



6047-6069 Stelhorn Rd.

Fort Wayne, IN 46815

Property Highlights

- Well maintained, high-end center.
- Ideal for retail, office and restaurant users.
- Turn-key restaurant space available that includes hood, cooler, food steam table, tables and chairs, and some kitchen equipment.
- Located at the northwest corner of the busy Stelhorn/Maplecrest road retail corridor.
- Excellent visibility and high vehicle and foot traffic counts.

Features

Building: 63,710 SF

Available:

Suite 6045 - 4,000 SF - Negotiable

Suite 6061 - 2,053 SF - \$10.00/PSF/NNN

Suite 6063 - 3,263 SF - \$8.00/PSF/NNN

Suite 6069 - 11,000 SF - Negotiable

Zoning: C-2 Limited Commercial

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

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	Northwood Plaza	Parcel Number	02-08-21-478-002.000-072
Address	6047-6069 Stellhorn Road	Total Building SF	63,710 SF
City, State, Zip	Fort Wayne, IN 46815	Acreage	12.42 AC
County	Allen	Year Built	1970
Township	St. Joseph	Zoning	C-2 Limited Commercial
Parking	Asphalt Lot	Parking Spaces	1,096 Spaces
Utilities		Major Roads	
Electric	AEP	Nearest Interstate	I-469
Gas	NIPSCO	Distance	Approximately 2.5 Miles
Water	City of Fort Wayne	Nearest Highway	SR 930
Sewer	City of Fort Wayne	Distance	Approximately 3 Miles
		Traffic Count	Stellhorn Rd—23,000 VPD Maplecrest Rd—22,000 VPD
Lease Information			
Available SF	Suite 6045—4,000 SF—Negotiable (Restaurant Space) Suite 6061—2,053 SF—\$10.00/PSF/NNN Suite 6063—3,263 SF—\$8.00/PSF/NNN Suite 6069—11,000 SF—Negotiable		
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes	\$1.96 PSF	Tenant (Landlord to reimburse)	
CAM Fee	\$2.93 PSF	Tenant (Landlord to reimburse)	
Insurance	Included in CAM	Tenant (Landlord to reimburse)	
Maint./Repairs		Tenant	
Roof /Structure		Landlord	
Utilities		Tenant	
Total Expenses	\$4.89 PSF		

