

End Cap Unit with Drive Thru



Washington Square

5925-6131 N. Clinton Street, 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.

- Excluded uses: Barber Shop, Vape/Smoke Shop, Tattoo
- 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 45,825 VPD combined.

BUILDING SIZE: 78,225 SF

AVAILABLE: UNIT 5925 - 2,600 SF (DIVISIBLE)

ZONING: C-2

LEASE RATE: \$17.00 PSF NNN
OUTLOT: SIZE & RATE NEGOTIABLE

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	6925-6131 N. Clinton Street	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 surface	Parking Spaces	400 Spaces

Property Features

Construction	Steel frame, brick	# of Floors	1
Roof	Flat	Restrooms	One in every unit
Heating	Gas forced air	Central Air	Yes
Signage	Pylon, façade	Traffic Counts	45,825 VPD (Clinton @ Wash Ctr)

Utilities

Electric	I&M
Gas	NIPSCO
Water	City of Fort Wayne
Sewer	City of Fort Wayne

Nearest Major Roads

Interstate	I-69
Distance	2 Miles
Highway	SR 930
Distance	2 Miles

Lease Information

Unit	Size	Price	Lease Type
1 (5925)	2,600 SF (divisible to 1,200 SF)	\$17.00/SF	NNN
Ground Lease, BTS	Lot size negotiable	Negotiable	

Expenses

Type	Price/SF (Estimate)	Responsible Party (Landlord/Tenant)
Taxes/CAM/Ins	\$2.23/SF	Tenant
Maint/Repairs		Tenant
Roof/Structure		Landlord
Utilities		Tenant
Total Expenses	\$2.23/SF	

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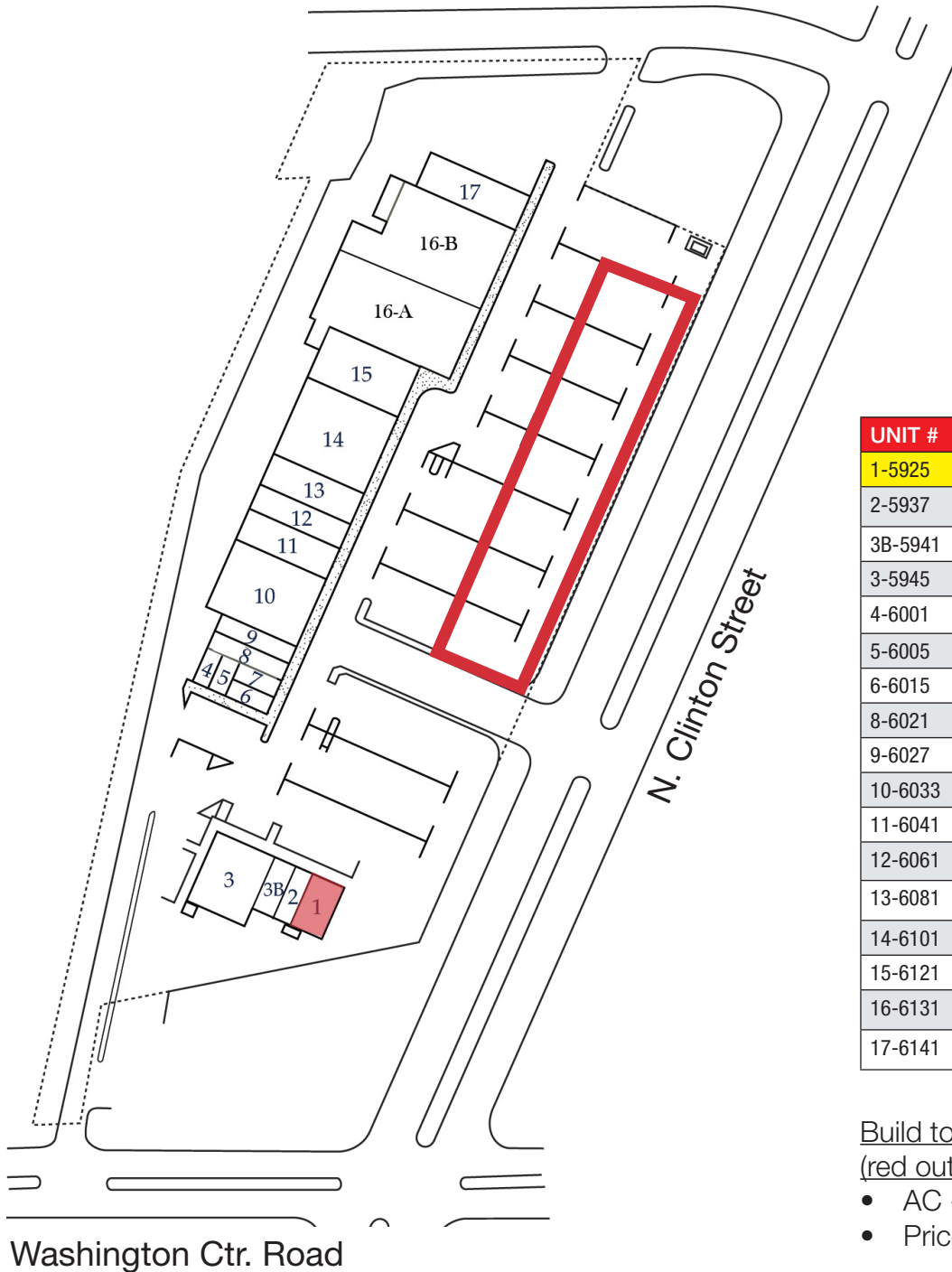
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UNIT #	TENANT	SF
1-5925	AVAILABLE	2,600
2-5937	H&R Block	1,200
3B-5941	A Bark Above	1,200
3-5945	Magadoo Asian Grocery	5,600
4-6001	Cornerstone Insurance	800
5-6005	Sisters Studio	800
6-6015	Paradise Time Service	800
8-6021	Stephen Shannon Jewelers	2,400
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	Children's Autism Center	7,800

