



5629-5753 St. Joe Road

Fort Wayne, IN 46835

Property Highlights

- Up to 2,850 SF Available for lease
- Configurations in place for office or retail users
- Located at the southwest corner of St. Joe Center Road and St. Joe Road with one main entrance on each
- High demographics and traffic counts of 23,519 VPD

Features

Building Size: 89,650 SF

Zoning: NC

Available: **Unit 5715: 1,375 SF**
\$13.00 PSF NNN

Unit 5719: 1,475 SF
\$13.00 PSF NNN

200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
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www.naihb.com

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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.

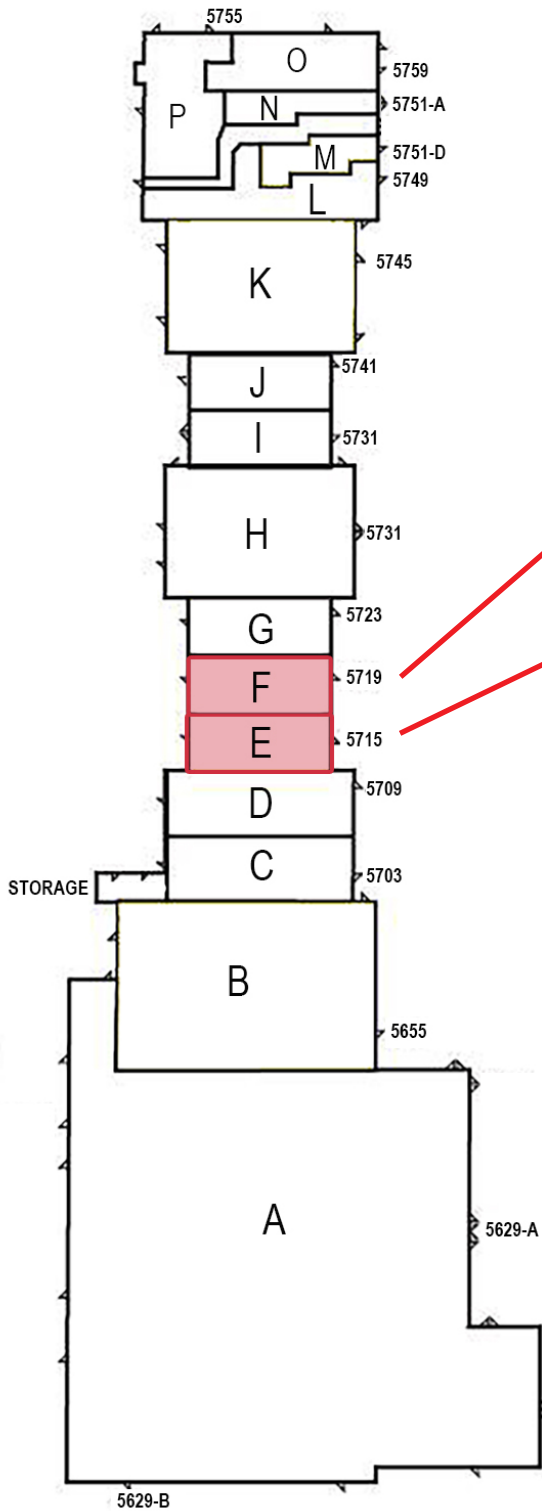
General Property Information			
Name	Marketplace of Canterbury	Parcel Number	02-08-19-226-004.000-072 02-08-19-227-009.000-072 02-08-19-227-010.000-072 02-08-19-227-011.000-072
Address	5629-5753 St. Joe Road	Total Building SF	89,650 SF
City, State, Zip	Fort Wayne, IN 46835	Acreage	12.43
Property Features			
Construction Type	Wood frame	Number of Floors	One / Two
Roof	Asphalt shingles	Foundation	Slab
Lighting	Fluorescent	Sprinklers	Select units
Electrical	Standard	Restrooms	At least one in every unit
Heating	Gas forced air	Central Air	Central Air
Signage	Pylon / Store front	Ceiling Height	10 - 16 FT
Utilities		Major Roads	
Electric	I & M	Nearest Interstate	I-69
Gas	NIPSCO	Distance	Approximately 2 miles
Water/Sewer	City of Fort Wayne	Nearest Highway	Hwy 930
Lease Information			
Available SF			
Unit #	Square Feet	Lease Rate	Lease Type
5715	1,375 SF	\$13.00 PSF	Triple Net
5719	1,475 SF	\$13.00 PSF	Triple Net
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
CAM / Ins. / Taxes	\$1.75 PSF	Tenant	
Maint./Repairs		Tenant	
Utilities		Tenant	
Roof /Structure		Landlord	
Additional Information			

- Located at highly traveled intersection: St. Joe Center Road & St. Joe Road 88,100 VPD
- Close proximity to the following: Indiana & Purdue University of Fort Wayne; 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; and Canterbury Green, Montrose Square, Fountain Lake, Shoaff Park & Wood Creek Apartments