NaiHanning & Bean

For Lease
Retail Space
Northwood Plaza



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

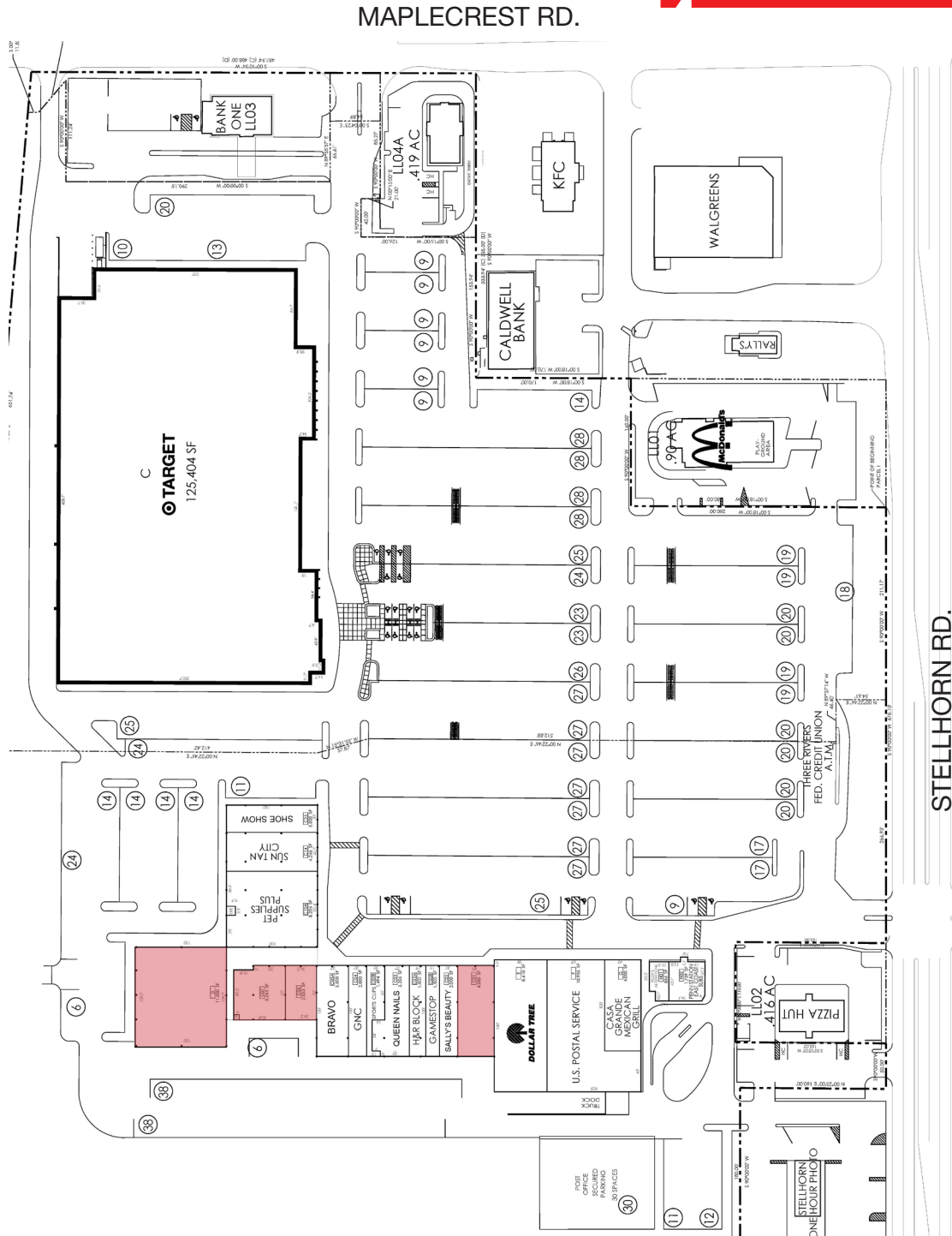
www.naihb.com

RACHEL ROMARY

Broker

260.341.0230 (m) | rromary@naihb.com

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)

