



3201 St. Joe Center Road

Fort Wayne, IN 46835

Property Highlights

- Unit 3201-A has 18' - 20' ceilings with one rear dock
- Close proximity to Purdue University of Fort Wayne & Ivy Tech Community College, and Canterbury Green Apartments
- Located at a highly traveled intersection: St. Joe Center Road & St. Joe Road with 29,900 VPD

Features

Building Size: 63,543 SF

Available: Unit 3201-A - 13,930 SF
Unit 3241 - 5,010 SF

Zoning: NC

Lease Rate: \$8.00 - \$10.00 PSF NNN

200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

www.naihb.com

RACHEL ROMARY

Broker

260.341.0230 (m) | rromary@naihb.com

GARY BUSCHMAN, MICP

Broker

260.348.2769 (m) | gary@naihb.com

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	Riviera Plaza	Parcel Number	02-08-17-354-013.000-072
Address	3201 Saint Joe Center Rd	Total Building SF	63,543 SF
City, State, Zip	Fort Wayne, IN 46835	Acreage	8.03 AC
County	Allen	Year Built	1969
Township	St. Joseph	Zoning	NC
Parking	Asphalt	Parking Spaces	253

Property Features

Construction Type	Steel frame / block / brick	Number of Floors	One / Two
Roof	Built-up	Foundation	Slab
Lighting	Fluorescent	Sprinklers	TBD
Electrical	Standard	Restrooms	At least one in every unit
Heating	Gas forced air	Central Air	Central Air
Signage	Pylon / Store front	Ceiling Height	10'

Utilities

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

Major Roads

Nearest Interstate	I-69
Distance	Approximately 2 miles
Nearest Highway	Hwy 930

Lease Information

Unit #	Square Feet	Lease Rate	Lease Type
3201-A	13,930 SF	\$5.75 PSF	Triple Net
3241	5,010 SF	\$8.00 PSF	Triple Net

Expenses

Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
CAM / Ins. / Taxes	\$2.00 PSF	Tenant
Maint./Repairs		Tenant
Utilities		Tenant
Roof /Structure		Landlord

Additional Information

- Unit 3201-A has 18'-20' ceiling height and one rear dock.
- Tenants include: Belmont Beverage, Corner Pocket Pub and Dollar General, and Dark Horse Tattoo.
- Close proximity to the following:
 - Purdue University of Fort Wayne and Ivy Tech Community College
 - Student housing apartments at Purdue Fort Wayne Student Housing, The Arch & St. Joe Place Apartments
 - Senior living apartments at Arbor Glen & Towne House Retirement Center
 - Canterbury Green, Montrose Square, Fountain Lake, Shoaff Park & Wood Creek Apartments



UNIT	TENANT	SF	UNIT	TENANT	SF
3201	Dollar General	8,658 SF	3231	Get Laced Barber Shop	1,975 SF
3201-A	AVAILABLE	13,930 SF	3233	Elks Lodge #155	8,000 SF
3211	Corner Pocket	10,119 SF	3237	Belmont Liquors	4,127 SF
3215	Corner Pocket		3241	AVAILABLE	5,010 SF
3219	Corner Pocket		3245	New Hong Kong	2,000 SF
3213	Waffle Station	250 SF	3249	Nail Design	777 SF
3223	Glam Studio	2,000 SF	3253	TRCMI	4,000 SF
3225	Chambers	1,975 SF	3261	Copper Canyon	3,258 SF
3227	Dark Horse Tattoo	1,975 SF			

200 E. Main Street, Suite 580
 Fort Wayne, IN 46802 USA
 260.422.2150 (o)
 260.422.2169 (f)

www.naihbc.com

RACHEL ROMARY
 Broker
 260.341.0230 (m) | rromary@naihbc.com

GARY BUSCHMAN, MICP
 Broker
 260.348.2769 (m) | gary@naihbc.com

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.

NAI Hanning & Bean

For Lease
Retail Space
Riviera Plaza
Shopping Center



200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

www.naihbc.com

RACHEL ROMARY

Broker
260.341.0230 (m) | rromary@naihbc.com

GARY BUSCHMAN, MICP

Broker
260.348.2769 (m) | gary@naihbc.com

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.