Build to Suit or Ground Lease
(red outlined area)

- AC - Negotiable
- Price - Negotiable

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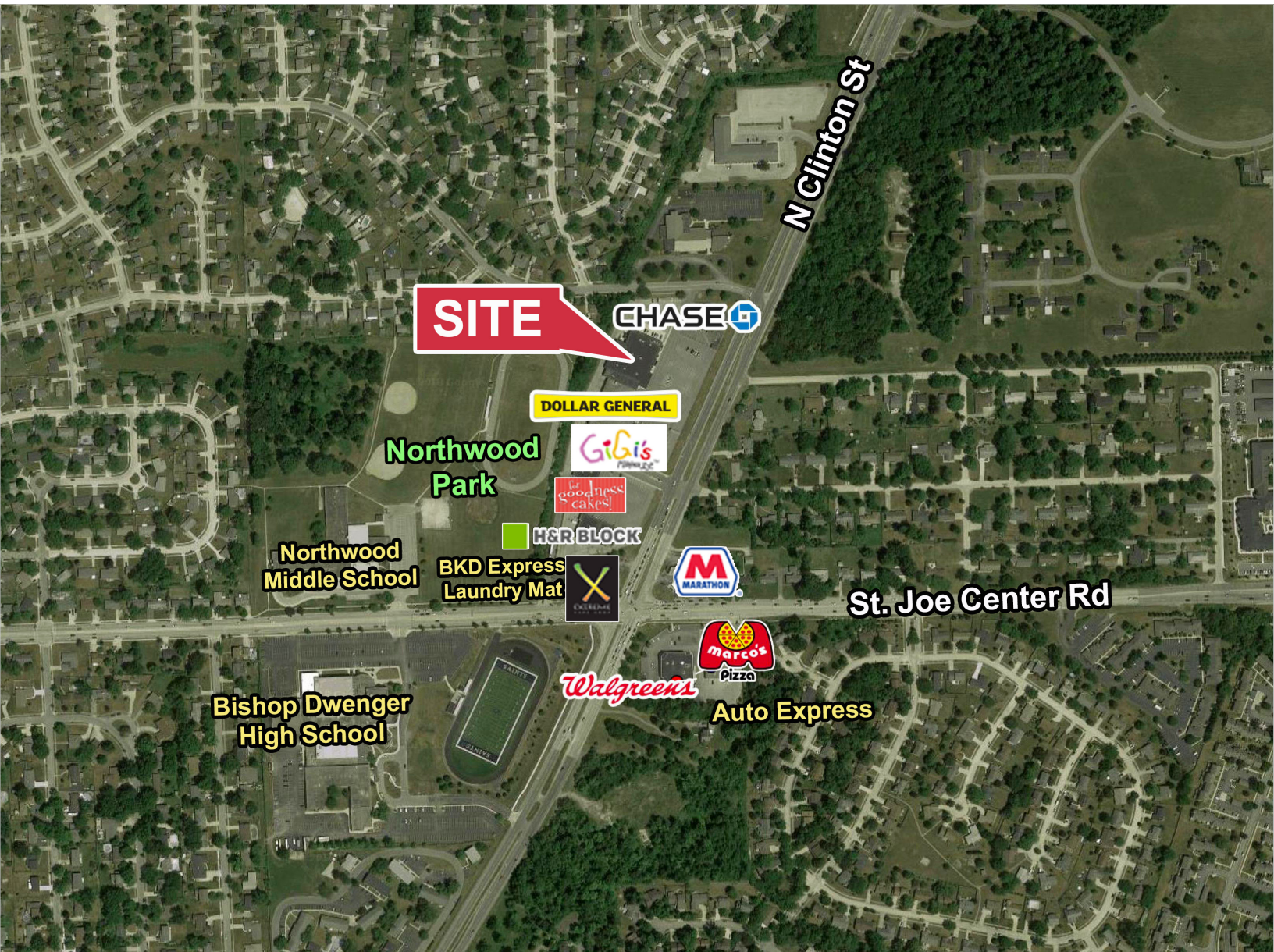
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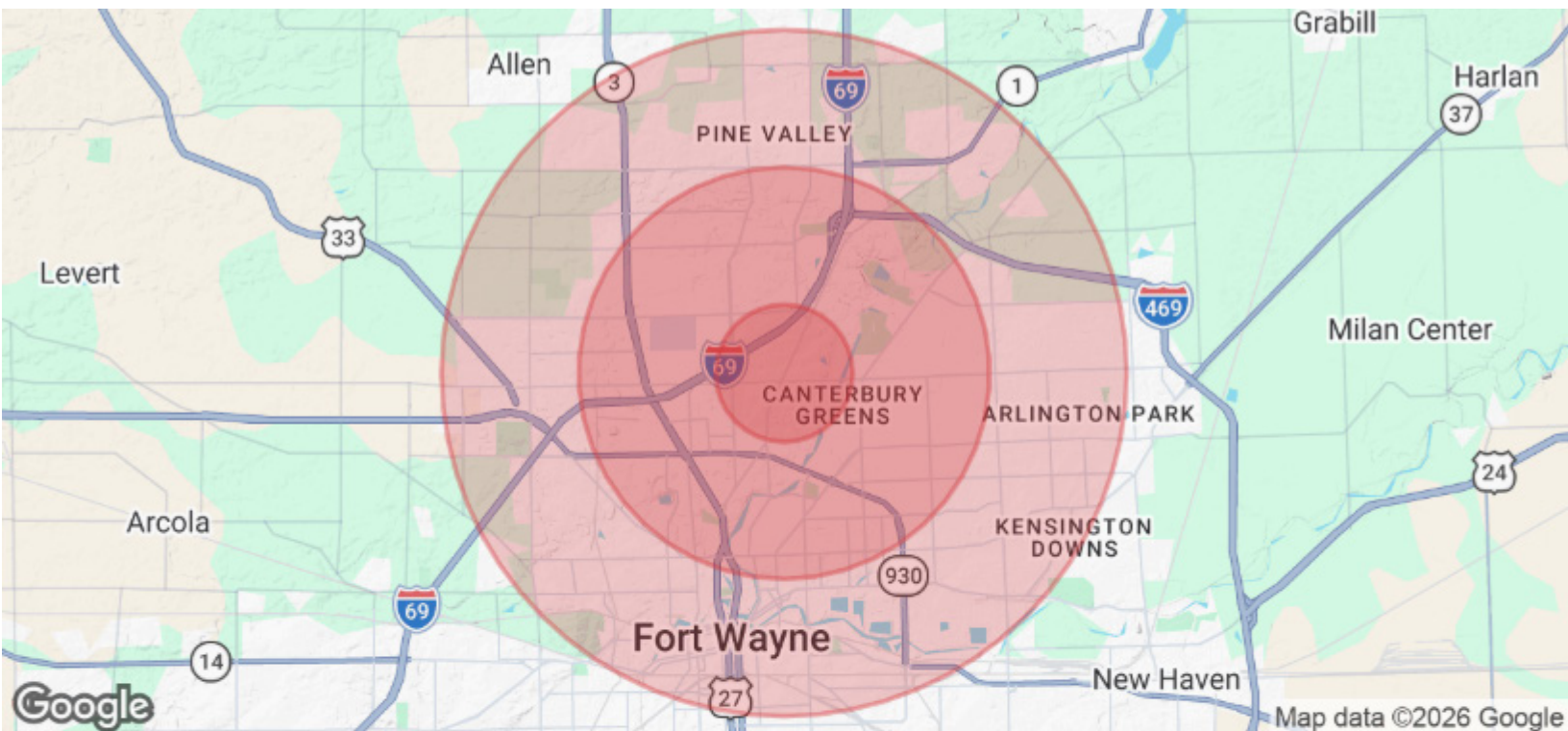
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,745	66,397	166,599
Average Age	34.9	34.7	36.3
Average Age (Male)	30.8	33.4	35.0
Average Age (Female)	38.2	35.7	37.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,721	28,268	69,227
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$66,380	\$80,130	\$83,314
Average House Value	\$159,432	\$178,281	\$194,384

American Community Survey (ACS)

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