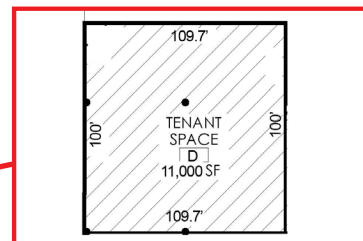
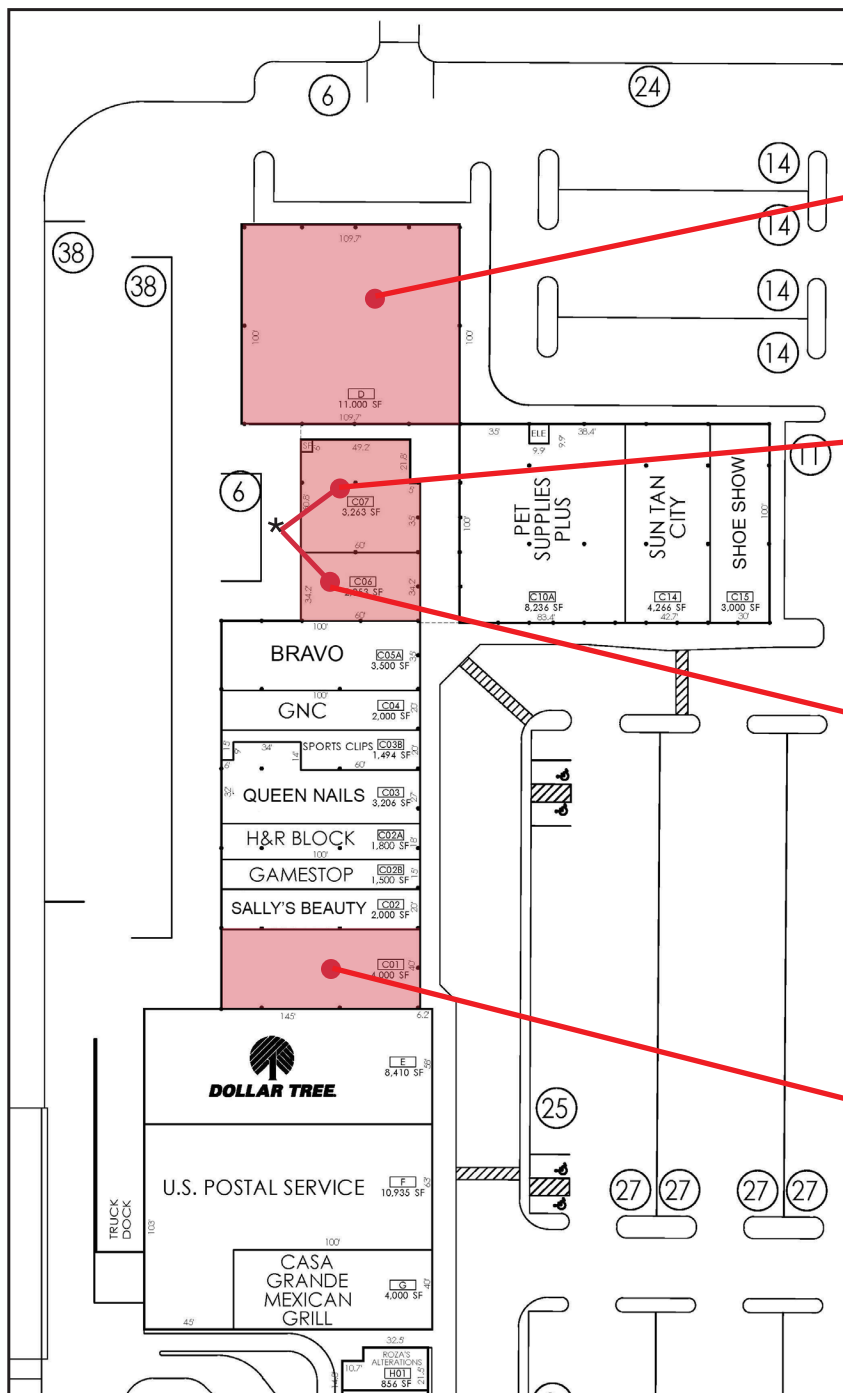
www.naihb.com

RACHEL ROMARY

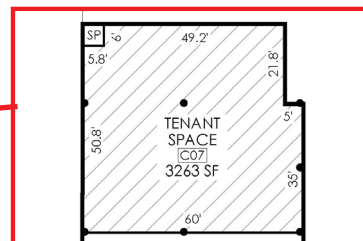
Broker

260.341.0230 (m) | rromary@naihb.com

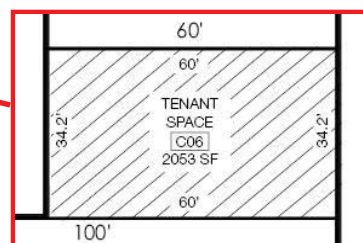
Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



Suite 6069



Suite 6063*



Suite 6061*



Suite 6045

*Suites 6061 and 6063 can be combined for a total of 5,316 SF.

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

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.