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Unit 5719: 1,475 SF

- Wide open space
- Restroom

Unit 5715: 1,375 SF

- Available February 1, 2021

SPACE	UNIT	TENANT
A	5629	Piere's
B	5655	Red Moon
C	5703	Nessma Hooka & Coffee Lounge
D	5709	Guacamole's Mexican Restaurant
E	5715	Vacant
F	5719	Vacant
G	5723	1947 Barber Gallery & Lounge
H	5731	Peanuts Food & Spirits
I	5731	Peanuts Food & Spirits
J	5741	Pullers Pub
K	5745	Elev8 Lounge
L	5749	OM Tattoos
M	5751-D	Sneaker Donn
N	5751-A	Studio 405 Hair Design
O	5759	Subway
P	5755	Halal Eats

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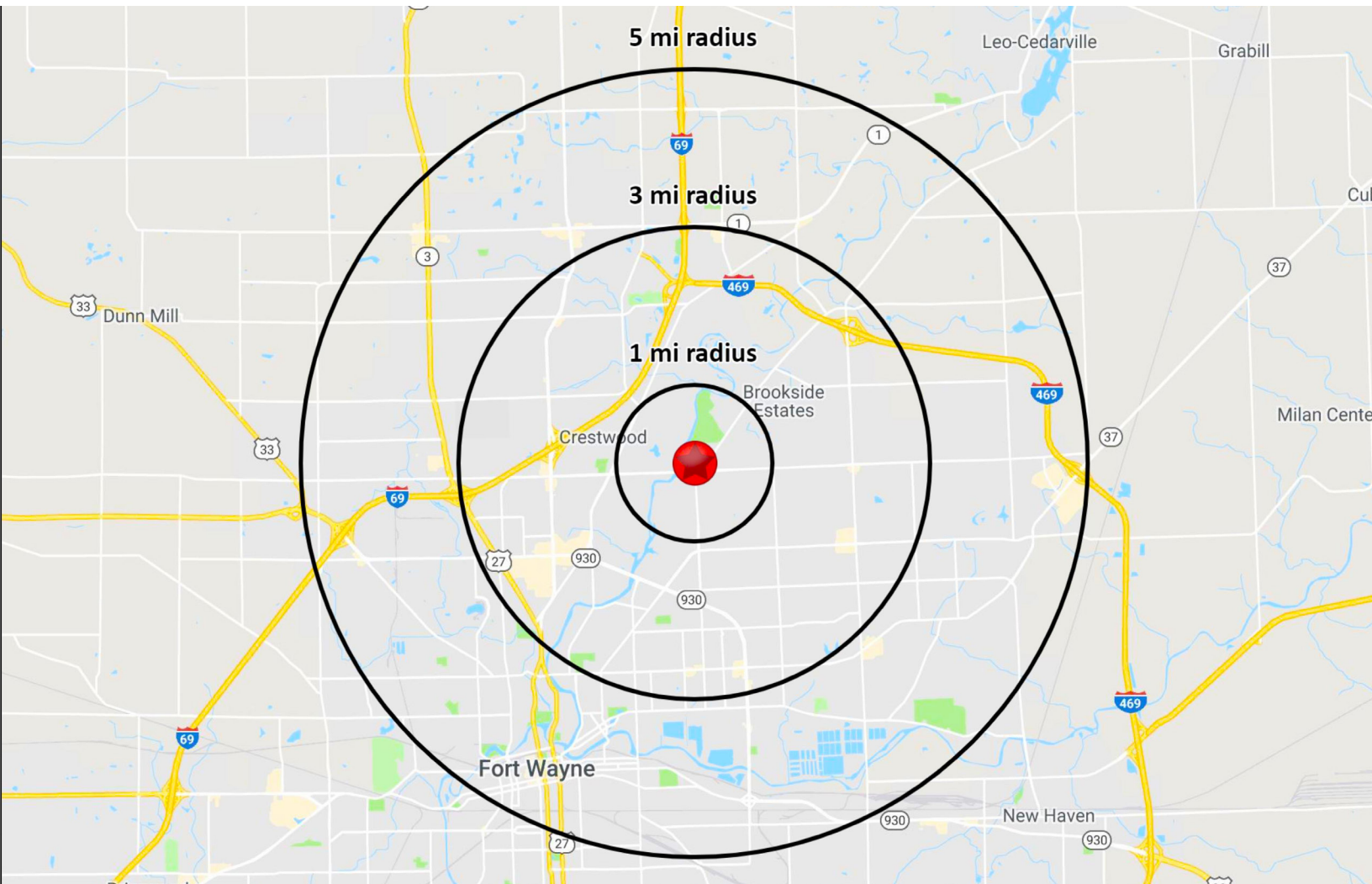
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2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,660	76,417	172,531
NUMBER OF HOUSEHOLDS	5,466	33,374	73,145
AVERAGE HOUSEHOLD INCOME	\$50,252	\$61,856	\$67,032
MEDIAN HOME VALUE	\$111,368	\$116,260	\$129,855
TRAFFIC COUNT	St. Joe Center Rd. and St. Joe Rd.		23,519 VPD

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