200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

www.naihb.com

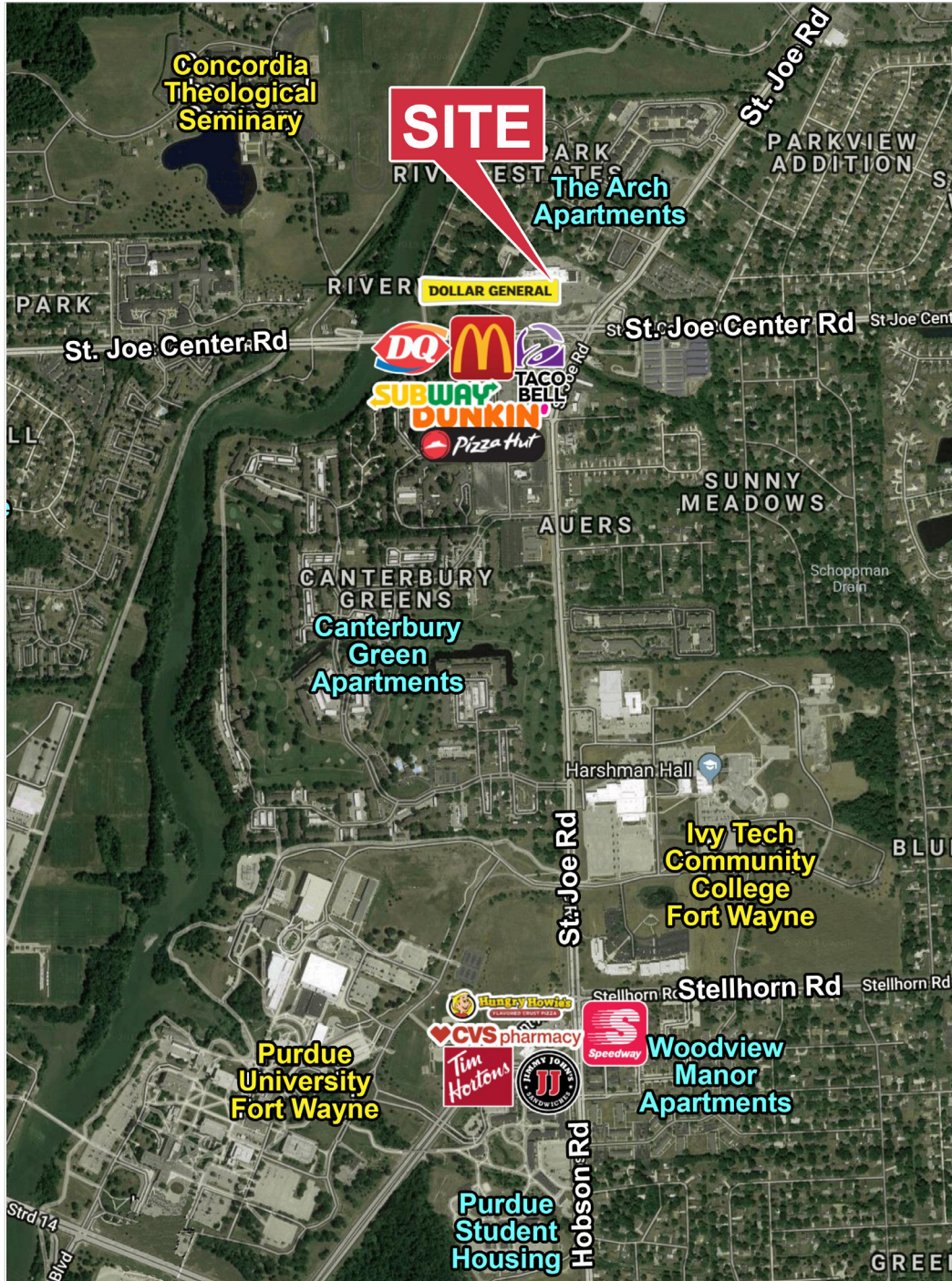
RACHEL ROMARY

Broker
260.341.0230 (m) | rromary@naihb.com

GARY BUSCHMAN, MICP

Broker
260.348.2769 (m) | gary@naihb.com

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.