NaiHanning & Bean

For Lease
Retail Space
Northwood Plaza



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

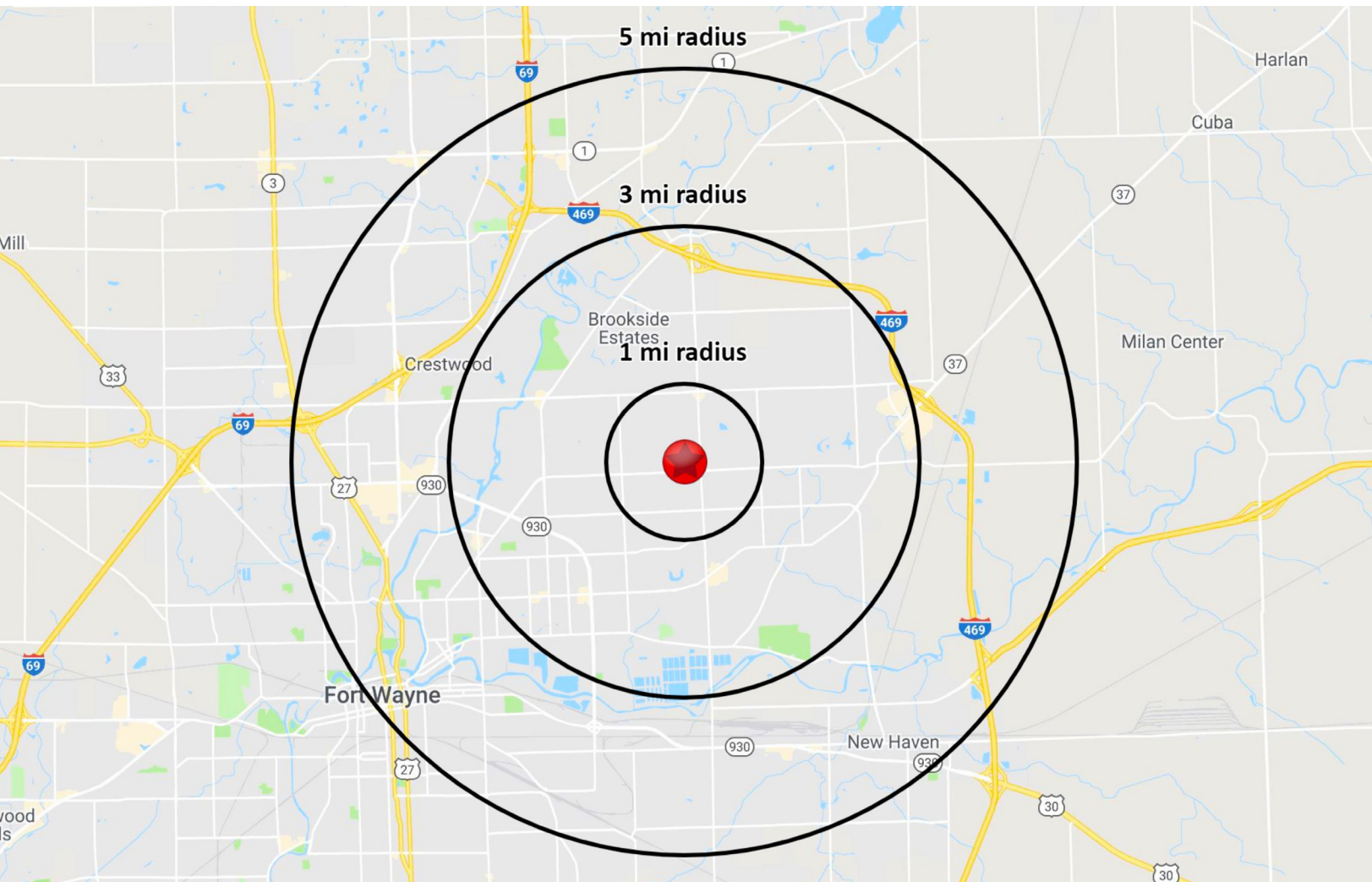
www.naihb.com

RACHEL ROMARY

Broker

260.341.0230 (m) | rromary@naihb.com

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	10,194	74,351	147,433
NUMBER OF HOUSEHOLDS	4,027	31,218	60,228
AVERAGE HOUSEHOLD INCOME	\$82,991	\$71,728	\$67,900
MEDIAN HOME VALUE	\$120,730	\$130,605	\$125,316
TRAFFIC COUNT	Stellhorn Road Maplecrest Road		14,470 VPD 23,230 VPD

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

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.