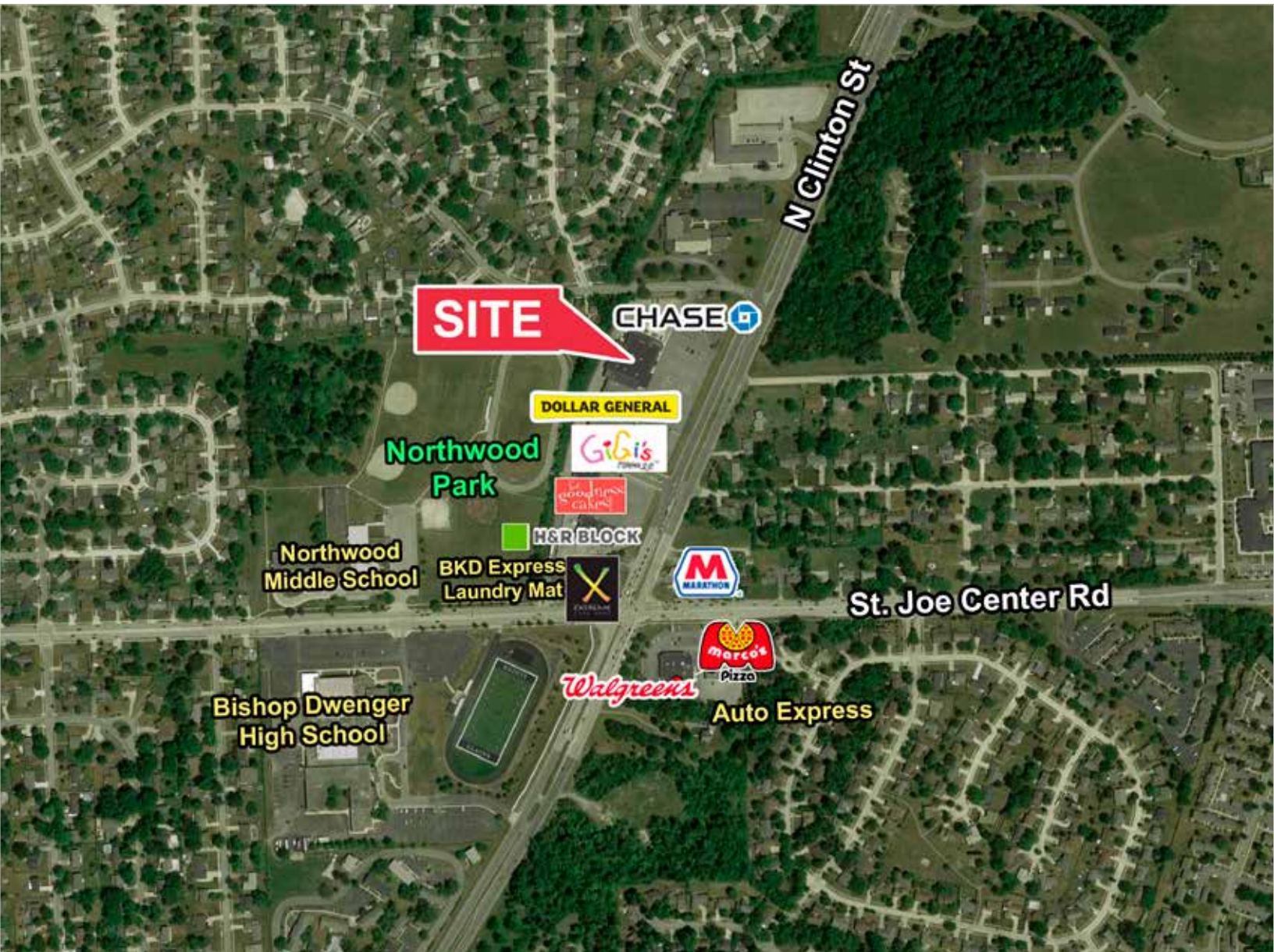
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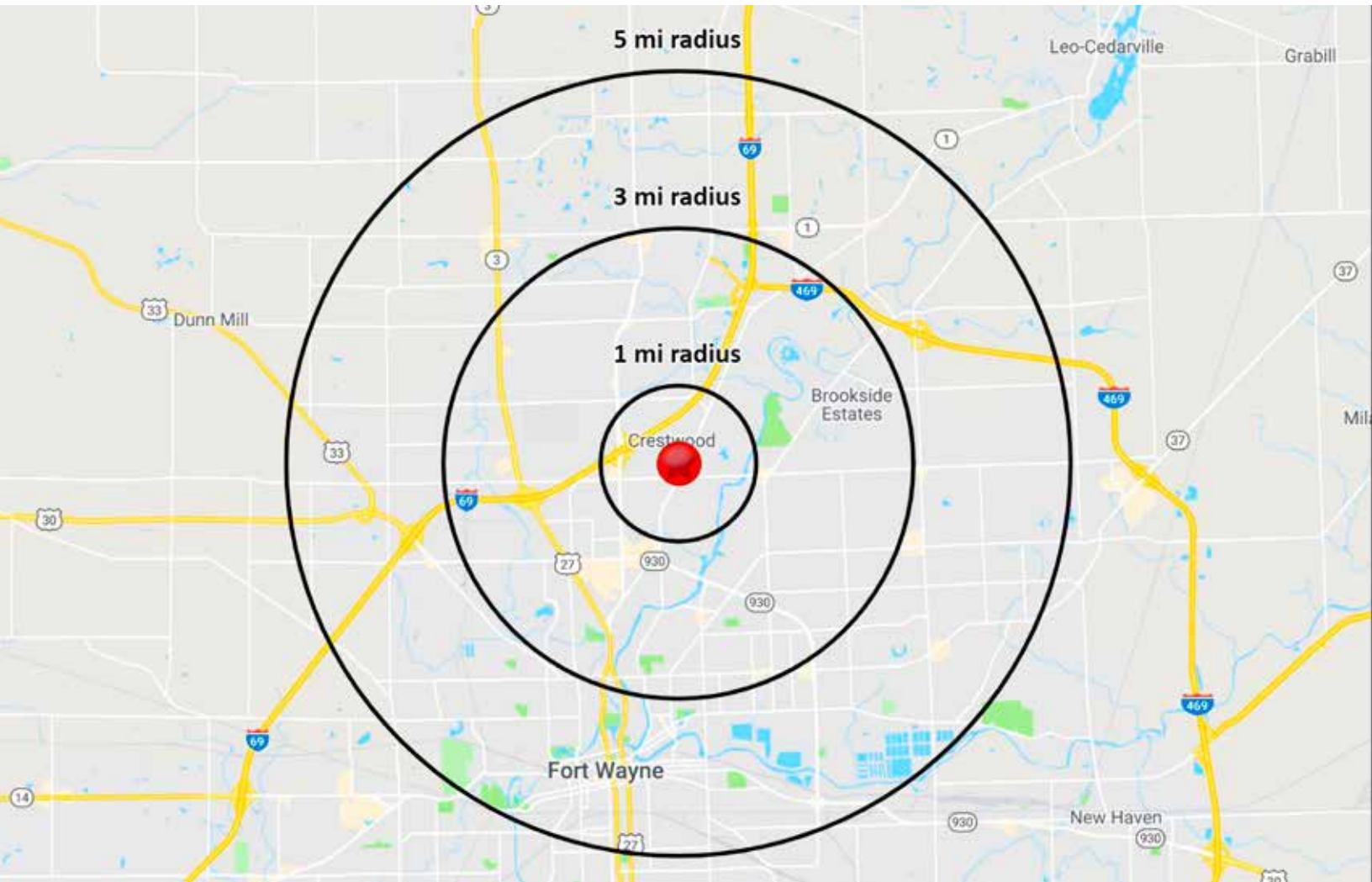
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,625	66,127	175,814
NUMBER OF HOUSEHOLDS	4,714	28,163	71,609
AVERAGE HOUSEHOLD INCOME	\$55,950	\$68,138	\$71,228
MEDIAN HOME VALUE	\$104,792	\$124,148	\$139,417
TRAFFIC COUNT	Intersection of N. Clinton Street and Washington Center Road		24,069 VPD

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