

**Stellhorn Village**

4538 Maplecrest Road
Fort Wayne, IN 46835



Salon Space For Lease

Small salon for lease in the highly desirable Stellhorn Village. The efficient floor plan features seven booths, three washbowls, and a waiting room surrounded by windows for your business.

Stellhorn Village is anchored by one of the busiest Planet Fitnesses in the market. This unit is located on the end of the building, offering excellent visibility and access.

Property Highlights

- ▶ 970 SF salon space for lease
- ▶ Located in a bustling retail center
- ▶ 7 chairs and 3 washbowls
- ▶ **FOR LEASE: \$25.00/SF/Yr NNN**

NEAL BOWMAN, SIOR

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PHILIP HAGEE

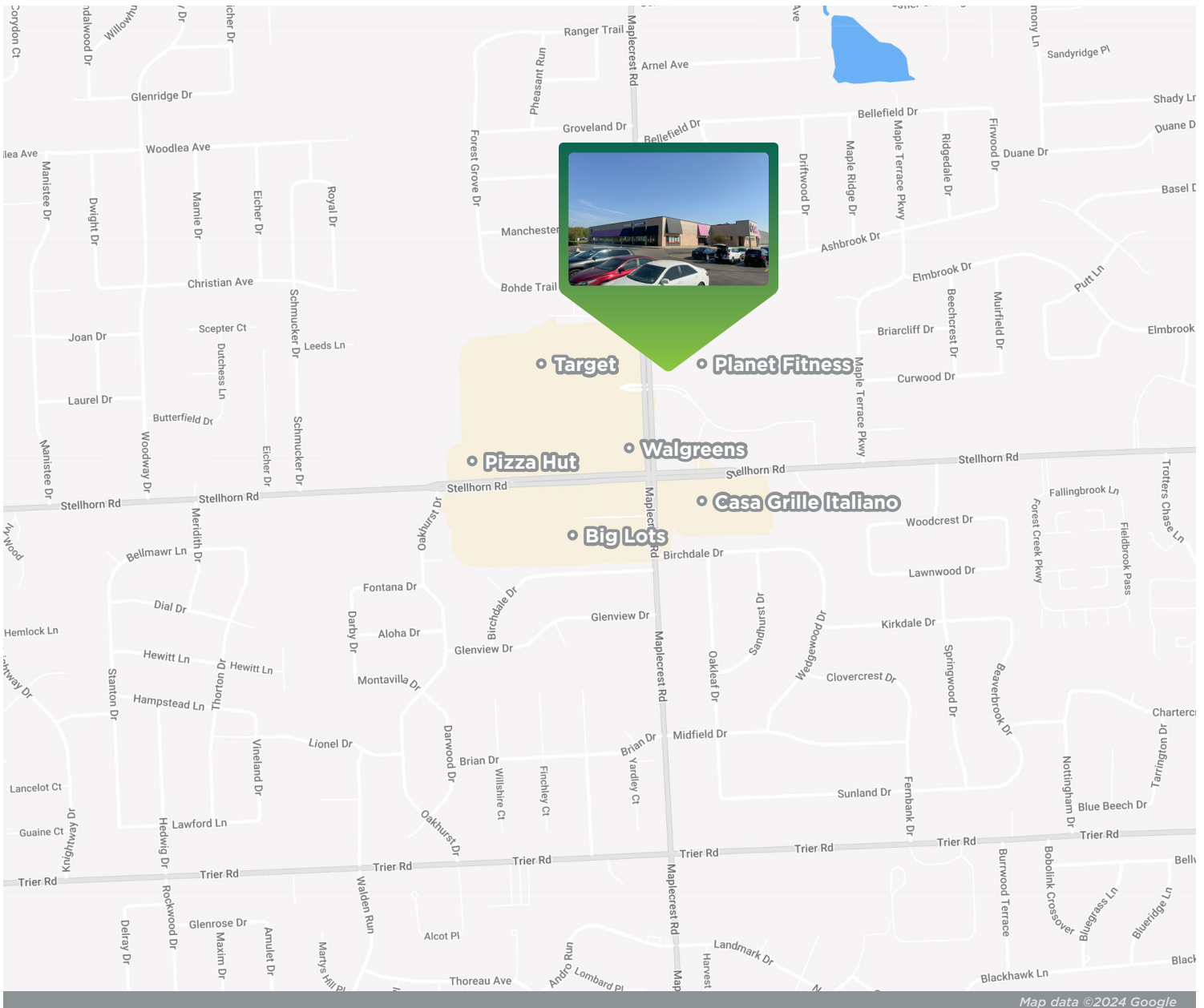
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Excellent Location

This salon space is located at the busy intersection of Stellhorn and Maplecrest Roads in Fort Wayne, and is surrounded by many national and local businesses, including but not limited to Planet Fitness, Target, Culver's, Walgreens, Taco Bell, and McDonald's.