200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

www.naihb.com

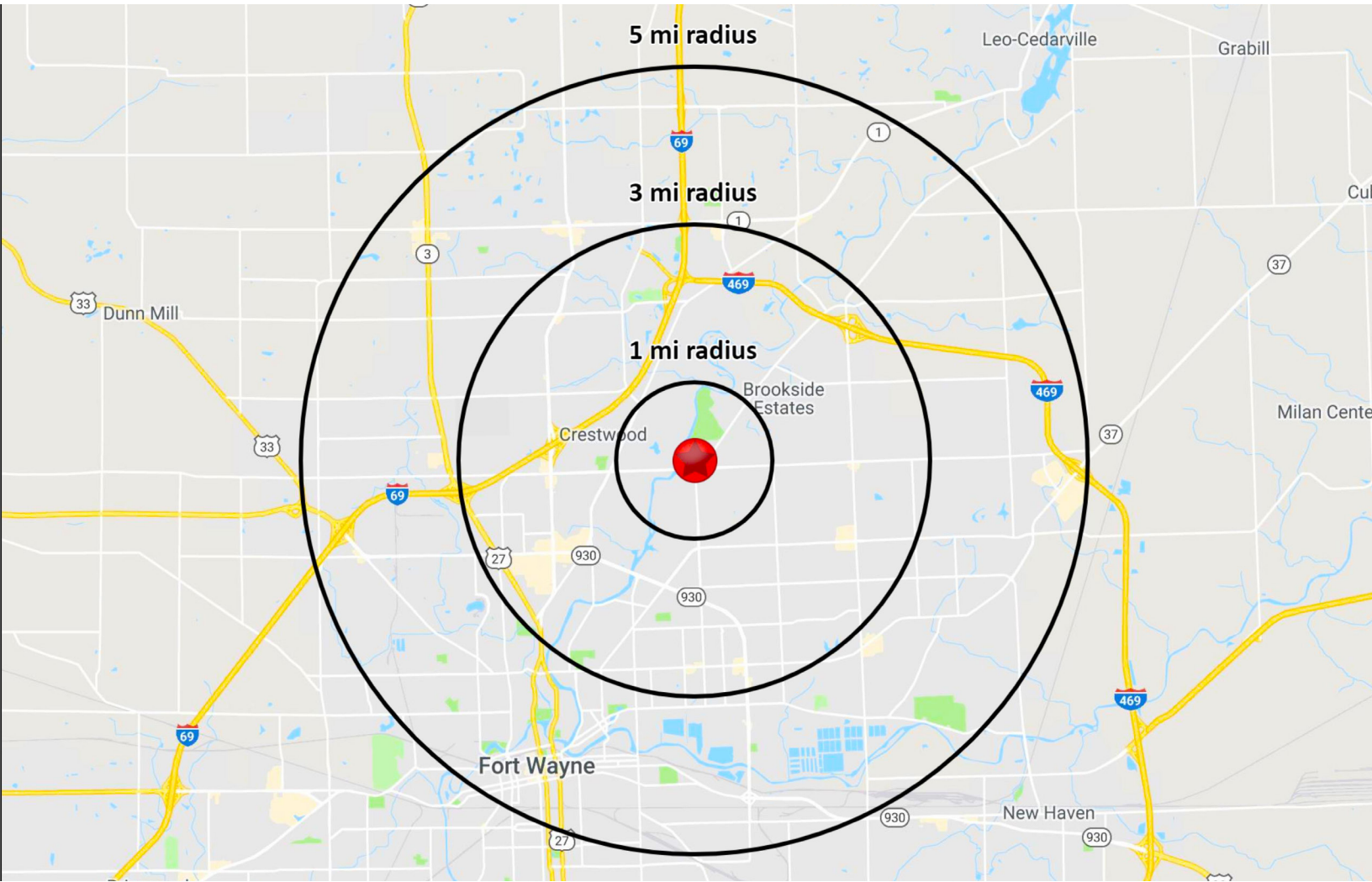
RACHEL ROMARY

Broker
260.341.0230 (m) | rromary@naihb.com

GARY BUSCHMAN, MICP

Broker
260.348.2769 (m) | gary@naihb.com

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.



2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	9,762	72,456	168,644
NUMBER OF HOUSEHOLDS	4,837	30,606	68,924
AVERAGE HOUSEHOLD INCOME	\$58,345	\$67,410	\$70,282
AVERAGE HOME VALUE	\$140,848	\$128,936	\$155,577
TRAFFIC COUNT	St. Joe Center Road & St. Joe Road		29,900 VPD

200 E. Main Street, Suite 580
 Fort Wayne, IN 46802 USA
 260.422.2150 (o)
 260.422.2169 (f)

RACHEL ROMARY
 Broker
 260.341.0230 (m) | rromary@naihb.com

GARY BUSCHMAN, MICP
 Broker
 260.348.2769 (m) | gary@naihb.com