Stellhorn Road sees an average of 13,000 vehicles per day and Maplecrest Road sees an average of over 19,000 vehicles per day.

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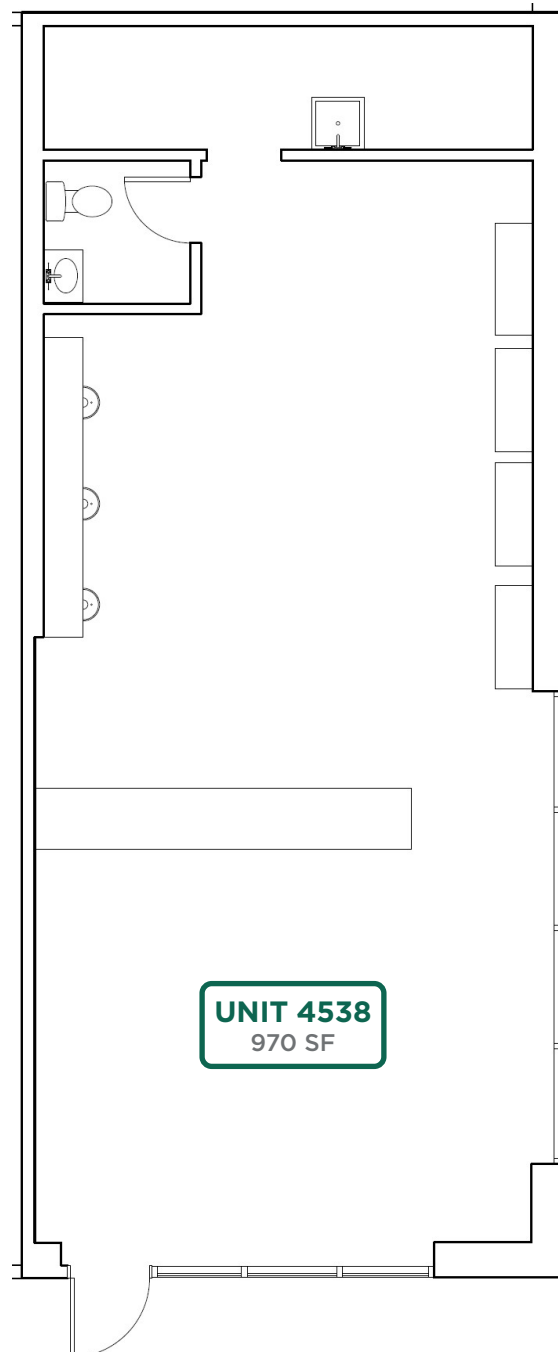
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Available Unit

Floor plan may not be to scale.
Contact broker for detailed floor plan.

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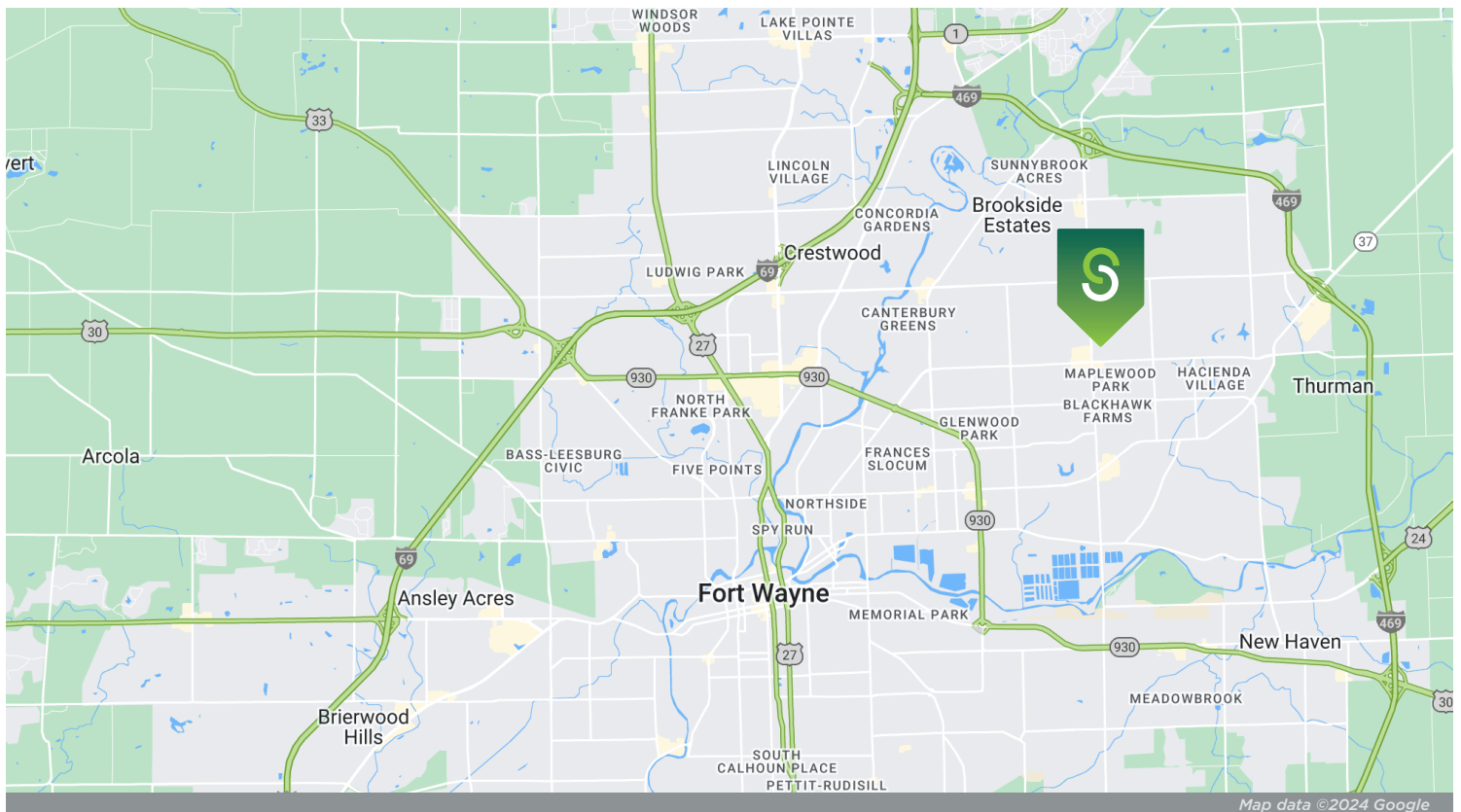
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PROPERTY INFORMATION

Address	4538 Maplecrest Road
City, State, Zip	Fort Wayne, IN 46835
County	Allen
Township	St. Joseph
Parcel Number	02-08-22-351-004.000-022
2023 Tax/Payable 2024	\$35,668.28



LEASE INFORMATION

Lease Rate & Type	\$25.00/SF/Yr NNN
Terms	3 year minimum
Availability	Immediate

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

AVAILABLE UNITS

Total Building Area	27,608 SF	
Total Available	970 RSF	
Max Contiguous	970 RSF	
Units Available	RSF	Monthly Rate
• 4538	970	\$2,020.84

BUILDING INFORMATION

Property Type	Commercial/retail
Year Built	1986
# of Stories	1
Construction Type	Block
Roof	Membrane
Heating	RTU
A/C	RTU
Sprinkler	Yes
ADA Compliant	Yes
Signage	Storefront/monument

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne

SITE DATA

Site Acreage	3.20 AC	Interstate	I-469, 2.4 mi
Zoning	C2	Flood Zone	None
Parking	Surface	Parking Ct	Ample

ADDITIONAL INFORMATION

- 900 SF salon space for lease next to Planet Fitness
- Excellent access and visibility
- High traffic counts on Stellhorn and Maplecrest Roads

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About Fort Wayne

As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, Indiana has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent **unemployment rate under 3%**.

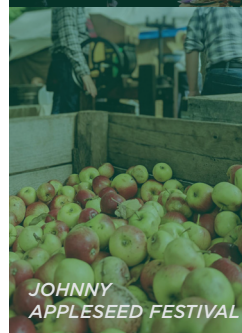
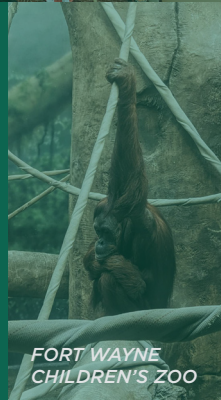
The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

With its **low cost of living and idyllic neighborhoods**, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.





Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



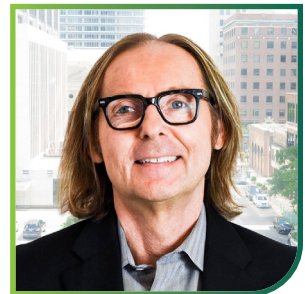
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Maintenance Management

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MaintainFortWayne.com

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Sturges Development

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SturgesDevelopment.com

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